Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Ryan L. Holcomb, AICP
Planning Director

November 5, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 43-26** 2633 Plank Road

Application Summary			
Applicant	Chris Harlan	**Submittal Date**	September 15, 2026
Site Area	6,272 sf		
Location	West side of Plank Road, north of Seneca Street (Council District 10-Coleman)		
Planning Commission Meeting Date	November 16, 2026	**Metropolitan Council Meeting Date**	December 2, 2026
Request			
Requested Zoning	Commercial Alcoholic Beverage (bar and lounge)(C-AB-2)	**Existing Zoning**	Heavy Commercial (C2)
Proposed Use(s)	Bar or lounge	**Existing Use(s)**	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	**Character Area**	Urban/Walkable
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	C2, C-AB-2, Limited Residential (A3.1), Commercial Alcoholic Beverage (restaurant)(C-AB-1)		
Surrounding Uses	Low density single family residential, philanthropic organization, religious institution, bank, reception hall, motor vehicle repair, motor vehicle sales/rental, restaurant (with alcohol), bar or lounge, reception hall, personal service establishment, vacant, undeveloped		
Findings			
Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements			

Case History – Site

- None

Case History – Area

- **PA-2-20** Imagine Plank Road Small Area Plan
  - Approval recommended by the Planning Commission on January 21, 2020
  - Approved by the Metropolitan Council on February 19, 2020

Comprehensive Plan Consistency

- Consistent with the designation of Mixed-Use on the Future Land Use Map
- Commercial businesses are consistent with the Imagine Plank Road Small Area Plan

Neighborhood Compatibility

- Area contains a mixture of residential, institutional and commercial properties
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements
- Alcoholic beverage zoning district encompasses the serving area on the lot with dimensional requirements meeting the underlying zoning district, consistent with UDC § 11.2.8.B

Lot Dimensional Requirements		
C-AB-2	**Minimum Required**	**Existing**
Lot Width	N/A	85 ft
Lot Area	N/A	6,272 sf

Transportation

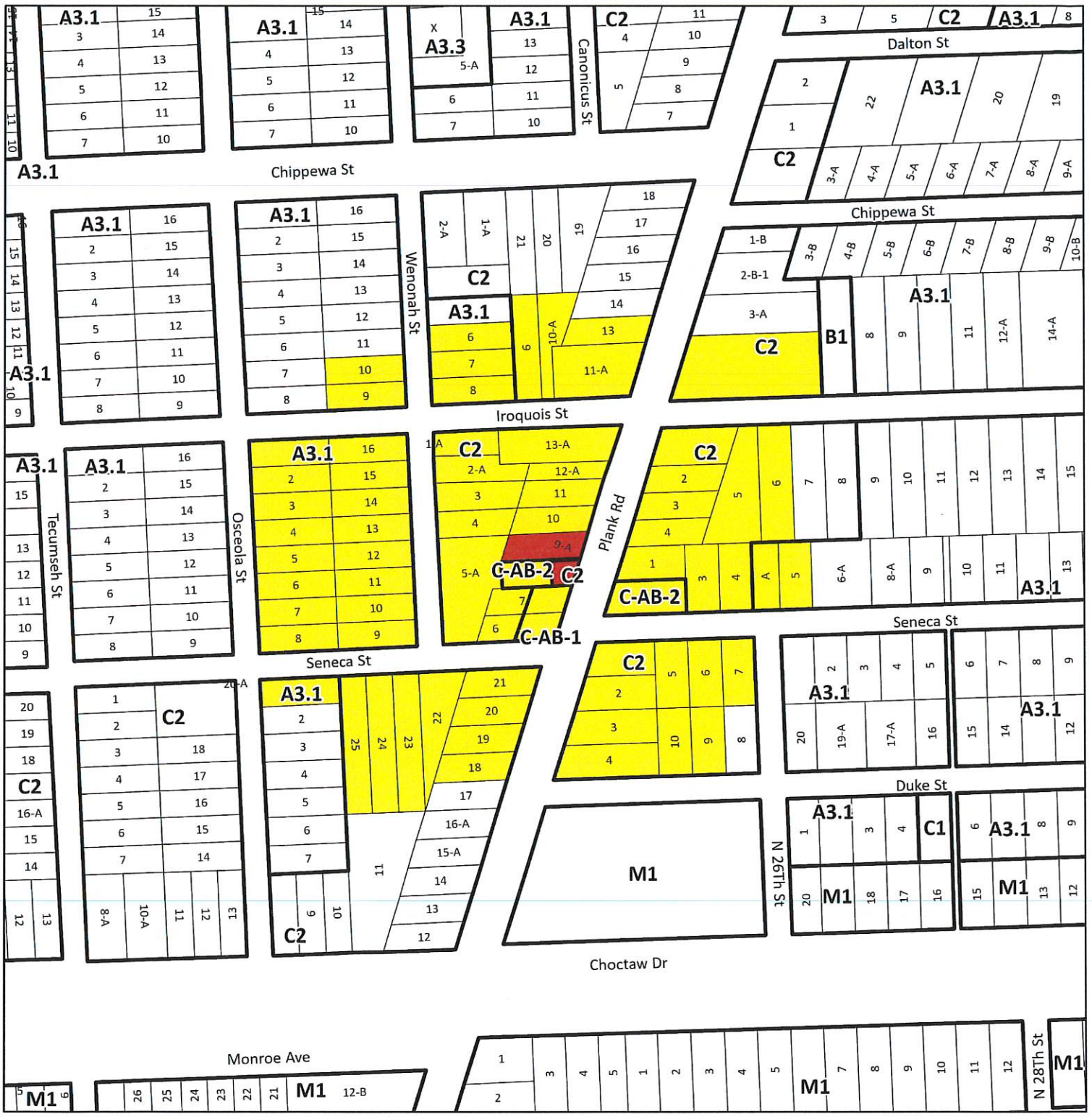
- Property located along the Major Street Plan- *Plank Road*
  - No additional right-of-way needed
- Property located in the vicinity of street on the Major Street Plan- *Choctaw Drive*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

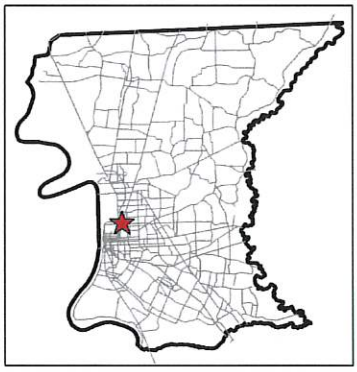
Community Outreach/Notification

- Subject property posted October 23, 2026
- Public Notification Cards mailed to property owners within 300 foot radius on October 30, 2026
- Staff reports available to review November 5, 2026 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on November 6, 10 and 12, 2026



Legend

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Districts
- Lot Boundaries
- Special Flood Hazard Area



43-26

N

0 200 400 ft

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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



43-26

N

0 200 400 ft

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Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- CATS/Tiger Trails
- Bus Stops
- Bike/Ped Existing
- Bike/Ped Proposed



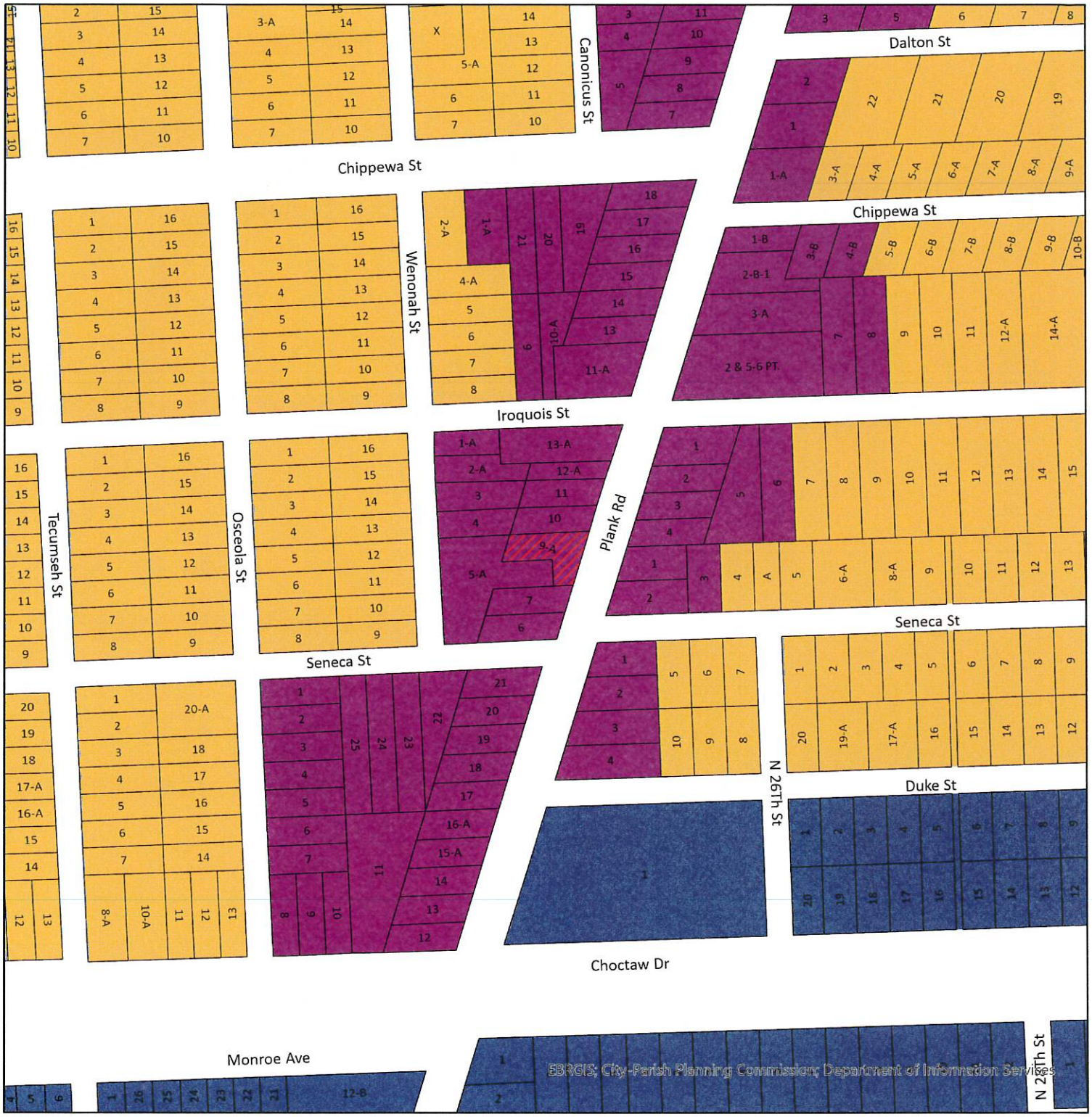
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Legend

- Lot Boundaries
- Current Case

Future Land Use

- Agricultural and Rural
- Residential Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Neighborhood Center
- Office
- Mixed Use
- Regional Center
- Commercial
- Industrial
- Institutional
- Downtown Core
- Employment Center
- Open Space
- Park



43-26

N

0 200 400 ft

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