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 44-26** 2121, 2300 and 2310 Scenic Highway

Application Summary			
Applicant	Chris Harlan	**Submittal Date**	September 24, 2026
Site Area	5,150 sf		
Location	East side of Scenic Highway, north of Adams Avenue (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**	Light Industrial (M1) and Commercial Alcoholic Beverage (bar and lounge)(C-AB-2)
Proposed Use(s)	Bar or lounge	**Existing Use(s)**	Bar or lounge
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	**Character Area**	Urban/Walkable
Overlay District	Old Town	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	M1, C-AB-2, Limited Residential (A3.1), Heavy Commercial (C2)		
Surrounding Uses	Low density single family residential, religious institution, motor vehicle repair, motor vehicle sales/rental, retail sales, bar or lounge, contractor's yard, office/warehouse, 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

- **Case 55-21** 2310 Scenic Highway, M1 and Commercial Alcoholic Beverage (restaurant)(C-AB-1) to C-AB-2
  - Approval recommended by the Planning Commission on August 16, 2021
  - Approved by the Metropolitan Council on October 20, 2021

Case History – Area

- None

Comprehensive Plan Consistency

- Consistent with the designation of Mixed-Use on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of residential, institutional, industrial and commercial properties
- Will not change existing land use patterns
- Rezoning would expand the existing bar and lounge by adding a new, unroofed outdoor patio area
  - Existing bar and lounge approved in 2021
- Cinder block wall located between street and the patio area to provide a visual and sound barrier

Regulatory Issues

- Lots do not meet the minimum dimensional requirements
- Change in zoning does not increase the extent of nonconformity
- 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	40 ft (smallest)
Lot Area	N/A	4,800 sf (smallest)

Transportation

- Property located along the Major Street Plan- *Scenic Highway*
  - No additional right-of-way needed
- Property located in the vicinity of street on the Major Street Plan- *Interstate 110 Highway*
- Property located in the vicinity of proposed facility on the Bicycle and Pedestrian Master Plan- *North 18th Street to North Ardenwood Drive bike boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

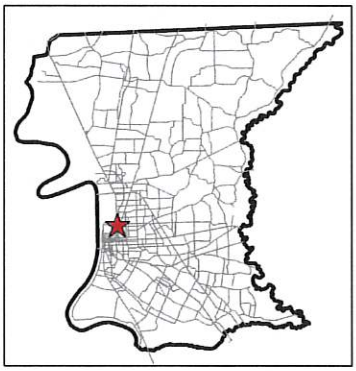
Community Outreach/Notification

- 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



44-26

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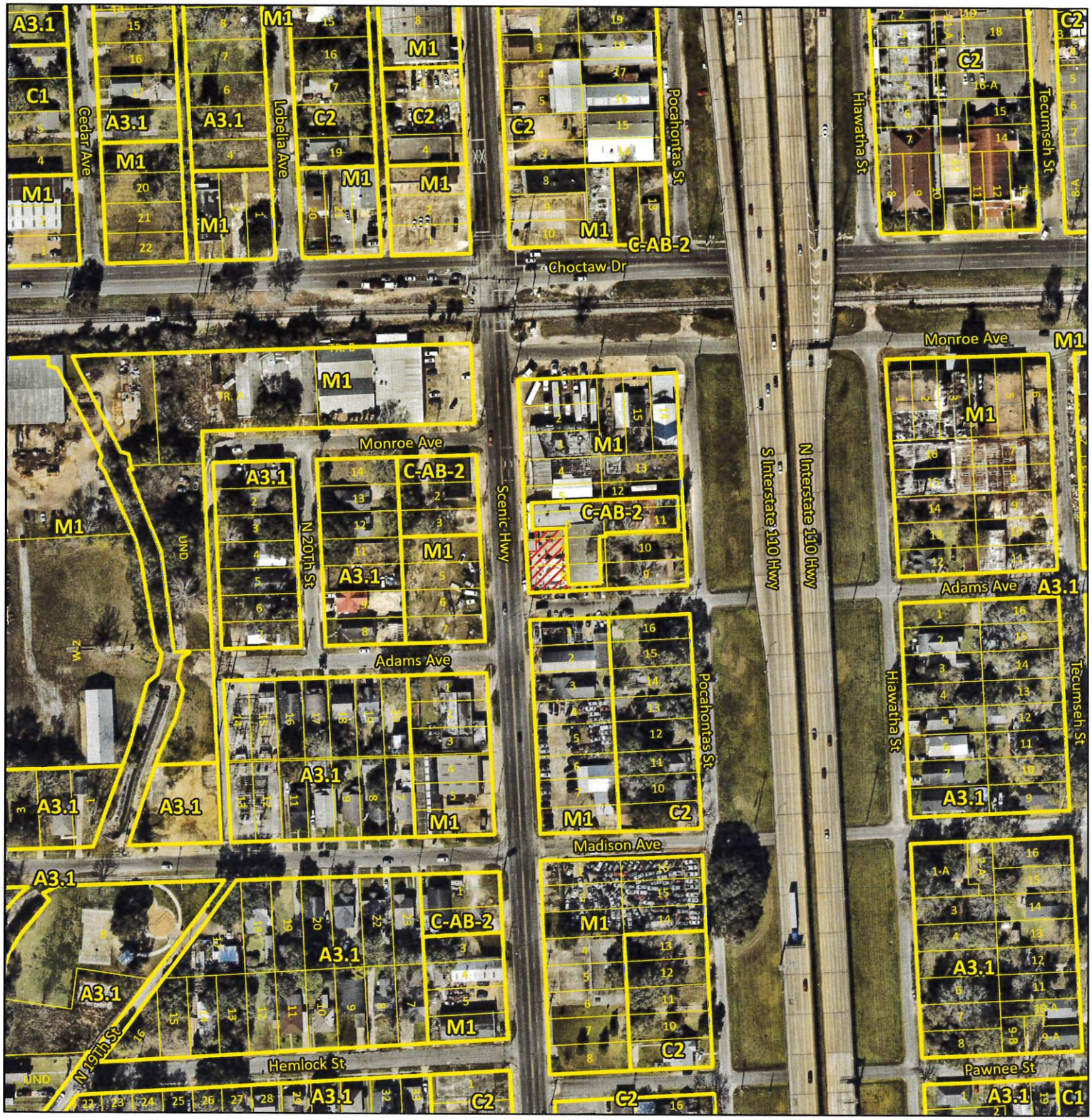
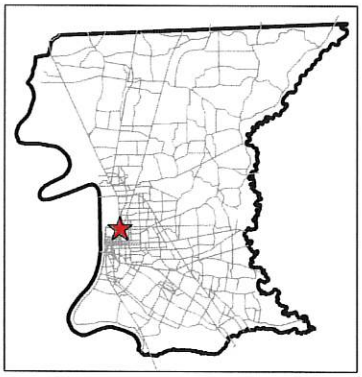


Legend

- Current Case
- Zoning Districts
- Lot Boundaries



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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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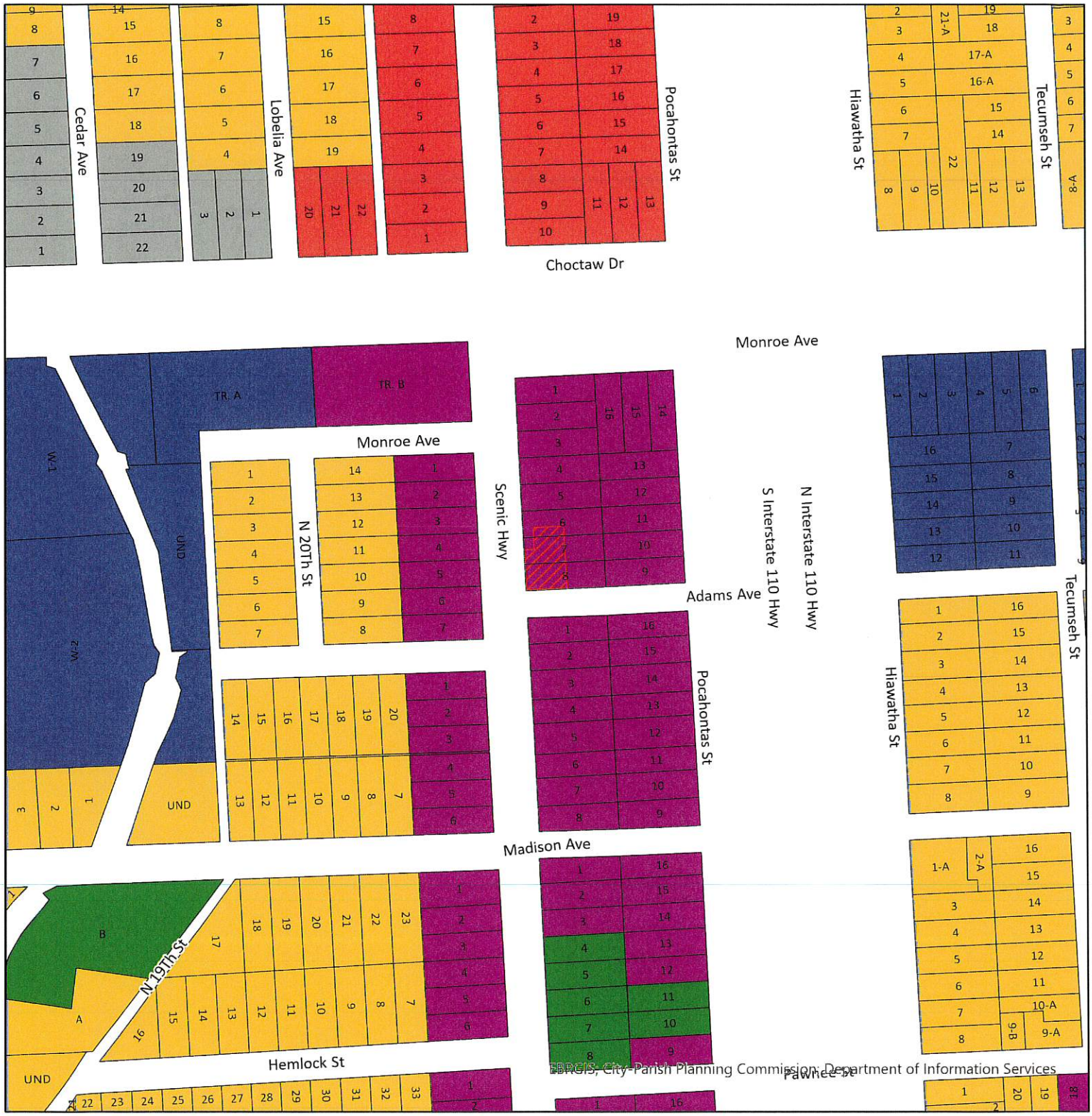
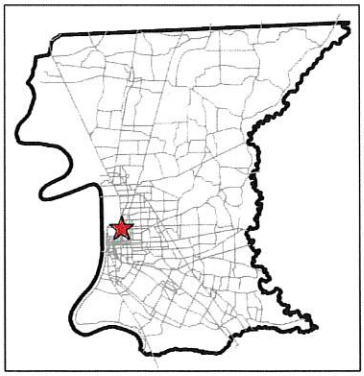


Legend

- 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



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