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

January 15, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 6-26** 136 South Acadian Thruway

Application Summary			
Applicant	James Fogle	**Submittal Date**	December 4, 2025
Site Area	4,831 sf		
Location	West side of South Acadian Thruway, south of North Boulevard (Council District 10-Coleman)		
Planning Commission Meeting Date	January 26, 2026	**Metropolitan Council Meeting Date**	February 18, 2026
Request			
Requested Zoning	Commercial Alcoholic Beverage (bar and lounge) (C-AB-2)	**Existing Zoning**	Light Commercial (C1)
Proposed Use(s)	Reception hall (with alcohol), bar or lounge	**Existing Use(s)**	Reception hall, retail sales
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Urban/Walkable
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	C1, Limited Residential (A3.1), Transition (B1), Heavy Commercial (C2)		
Surrounding Uses	Low density single family residential, medium density multi-family residential, office, philanthropic organization, governmental facility		
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-6-24** Florida Corridor Small Area Plan
  - Approval recommended by the Planning Commission on August 19, 2024
  - Approved by the Metropolitan Council on September 18, 2024

Comprehensive Plan Consistency

- Inconsistent with the designation of Residential Neighborhood on the Future Land Use Map
  - Current zoning is more intense than comprehensive plan designation, while proposed rezoning does not fundamentally alter existing commercial use
- Future Land Use of this area will be studied for potential amendment during the next FUTUREBR update

Neighborhood Compatibility

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

Regulatory Issues

- Lots do not meet the minimum dimensional requirements
  - Change in zoning does not increase extent of nonconformity
  - Rezoning would allow existing use to continue but would allow applicant to apply for permit to serve alcohol

Lot Dimensional Requirements		
C-AB-2	**Minimum Required**	**Existing**
Lot Width	N/A	38 ft (smallest)
Lot Area	N/A	4,595 sf (smallest)

Transportation

- Property located the along Major Street Plan- *South Acadian Thruway*
  - *Completed*
- Property located in the vicinity of streets on the Major Street Plan- *North Boulevard, North Acadian Thruway, Convention Street*
- Property located in the vicinity of proposed MOVEBR Project- *North Boulevard*
- Property located adjacent to proposed facility on the Bicycle and Pedestrian Master Plan- *Acadian Thruway sidepath*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *North Boulevard separated bike lane, Acadian Thruway separated bike lane, Convention Street bike boulevard*
- Project located in vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

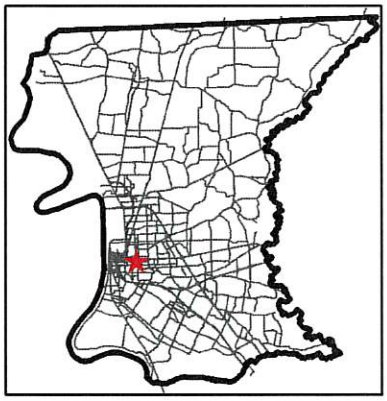
Community Outreach/Notification

- BREC notified on December 8, 2025 pursuant to UDC § 3.1.4.D
- Subject property posted January 9, 2026
- Public Notification Cards mailed to property owners within 300 foot radius and Ogden Park Homeowners Association on January 9, 2026
- Staff reports available to review January 15, 2026 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on January 16, 20 and 22, 2026



Legend

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Graphic
- Lot Graphic
- Special Flood Hazard Area
- A — Zoning Labels



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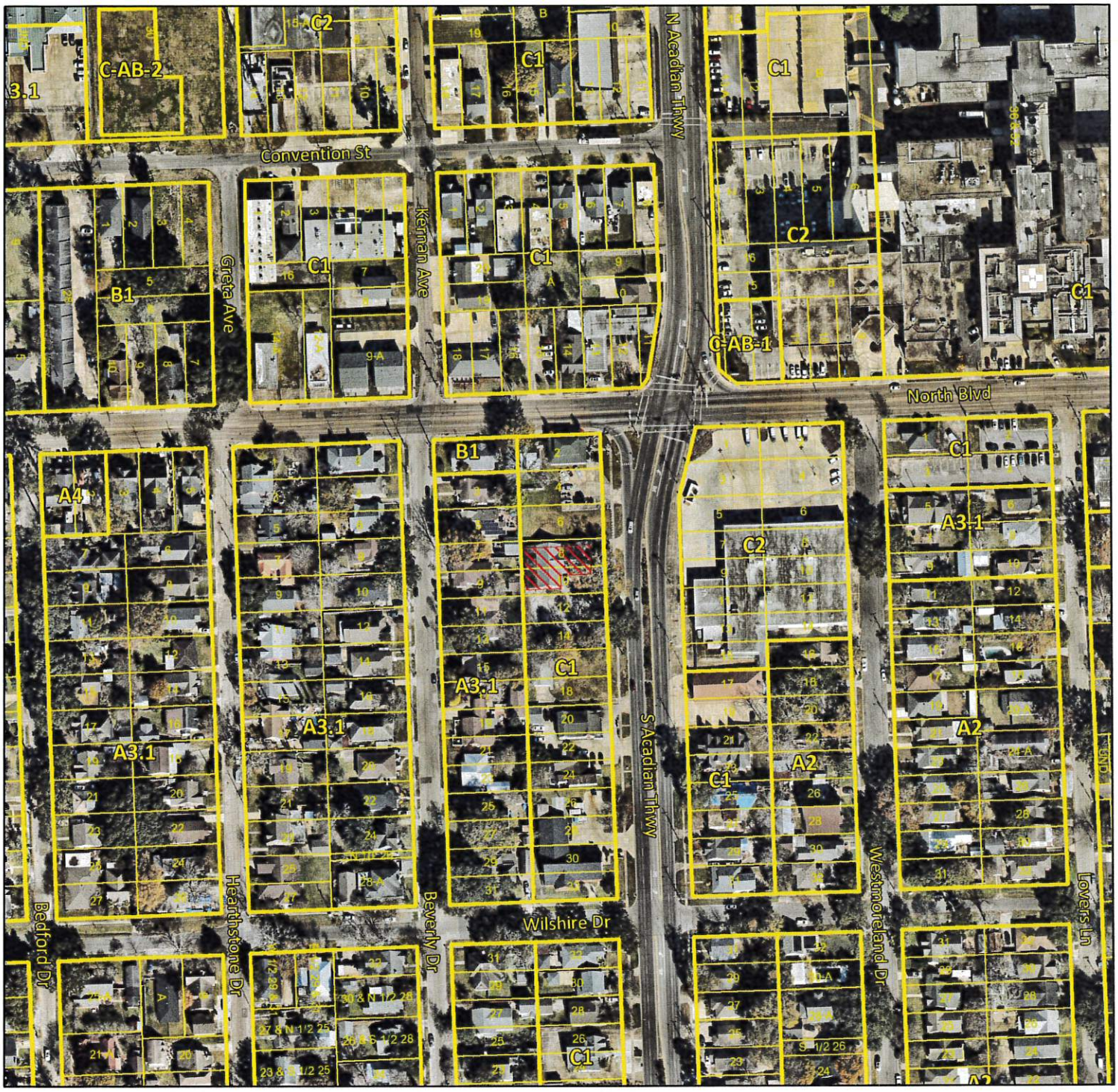

Legend

- Current Case
- Zoning Graphic
- Lot Graphic
- A1 — Zoning Labels



6-26

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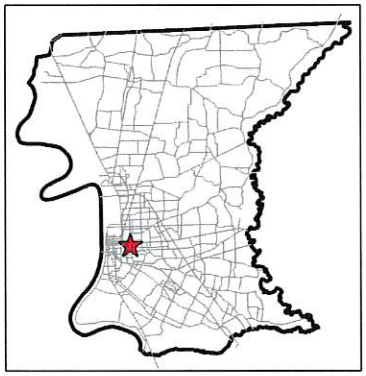
Legend

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



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