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 RH

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 7-26** 2566 68th Avenue

Application Summary			
Applicant	Brittany Moss	**Submittal Date**	December 4, 2025
Site Area	11,979 sf		
Location	South side of 68th Avenue, west of Nottingham Street (Council District 2-Kenney)		
Planning Commission Meeting Date	January 26, 2026	**Metropolitan Council Meeting Date**	February 18, 2026
Request			
Requested Zoning	Medium Density Multi-Family Residential (A3.2)	**Existing Zoning**	Single Family Residential (A2)
Proposed Use(s)	Multi-family residential	**Existing Use(s)**	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	**Character Area**	Suburban
Overlay District	Airport	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A2, General Residential (A4), Heavy Commercial (C2)		
Surrounding Uses	Low density single family residential, vacant, undeveloped		
Findings			
While the request conforms to UDC requirements and aligns with the Comprehensive Plan, staff is unable to certify the zoning change. Based on the property's mid-block location, multi-family residential uses would be introduced and may transition the housing density of the subdivision.			

Case History – Site

- **PA-18-22** Scotlandville Community Strategic Plan
  - Approval recommended by the Planning Commission on August 15, 2022
  - Approved by the Metropolitan Council on September 21, 2022

Case History – Area

- None

Comprehensive Plan Consistency

- Consistent with the designation of Compact Neighborhood on the Future Land Use Map
- Consistent with Scotlandville Community Strategic Plan

Neighborhood Compatibility

- Area contains a mixture of residential and undeveloped properties
- Immediate area is single family residential
- Will change existing land use patterns, introducing multi-family residential

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
A3.2	**Minimum Required**	**Existing**
Lot Width	60 ft	120 ft
Lot Area	6,000 sf	11,979 sf

Transportation

- Property in the vicinity of proposed facility on the Bicycle and Pedestrian Master Plan- *North-South Connector bike boulevard*

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- Subject property posted January 9, 2026
- Public Notification Cards mailed to property owners within 300 foot radius 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

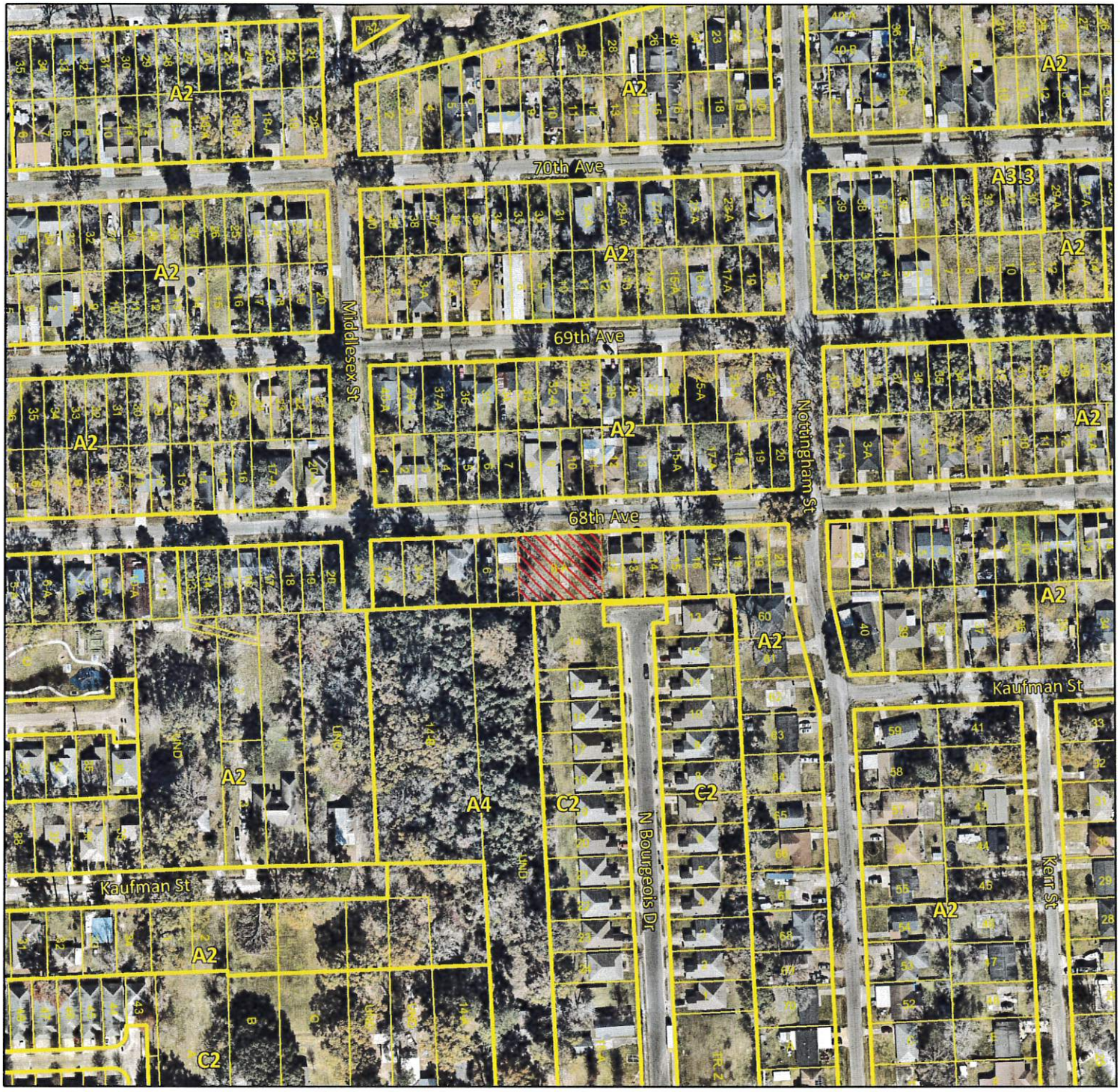


7-26

N

0 100 200 300 400 ft

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Legend

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



7-26

N

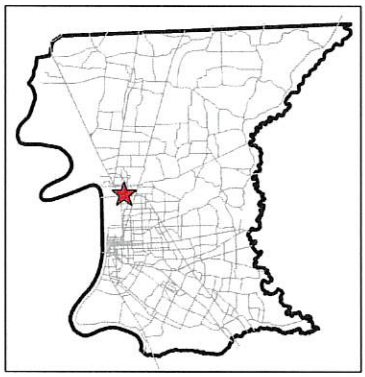
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Legend

- 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



7-26

N

0 200 400 ft

Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.

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