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

February 12, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Jeremy Gremillion, Planner II

SUBJECT: **Case 9-26** 9933 Hyacinth Avenue

Application Summary			
Applicant	Concordia Bank & Trust Company	**Submittal Date**	January 7, 2026
Site Area	1.00 acre		
Location	North side of Hyacinth Avenue, west of Bluebonnet Boulevard (Council District 12-Racca)		
Planning Commission Meeting Date	February 23, 2026	**Metropolitan Council Meeting Date**	March 18, 2026
Request			
Requested Zoning	Single Family Residential (A1), Off Street Parking (B) and Light Commercial (C1)	**Existing Zoning**	Light Commercial Two (LC2)
Proposed Use(s)	Commercial	**Existing Use(s)**	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Mixed Use	**Character Area**	Urban/Walkable
Overlay District	None	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A1, B, C1, Heavy Commercial (C2), Commercial Alcoholic Beverage (restaurant) (C-AB-1), Town House (A2.5), Single Family Residential (A2)		
Surrounding Uses	Low density single family residential, office, medical office, veterinary office, educational institution, townhouse, 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

- **Case 64-22** 9440 Perkins Road, LC2 to C-AB-2
  - Approval recommended by the Planning Commission on September 19, 2022
  - Approved by the Metropolitan Council on October 19, 2022

Comprehensive Plan Consistency

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

Neighborhood Compatibility

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

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC2	**Minimum Required**	**Existing**
Lot Width	60 ft	150 ft
Lot Area	7,500 sf	43,560 sf

Transportation

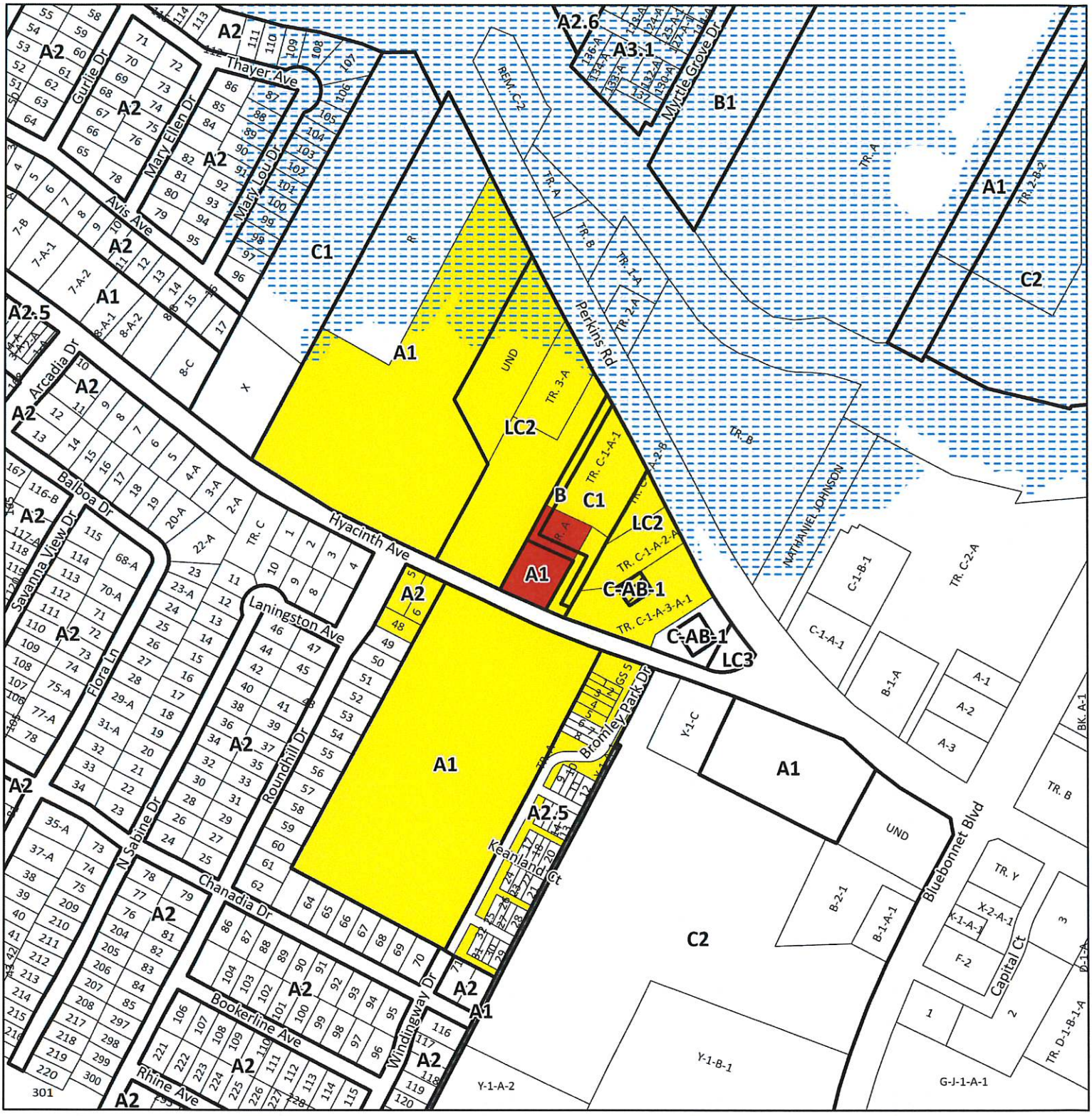
- Property located in the vicinity of streets on the Major Street Plan- *Perkins Road, Bluebonnet Boulevard, BRG Way*
- Property located in the vicinity of proposed MOVEBR Projects- *Bluebonnet Boulevard*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Bluebonnet Boulevard sidepath, Health Loop trail*
- Property located in vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- Subject property posted February 3, 2026
- Public Notification Cards mailed to property owners within 300 foot radius on February 6, 2026
- Staff reports available to review February 12, 2026 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on February 13, 17 and 19, 2026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Legend

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



9-26

N

0 200 400 600 800 ft

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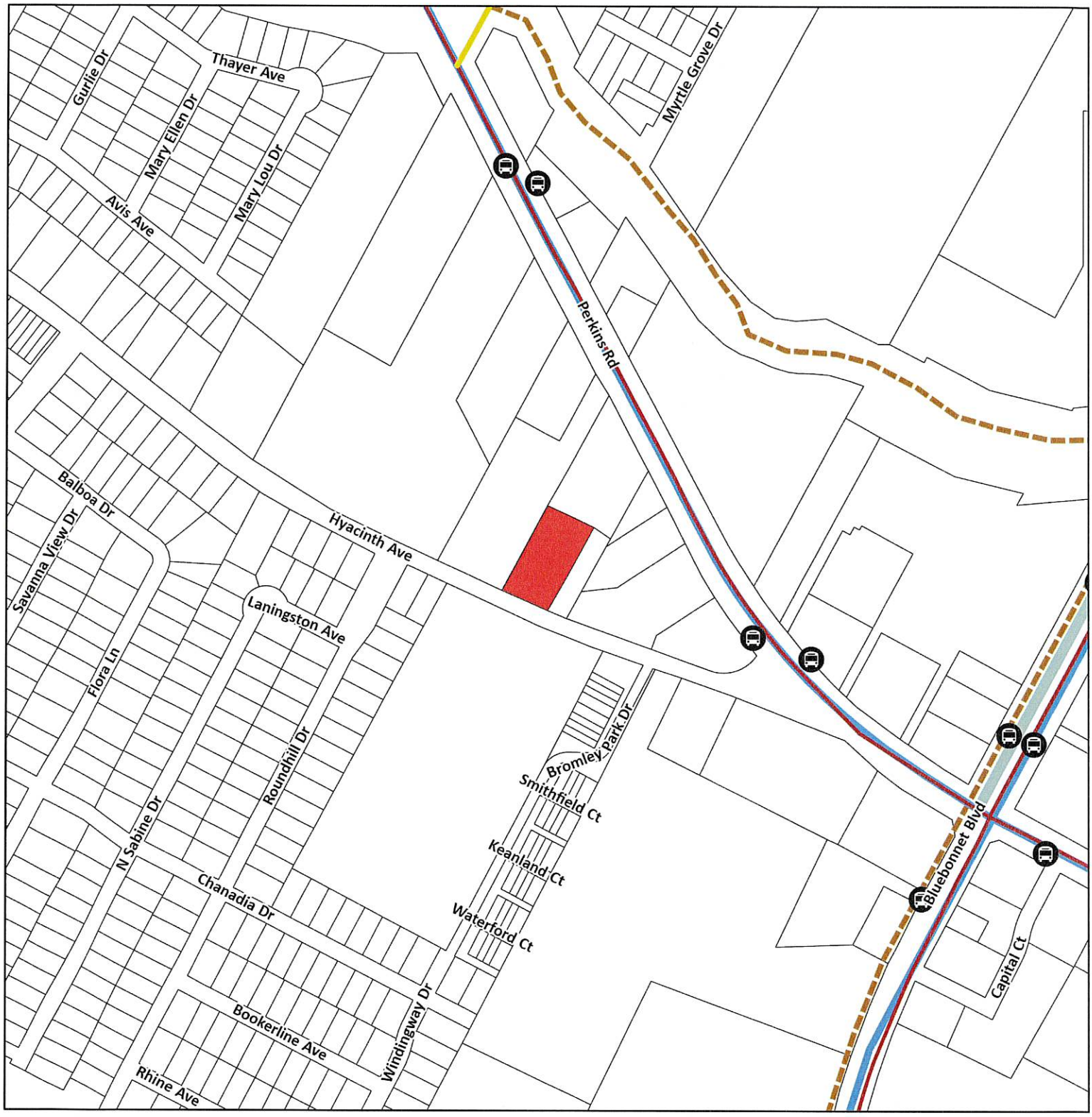

Legend

- 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



9-26

N

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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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