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

May 7, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Christiean T. Smith, Senior Planner CTS

SUBJECT: **CS-7-26** Jesse L. Webb Property (1624 Wyoming Street) (Flag Lot)

Application Summary			
Applicant	Morgan Barback	**Submittal Date**	March 12, 2026
Design Professional	David L. Patterson, PLS; LandSource, Inc.		
Lot and Block	35	**Site Area**	3.49 acres
Location	West side of Wyoming Street, west of Nicholson Drive (Council District 10-Coleman)		
Planning Commission Meeting Date	May 18, 2026		
Request			
Project Description	Commercial flag lot minor subdivision		
Gross Residential Density	0.57 units per acre	**Number of Lots**	Two
Site Characteristics			
FUTUREBR Land Use Designation	Urban Neighborhood	**Character Area**	Urban/Walkable
Existing Zoning	Light Industrial (M1)	**Overlay District**	Nicholson Drive-North, Old Town
Existing Use	Industrial, Undeveloped	**Special Flood Hazard**	N/A
Area Characteristics			
Surrounding Zoning	M1, Heavy Industrial (M2), Light Commercial (C1), Heavy Commercial (C2), Commercial Alcoholic Beverage (bar/lounge) (C-AB-2), Infill Small Planned Unit Development (ISPUD), Planned Unit Development (PUD)		
Surrounding Uses	Office, religious institution, restaurant (with alcohol), convenience store with gasoline sales/ gas station, warehouse, high density multifamily residential, undeveloped, industrial		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- None

Case History – Area

- **PA-2-26** Plan Baton Rouge III
  - To be heard by the Planning Commission on May 18, 2026
  - To be heard by the Metropolitan Council on June 17, 2026
- **PUD-3-23** Suburb South Baton Rouge, Final Development Plan
  - Approved by the Planning Commission November 17, 2025
- **Case 37-25** 1927 South River Road, PUD to HC2
  - Approval recommended by the Planning Commission on October 20, 2025
  - Approved by the Planning Commission on November 19, 2025
- **PUD-3-23** Suburb South Baton Rouge Concept Plan
  - Planning Commission Meeting Date December 11, 2023
  - Metropolitan Council Meeting Date January 17, 2024
- **Case 43-23** 1580 Nicholson Drive, C1, C2, C-AB-2 and M1 to HC1
  - Approval recommended by the Planning Commission on August 21, 2023
  - Approved by the Planning Commission on September 20, 2023
- **ISPUD-1-22 River House Apartments**
  - Approval recommended by the Planning Commission on January 18, 2022
  - Approved by the Metropolitan Council on February 15, 2022

Comprehensive Plan Consistency

- Consistent with the designation of Urban Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Consistent with the surrounding industrial, commercial, office, institutional, and residential land uses

Regulatory Issues

- Conditional Use Permit required for approval of the proposed flag lot
- Proposed lot widths and areas meet or exceed the established minimums for the current zoning district and for flag lots
- Lot dimensions for the subdivision shown in the chart below:

Lot Dimensions			
Required Minimum Lot Width	**Proposed Shortest Lot Width**	**Required Minimum Lot Area**	**Proposed Smallest Lot Area**
100 ft	206 ft	15,000 sf	1.66 ac

Transportation Analysis

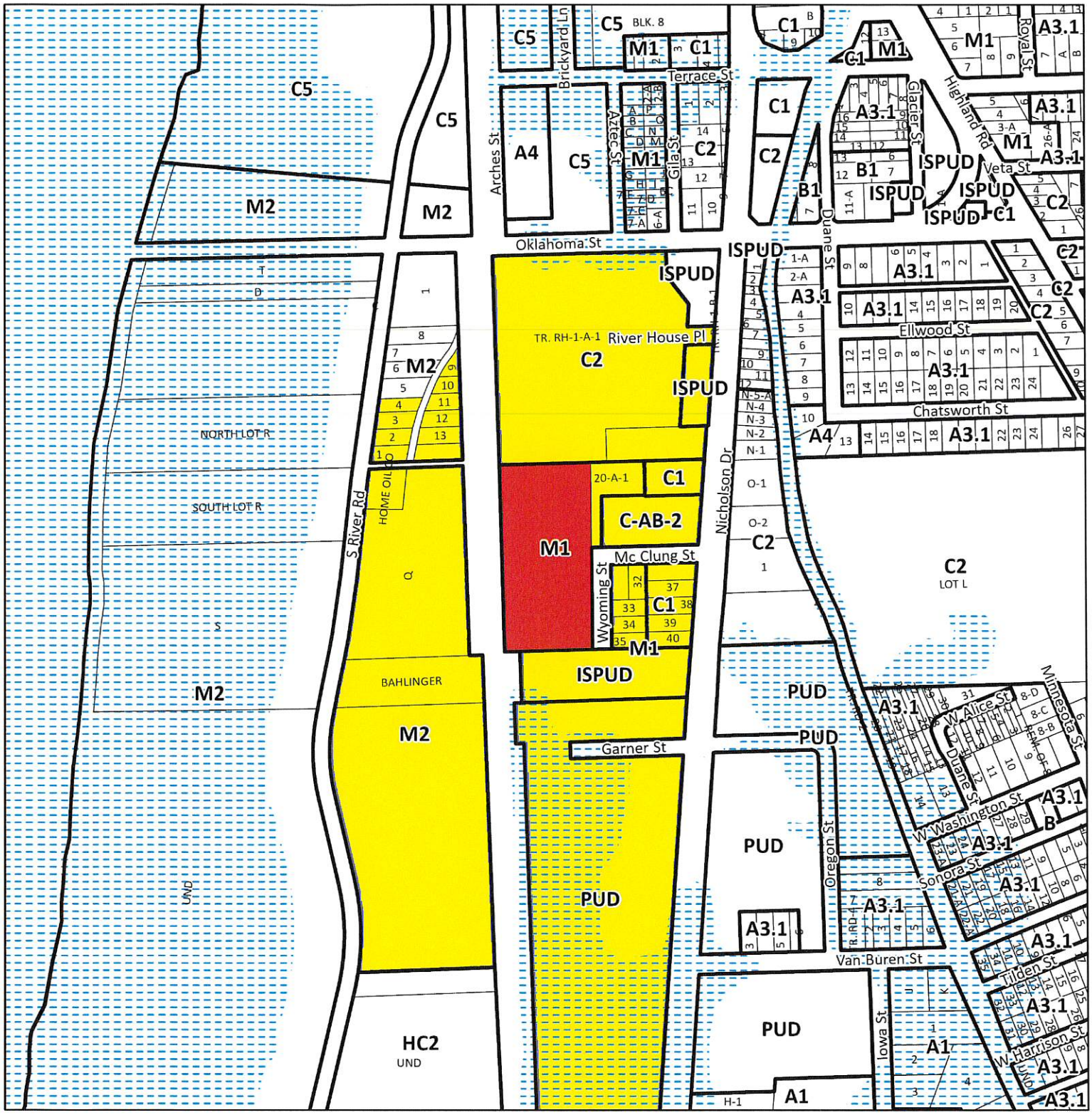
- Property located in the vicinity of streets on Major Street Plan- *South River Road, Nicholson Drive, Highland Road*
- Property located in the vicinity of existing facility on the Bicycle and Pedestrian Master Plan- *Mississippi River multi-use path*
- Property located in the vicinity of existing facilities on the Bicycle and Pedestrian Master Plan- *Highland Road sidepath*
- Property located in vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

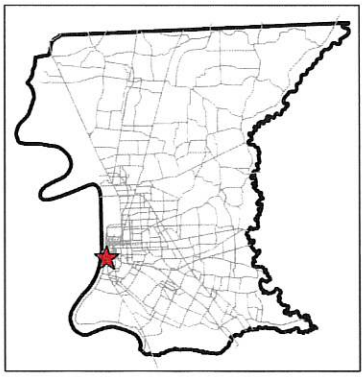
Community Outreach/Notification

- Subject property posted on April 23, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on May 1, 2026
- Staff reports available for review on May 7, 2026 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on May 8, 12, and 14, 2026



Legend

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



CS-7-26

N

0 200 400 600 800 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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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



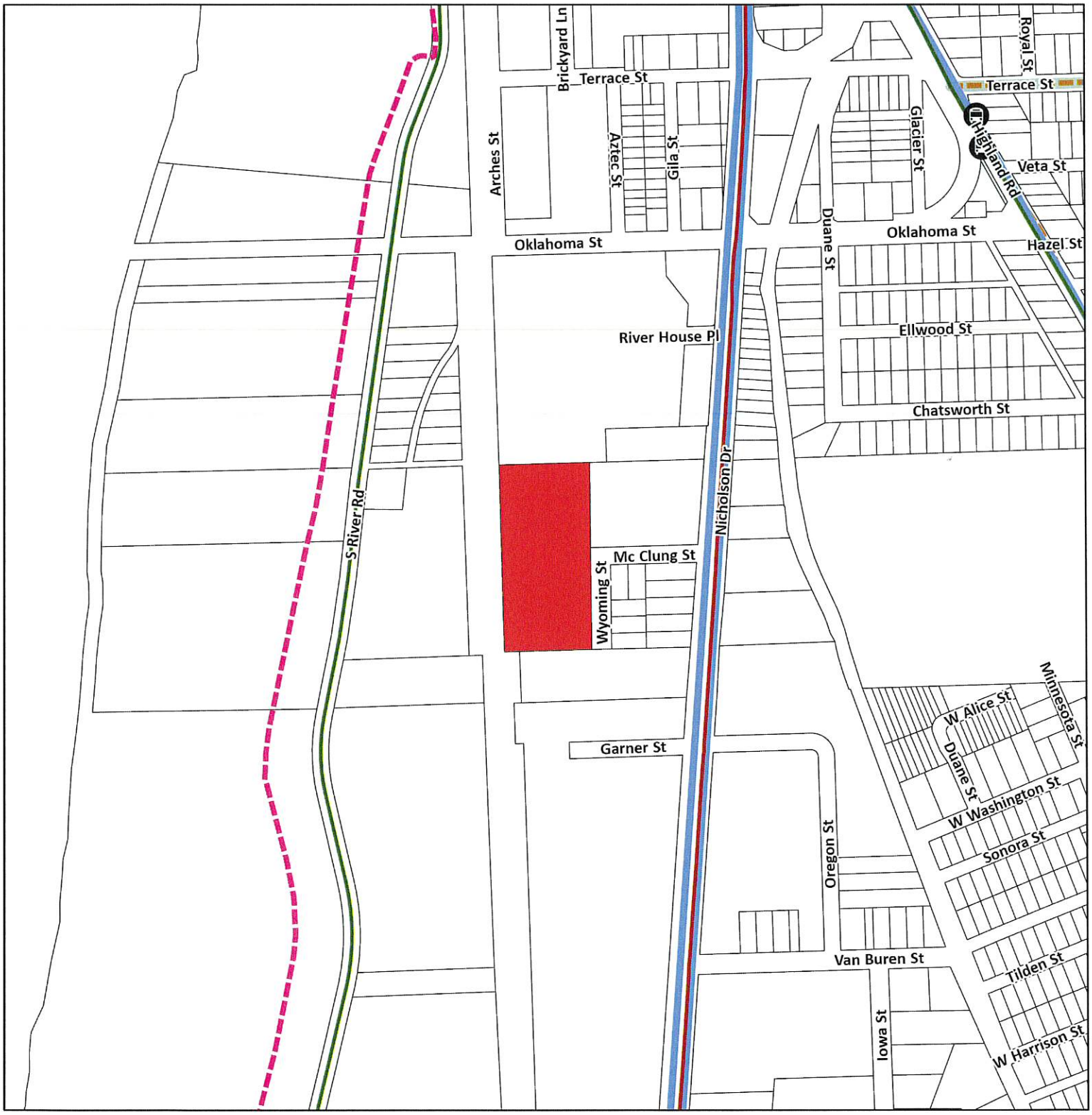
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Legend

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



CS-7-26

N

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