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: **RV-4-25** St. James, France, and Europe Street (multiple right-of-way)

Application Summary			
Applicant	Karen Kennedy, PE	**Submittal Date**	December 4, 2025
Location	South of Government Street, west of St. Phillip Street, adjacent to Squares 4S, 5, 6, 9, 10, and 11S within Beauregard Town (Council District 10-Coleman)		
Planning Commission Meeting Date	February 23, 2026	**Metropolitan Council Meeting Date**	March 18, 2026
Request			
Background	Revocation of the existing 53.3ft x 694ft St. James Street right-of-way from Mayflower Street to France Street, the existing 53.3ft x 437ft France Street right-of-way from St. Philip Street to Front street, and the existing 53.3ft x 256ft Europe Street from St. Philip Street to St. James Street.		
Justification	The revocation is part of a complete redevelopment of Belle of Baton Rouge Casino and Atrium. The entire area to be revoked is to be reconstructed to better serve the development.		
Area Characteristics			
Surrounding FUTUREBR Land Use Designation	Downtown Core	**Character Area**	Downtown
Surrounding Zoning	Commercial Gaming (CG), Light Industrial (M1), Heavy Industrial (M2), Governmental Use (GU), Commercial Alcoholic Beverage (bar and lounge) (C-AB-2), Heavy Commercial (C2)	**Overlay District**	Old Town
Surrounding Uses	Medium density single family residential, high density multi-family residential, microbrewery/microdistillery, gaming, hotel/motel, parking facility, retail sales, restaurant (with alcohol), undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- **RV-4-25** St. James, France, and Europe Street (multiple right-of-way)
  - Deferred by the Planning Commission on Febraury 2, 2026
- **Case 8-24** 102 France Street, Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) to CG
  - Approval recommended by the Planning Commission on February 19, 2024
  - Approved by the Metropolitan Council on March 20, 2024

Case History – Surrounding Area

- None

Comprehensive Plan Consistency

- None

Neighborhood Compatibility

- Existing development prevents the use of the right-of-ways on St. James and Europe Street
- Revocation of the right-of-way will allow for redevelopment of the site
- All future maintenance of the revoked alley shall be by the abutting property owners

Regulatory Issues

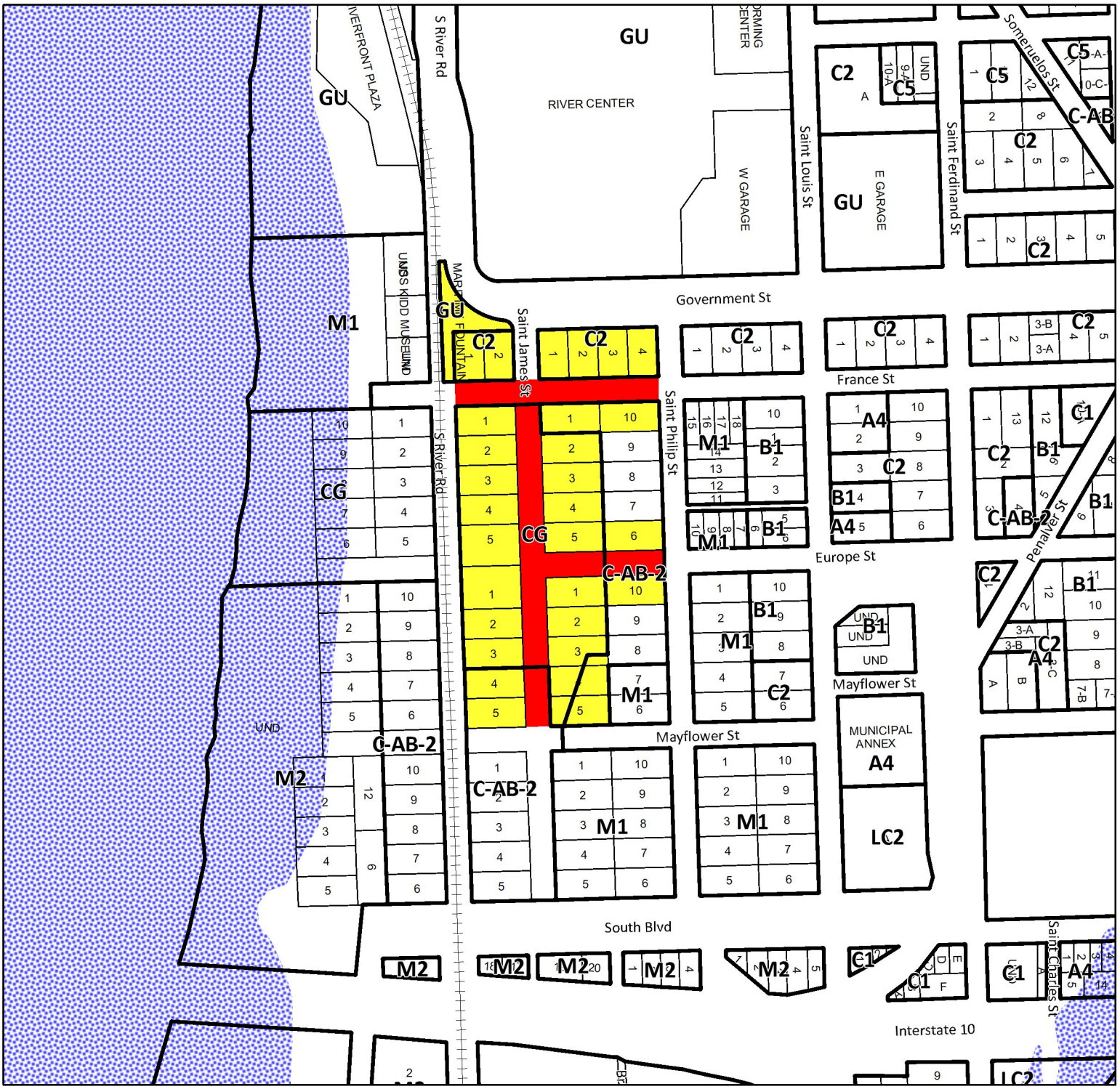
- The Department of Development and Department of Transportation and Drainage has no objection, contingent on the following stipulations
  - Prior to issuance of any building permits, a map indicating the revoked and dedicated servitudes shall be prepared, approved and recorded. The map shall reference the Metro Council Ordinance approving the revocation.

Environmental Issues

- No adverse environmental impacts are expected from the revocation of this right-of-way

Community Outreach/Notification

- Public Notification Cards mailed to adjacent property owners on January 9, 2025
- Legal advertisement published in The Advocate on January 9, 13, and 15, 2025
- Staff reports available for review on February 12, 2025 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12



Legend

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



RV-4-25

N

0 150 300 450 600 ft

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Legend

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

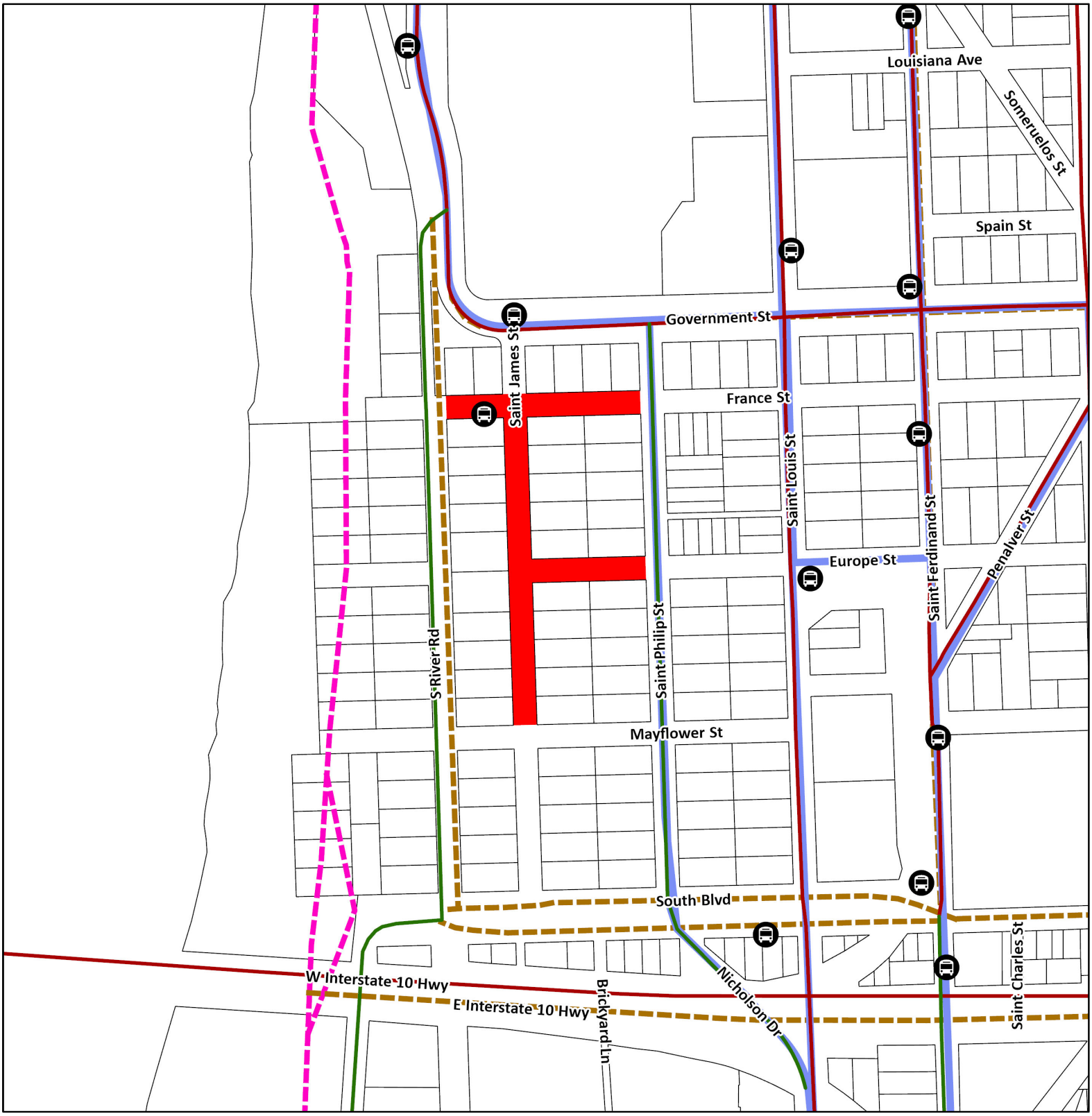


RV-4-25

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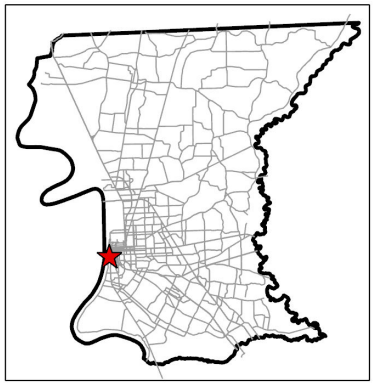
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Legend

- 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



RV-4-25

N

0 200 400 600 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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