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

July 10, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 24-25** 1540 North Foster Drive

Application Summary			
Applicant	Chantel Knox	**Submittal Date**	June 5, 2025
Site Area	4,000 sf		
Location	East side of North Foster Drive, north of Gus Young Avenue (Council District 7-Harris)		
Planning Commission Meeting Date	July 21, 2025	**Metropolitan Council Meeting Date**	August 20, 2025
Request			
Requested Zoning	Commercial Alcoholic Beverage (bar and lounge) (C-AB-2)	**Existing Zoning**	Light Commercial (C1)
Proposed Use(s)	Bar or lounge	**Existing Use(s)**	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	**Character Area**	Urban/Walkable
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	C1, Heavy Commercial (C2), Light Industrial (M1)		
Surrounding Uses	Educational institution, restaurant (without alcohol), retail sales, personal service establishment, convenience store with gasoline sales/gas station, 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 18-23** 1939 and 1941 Paulson Street, Single Family Residential (A2) to Two Family Residential (A2.9)
  - Approval recommended by the Planning Commission on April 17, 2023
  - Approved by the Metropolitan Council on April 19, 2023

Comprehensive Plan Consistency

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

Neighborhood Compatibility

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

Regulatory Issues

- Lot meets the minimum dimensional requirements
- Alcoholic beverage zoning district encompasses the serving area on the lot with dimensional requirements meeting the underlying zoning district, consistent with UDC § 11.2.8.B

Lot Dimensional Requirements		
C-AB-2	**Minimum Required**	**Existing**
Lot Width	N/A	699 ft
Lot Area	N/A	189,922 sf

Transportation

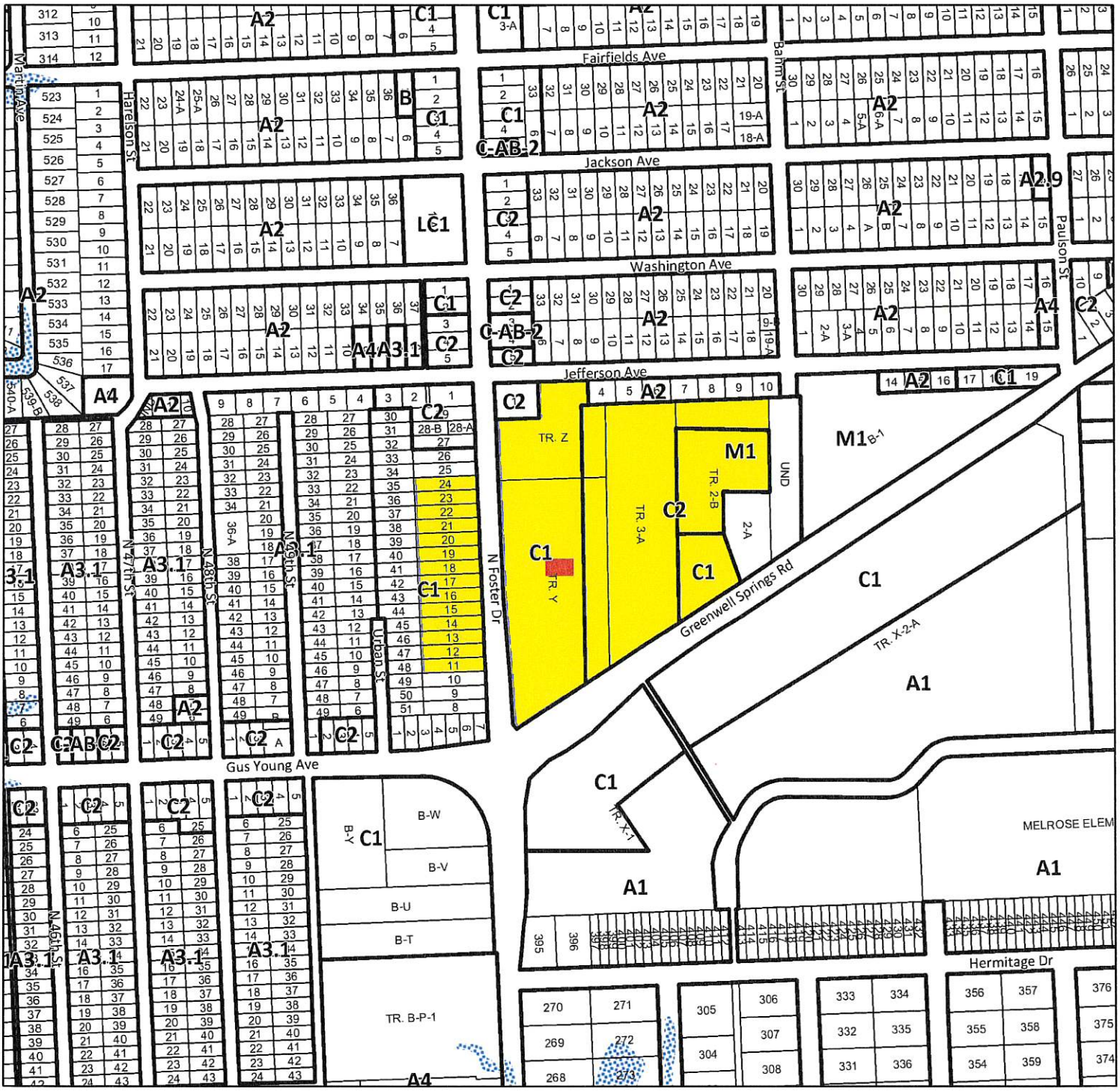
- Property located along the Major Street Plan- *North Foster Drive*
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Jefferson Avenue, Gus Young Avenue, Greenwell Springs Road*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Foster Drive/College Drive/Lee Drive bike lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Byron Avenue to North Street bike boulevard, Gus Young Avenue bike lane, Fairfields Avenue bike lane*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

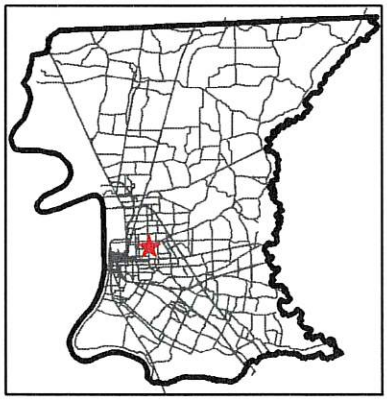
Community Outreach/Notification

- Subject property posted June 23, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on July 3, 2025
- Staff reports available to review July 10, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on July 11, 15 and 17, 2025



Legend

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



24-25

N

0 200 400 600 800 ft

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Legend

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



24-25

N

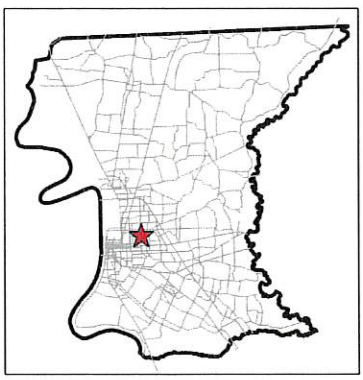
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Legend

- 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



24-25

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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