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

September 4, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 32-25** 4866 Government Street

Application Summary			
Applicant	Chris G. Young	**Submittal Date**	July 30, 2025
Site Area	4,600 sf		
Location	South side of Government Street, west of Bienville Street (Council District 7-Harris)		
Planning Commission Meeting Date	September 15, 2025	**Metropolitan Council Meeting Date**	October 15, 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	Government Street	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	C1, Transition (B1), Heavy Commercial (C2), Commercial Alcoholic Beverage (restaurant)(C-AB-1), Single Family Residential (A2), Light Commercial Three (LC3)		
Surrounding Uses	Low density single family residential, medium density two-family residential, personal service establishment, office, parking facility, retail sales, art studio, restaurant (with/without alcohol), dry cleaner, bar or lounge		
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

- **Case 7-24** 545 South Foster Drive, C1, B1 and C-AB-1 to LC1
  - Approval recommended by the Planning Commission on February 19, 2024
  - Approved by the Metropolitan Council on March 20, 2024
- **Case 52-21** 545 South Foster Drive, C1 to C-AB-1
  - Approval recommended by the Planning Commission on July 19, 2021
  - Approved by the Metropolitan Council on August 18, 2021

Case History – Area

- **Case 56-23** 662 South Foster Drive, C1 to C-AB-1
  - Withdrawn by the applicant on January 16, 2024
- **Case 36-22** 350 South Foster Drive, C1 to Heavy Commercial One (HC1)
  - Approval recommended by the Planning Commission on June 20, 2022
  - Approved by the Metropolitan Council on July 20, 2022

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential, office 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	40 ft
Lot Area	N/A	4,792 sf

Transportation

- Property located along the Major Street Plan- *Government Street*
  - Completed
- Property located in the vicinity of street on the Major Street Plan- *South Foster Drive*
- Property located adjacent to existing facility on the Bicycle and Pedestrian Master Plan- *Government Street bike lane*
- Property located adjacent to existing facility on the Bicycle and Pedestrian Master Plan- *Capital Heights bike lane*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Foster Drive/College Drive/Lee Drive separated bike lane, North Street to Dijon Drive trail*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

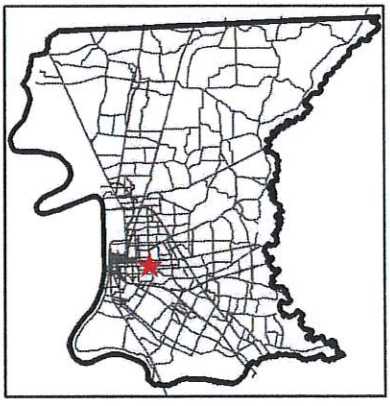
Community Outreach/Notification

- Subject property posted August 19, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Capital Heights Neighborhood Association on August 29, 2025
- Staff reports available to review September 4, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on September 5, 9 and 11, 2025



Legend

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



32-25

N

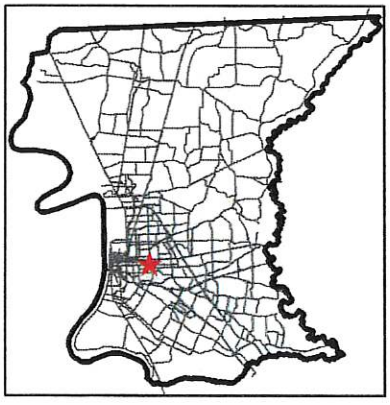
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PLANNING COMMISSION



Legend

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



32-25

N

0 100 200 300 400 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



32-25

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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