Office of the Planning Commission

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Ryan L. Holcomb, AICP
Planning Director

October 9, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 34-25** 4914 Government Street

Application Summary			
Applicant	Judah Vedros	**Submittal Date**	August 15, 2025
Site Area	4,992 sf		
Location	South side of Government Street, east of Bienville Street (Council District 7-Harris)		
Planning Commission Meeting Date	October 20, 2025	**Metropolitan Council Meeting Date**	November 19, 2025
Request			
Requested Zoning	Commercial Alcoholic Beverage (restaurant)(C-AB-1)	**Existing Zoning**	Light Commercial (C1)
Proposed Use(s)	Restaurant (with alcohol)	**Existing Use(s)**	Personal service establishment
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, C-AB-1, Transition (B1), Heavy Commercial (C2), Single Family Residential (A2), Light Commercial One (LC1), Small Planned Unit Development (SPUD)		
Surrounding Uses	Low density single family residential, personal service establishment, office, medical office or clinic, parking facility, retail sales, art studio, restaurant (with/without alcohol), bar or lounge, convenience store with gasoline sales/gas station		
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 32-25** 4866 Government Street, C1, B1 and C-AB-1 to LC1
  - Approval recommended by the Planning Commission on September 15, 2025
  - To be heard by the Metropolitan Council on October 15, 2025
- **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 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  - Withdrawn by the applicant on January 16, 2024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
- **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

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-1	**Minimum Required**	**Existing**
Lot Width	N/A	120 ft
Lot Area	N/A	30,579 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 in the vicinity of 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 bike lane, Ward Creek 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 September 22, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Capital Heights Homeowners Association on October 3, 2025
- Staff reports available to review October 9, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on October 10, 14 and 16, 2025



Legend

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



34-25

N

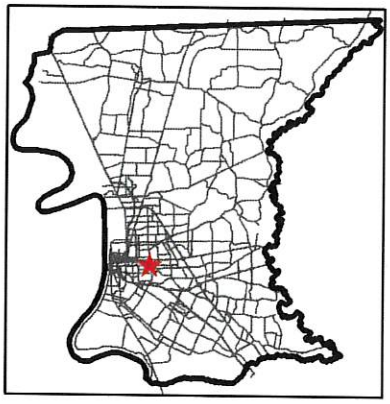
0 100 200 300 400 ft

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Legend

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



34-25

N

0 100 200 300 400 ft

BR

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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



34-25

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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