Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

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 36-25** 10910 and 10920 South Havenpark Court

Application Summary			
Applicant	Keithan A. Emery	**Submittal Date**	August 29, 2025
Site Area	7,700 sf		
Location	South side of South Havenpark Court, west of Havenpark Drive (Council District 6-Dunn Jr.)		
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**	Heavy Commercial (C2)
Proposed Use(s)	Reception hall serving alcohol	**Existing Use(s)**	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	C-AB-1, C2, Single Family Residential (A1), Off-Street Parking (B)		
Surrounding Uses	Low density single family residential, retail sales, personal service establishment, medical office or clinic, laboratory, office, 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

- **PA-6-24** Florida Corridor Small Area Plan
  - Approval recommended by the Planning Commission on August 19, 2024
  - Approved by the Metropolitan Council on September 18, 2024
- **Case 26-22** 10940 South Havenpark Court, C2 to C-AB-1
  - Denial recommended by the Planning Commission on April 18, 2022
  - Deleted by the Metropolitan Council on May 18, 2022

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential, office, commercial and undeveloped 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	62 ft
Lot Area	N/A	9,148 sf

Transportation

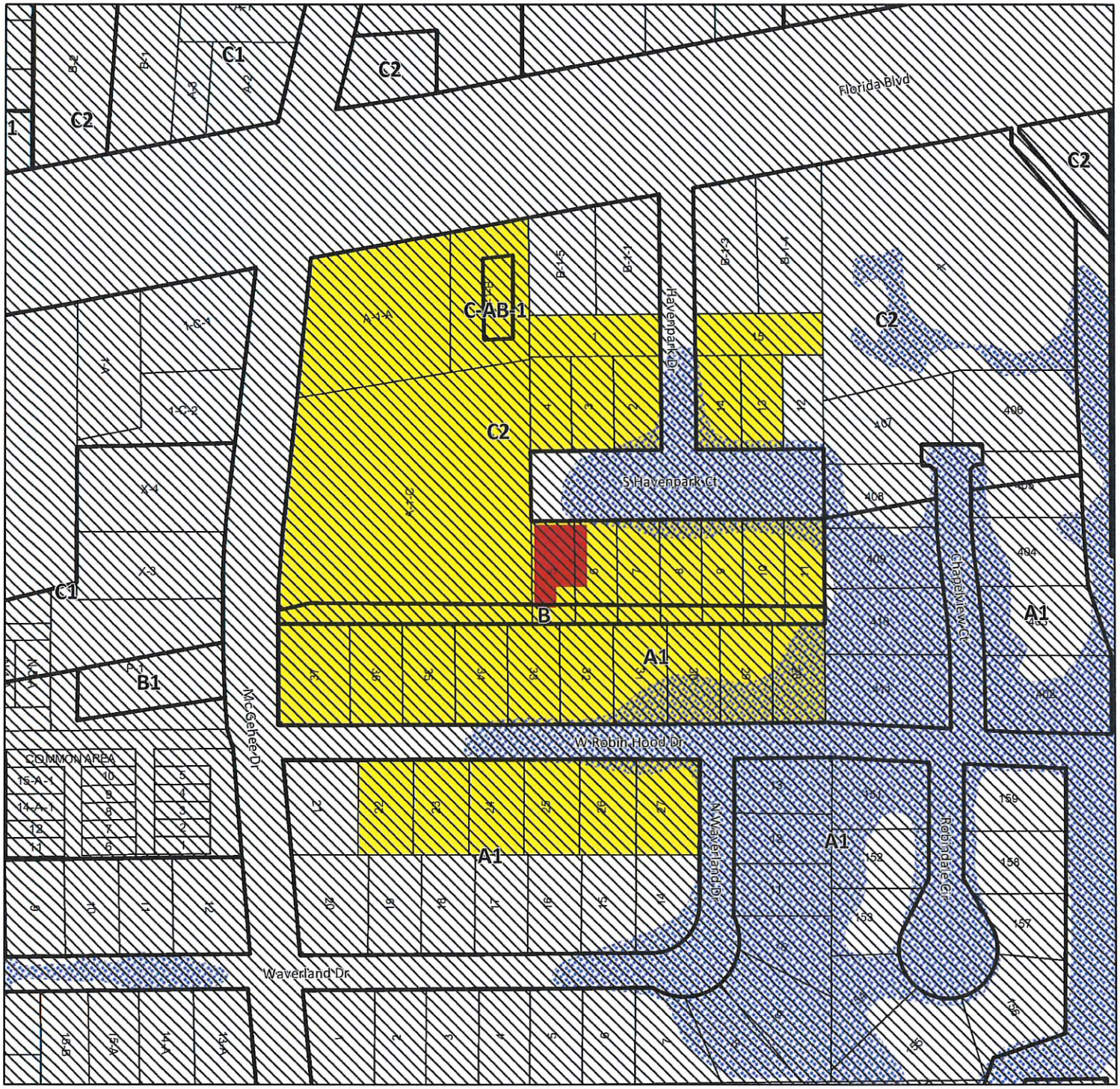
- Property located in the vicinity of street on the Major Street Plan- *Florida Boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

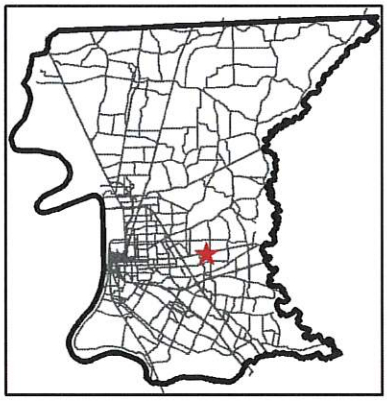
Community Outreach/Notification

- Subject property posted September 22, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Sherwood Forest Citizens 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



36-25

N

0 100 200 300 400 ft

BR

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



Legend

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



36-25

N

0 100 200 300 400 ft

BR

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



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



36-25

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.

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION