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

January 16, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 4-25** 5655 Government Street

Application Summary			
Applicant	Hance Hughes	**Submittal Date**	December 4, 2024
Site Area	2,560 sf		
Location	North side of Government Street, east of Cloud Drive (Council District 7-Harris)		
Planning Commission Meeting Date	January 27, 2025	**Metropolitan Council Meeting Date**	February 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)**	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, C-AB-1, Medium Density Multi-Family Residential (A3.2), Commercial Alcoholic Beverage (bar and lounge)(C-AB-2), General Residential (A4), Transition (B1), Infill Small Planned Unit Development (ISPUD), Single Family Residential (A2)		
Surrounding Uses	Low density single family residential, high and medium density multi-family residential, retail sales, restaurant (without alcohol), office, car wash, child or adult daycare, motor vehicle repair, microbrewery/microdistillery		
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 50-24** 5601 and 5643 Government Street, C1 and ISPUD to C-AB-2
  - Approval recommended by the Planning Commission on November 18, 2024
  - Approved by the Metropolitan Council on December 4, 2024
- **Case 21-23** 5621 Government Street, C1 to C-AB-1
  - Approval recommended by the Planning Commission on April 17, 2023
  - Approved by the Metropolitan Council on May 17, 2023
- **PA-8-22** 5580 Government Street, Residential Neighborhood to Mixed-Use
  - Approval recommended by the Planning Commission on February 21, 2022
  - Approved by the Metropolitan Council on March 16, 2022
- **Case 11-22** 5580 Government Street, A2 and C1 to LC1 and C-AB-1
  - Approval recommended by the Planning Commission on February 21, 2022
  - Approved by the Metropolitan Council on March 16, 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 and commercial properties
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
C1/C-AB-1	**Minimum Required**	**Existing**
Lot Width	60 ft	189 ft
Lot Area	7,500 sf	50,965 sf

Transportation

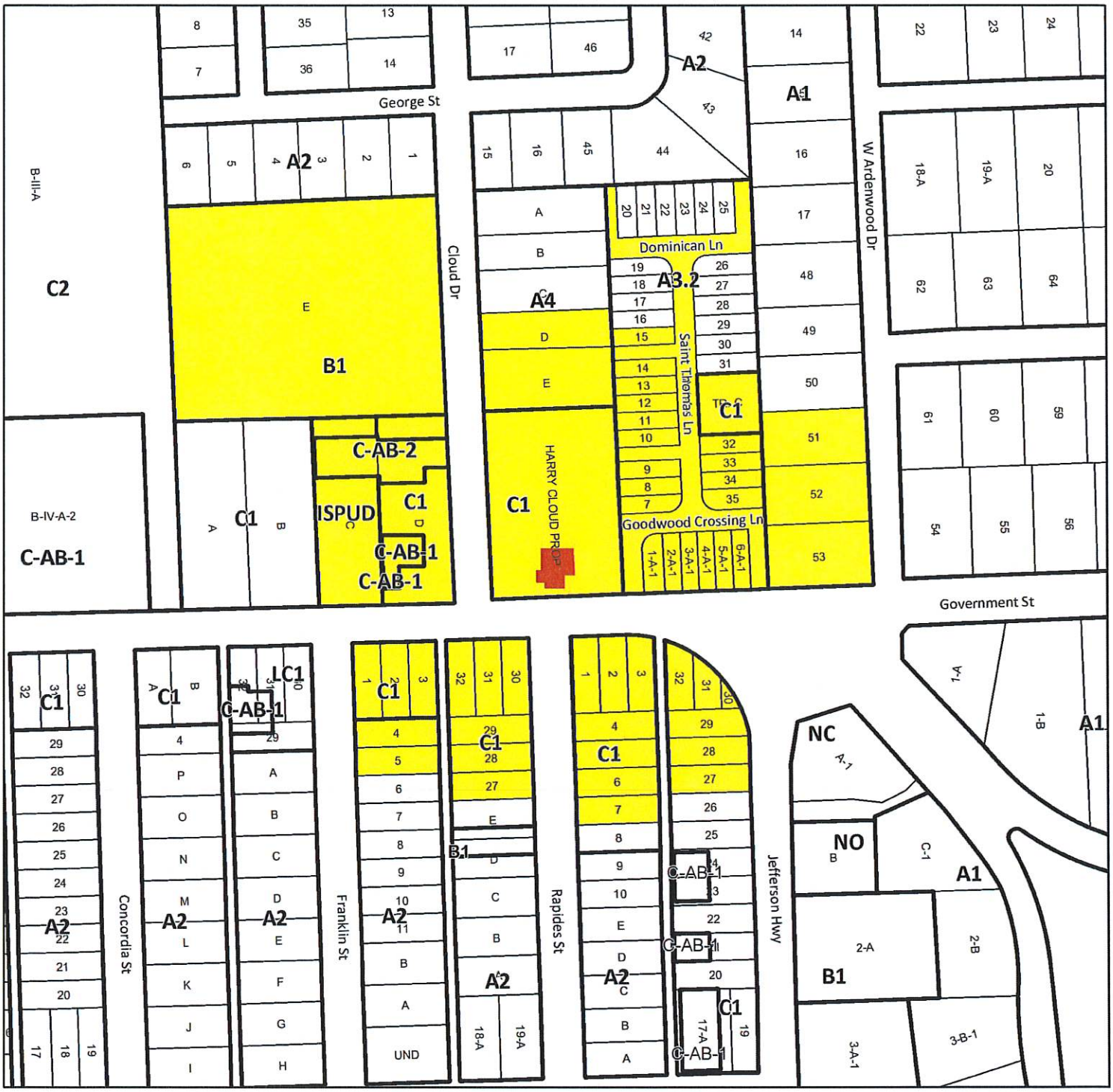
- Property located along the Major Street Plan- *Government Street*
  - Completed
- Property located in the vicinity of street on the Major Street Plan- *Jefferson Highway*
- Property located adjacent to existing facility on the Pedestrian and Bicycle Master Plan- *Government Street bike lane*
- Property located in the vicinity of existing facility on the Pedestrian and Bicycle Master Plan- *Capital Heights bike lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *North Foster Drive to Capital Heights Avenue bike boulevard, Goodwood Avenue sidepath, Winn Avenue trail*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- BREC notified on December 5, 2024 pursuant to UDC § 3.1.4.D
- Subject property posted January 3, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Old Goodwood Crossing Homeowners Association on January 10, 2025
- Staff reports available to review January 16, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on January 17, 21 and 23, 2025



Legend

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



4-25

N

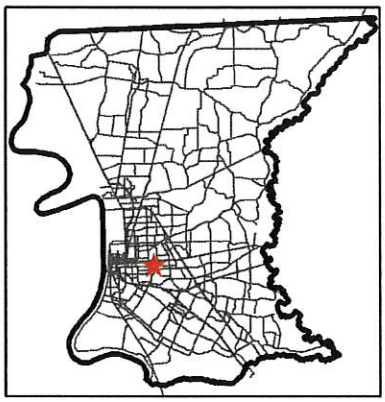
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Legend

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



4-25

N

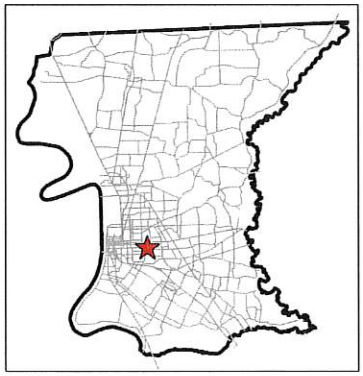
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Legend

- 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



4-25

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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