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

November 7, 2024

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 50-24** 5601 and 5643 Government Street

Application Summary			
Applicant	Michael Davis	**Submittal Date**	October 2, 2024
Site Area	10,770 sf		
Location	North side of Government Street, west of Cloud Drive (Council District 7-Derozan)		
Planning Commission Meeting Date	November 18, 2024	**Metropolitan Council Meeting Date**	December 4, 2024
Request			
Requested Zoning	Commercial Alcoholic Beverage (bar or lounge)(C-AB-2)	**Existing Zoning**	Light Commercial (C1) and Infill Small Planned Unit Development (ISPUD)
Proposed Use(s)	Microbrewery	**Existing Use(s)**	Undeveloped, car wash, microbrewery
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, Medium Density Multi-Family Residential (A3.2), Commercial Alcoholic Beverage (restaurant)(C-AB-1), General Residential (A4), Transition (B1), Heavy Commercial (C2), Light Commercial One (LC1)		
Surrounding Uses	Low density single family residential, high and medium density multi-family residential, assisted living, retail sales, small equipment repair, restaurant (with/without alcohol), office		
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 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
- Consistent with the Florida Corridor Small Area Plan

Neighborhood Compatibility

- Area contains a mixture of residential and commercial properties
- Expanding existing microbrewery/microdistillery with on premise consumption
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
C1/C-AB-2	**Minimum Required**	**Existing**
Lot Width	60 ft	224 ft
Lot Area	7,500 sf	10,770 sf

Transportation

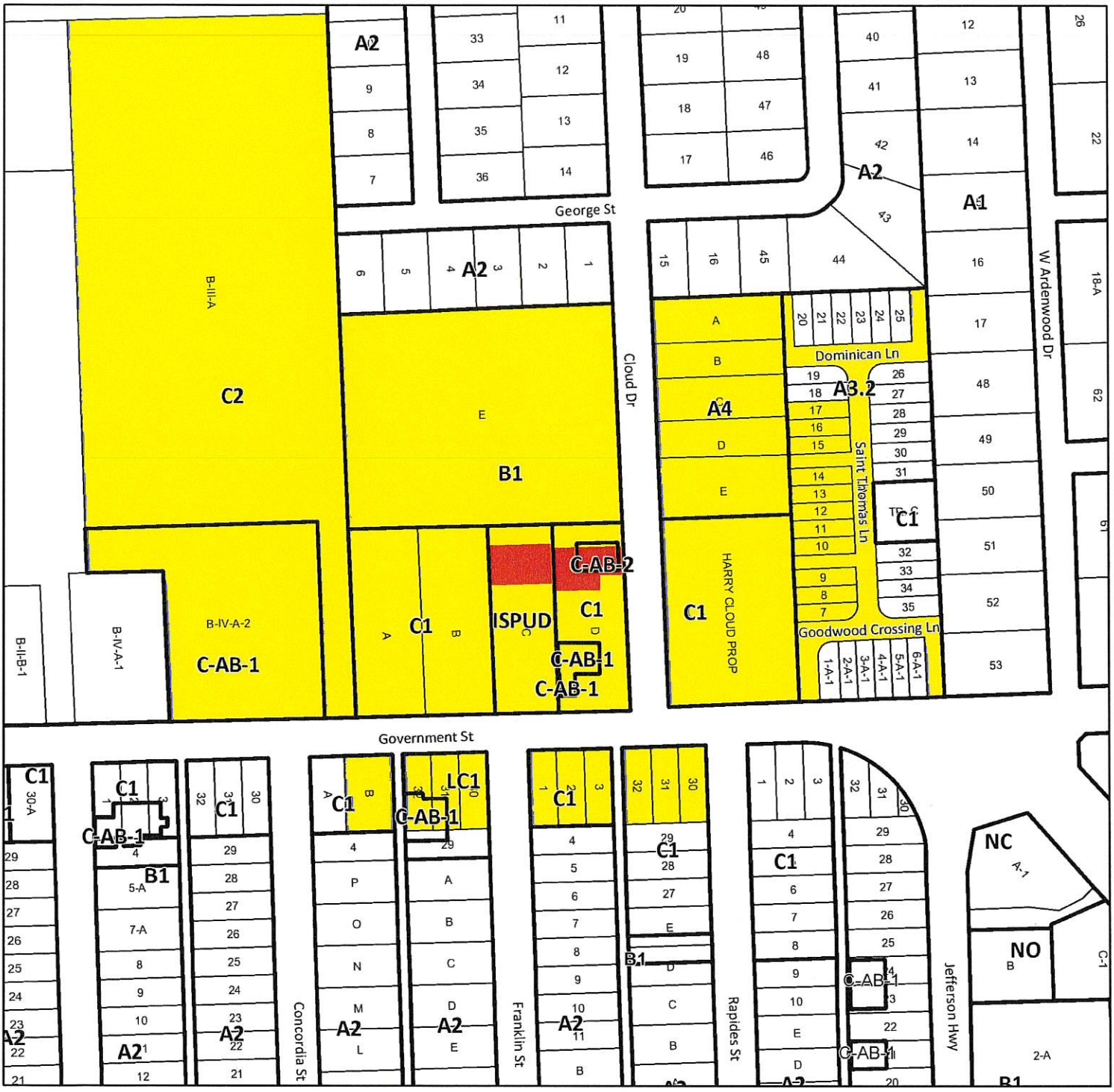
- Property is located along the Major Street Plan- *Government Street*
  - Completed
- Property is located in the vicinity of street on the Major Street Plan- *Jefferson Highway*
- Property is located adjacent to existing facility on the Pedestrian and Bicycle Master Plan- *Government Street bike lane*
- Property is 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

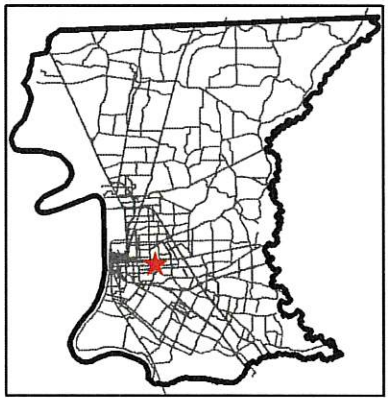
Community Outreach/Notification

- BREC notified on October 7, 2024 pursuant to UDC § 3.1.4.D
- Subject property posted October 22, 2024
- Public Notification Cards mailed to property owners within 300 foot radius and Old Goodwood Crossing Homeowners Association on November 1, 2024
- Staff reports available to review November 7, 2024 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on November 8, 12 and 14, 2024



Legend

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



50-24

N

0 100 200 300 400 ft

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Legend

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

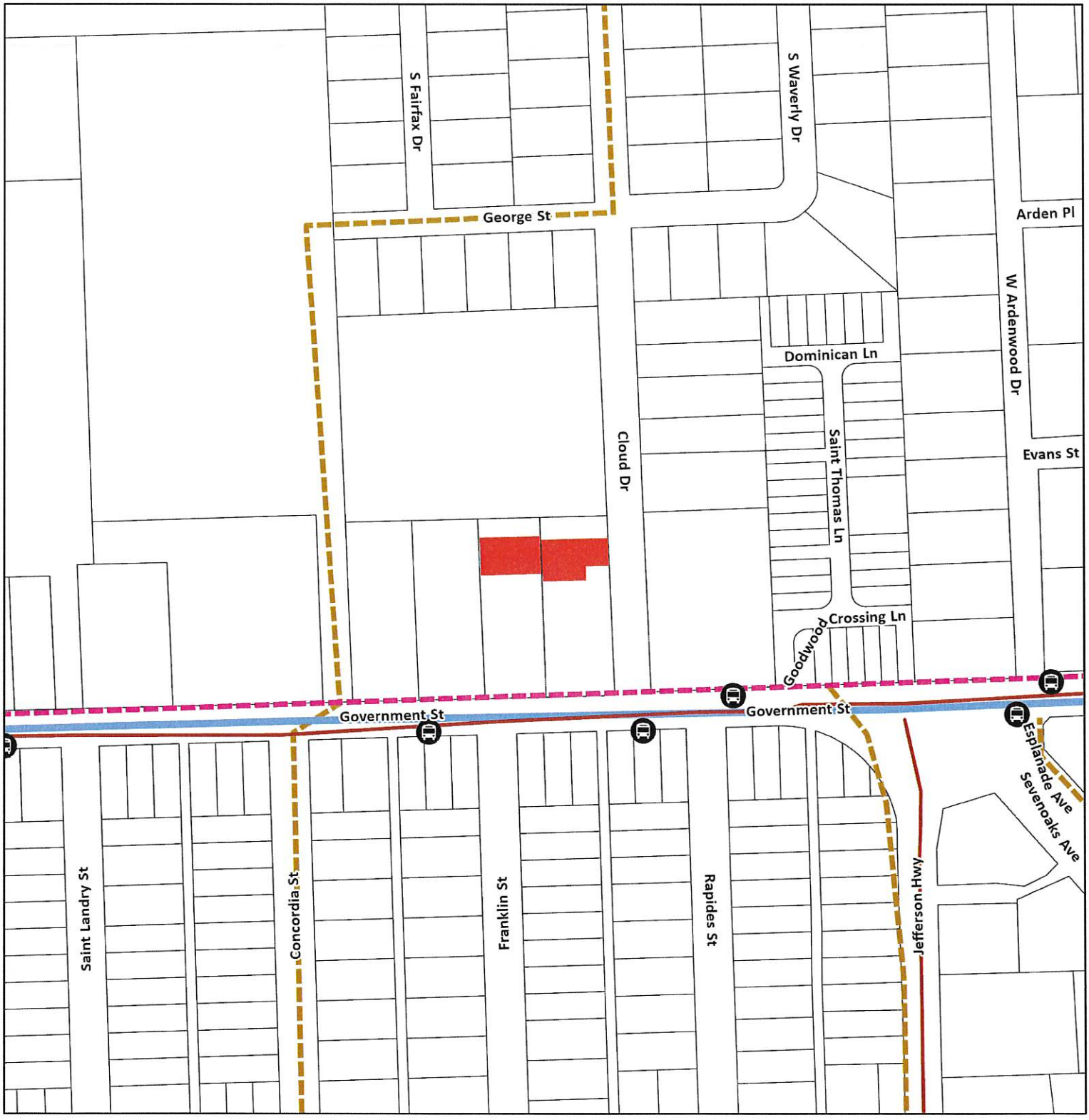


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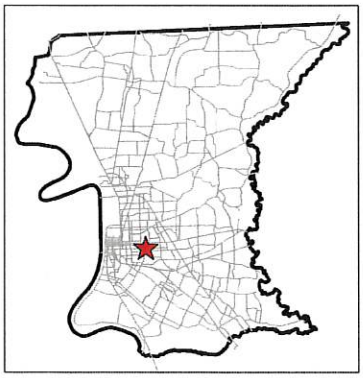
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Legend

- 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



50-24

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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