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

April 10, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 9-25** 9550 Dawnadele Avenue

Application Summary			
Applicant	Curtis Chaney, PLS	**Submittal Date**	March 5, 2025
Site Area	1,378 sf		
Location	South side of Dawnadele Avenue, east of North Interstate Drive (Council District 11-Adams)		
Planning Commission Meeting Date	April 21, 2025	**Metropolitan Council Meeting Date**	May 21, 2025
Request			
Requested Zoning	Commercial Alcoholic Beverage (restaurant)(C-AB-1)	**Existing Zoning**	Heavy Commercial (C2)
Proposed Use(s)	Restaurant (with alcohol)	**Existing Use(s)**	Indoor commercial recreation
Site Characteristics			
FUTUREBR Land Use Designation	Regional Center	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	C2		
Surrounding Uses	Self storage, heavy equipment sales/rental and service, lawn maintenance facility, dry cleaner, motor vehicle repair, motor vehicle sales/rental		
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

- None

Comprehensive Plan Consistency

- Consistent with the designation of Regional Center on the Future Land Use Map

Neighborhood Compatibility

- Area contains 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	374 ft
Lot Area	N/A	429,502 sf

Transportation

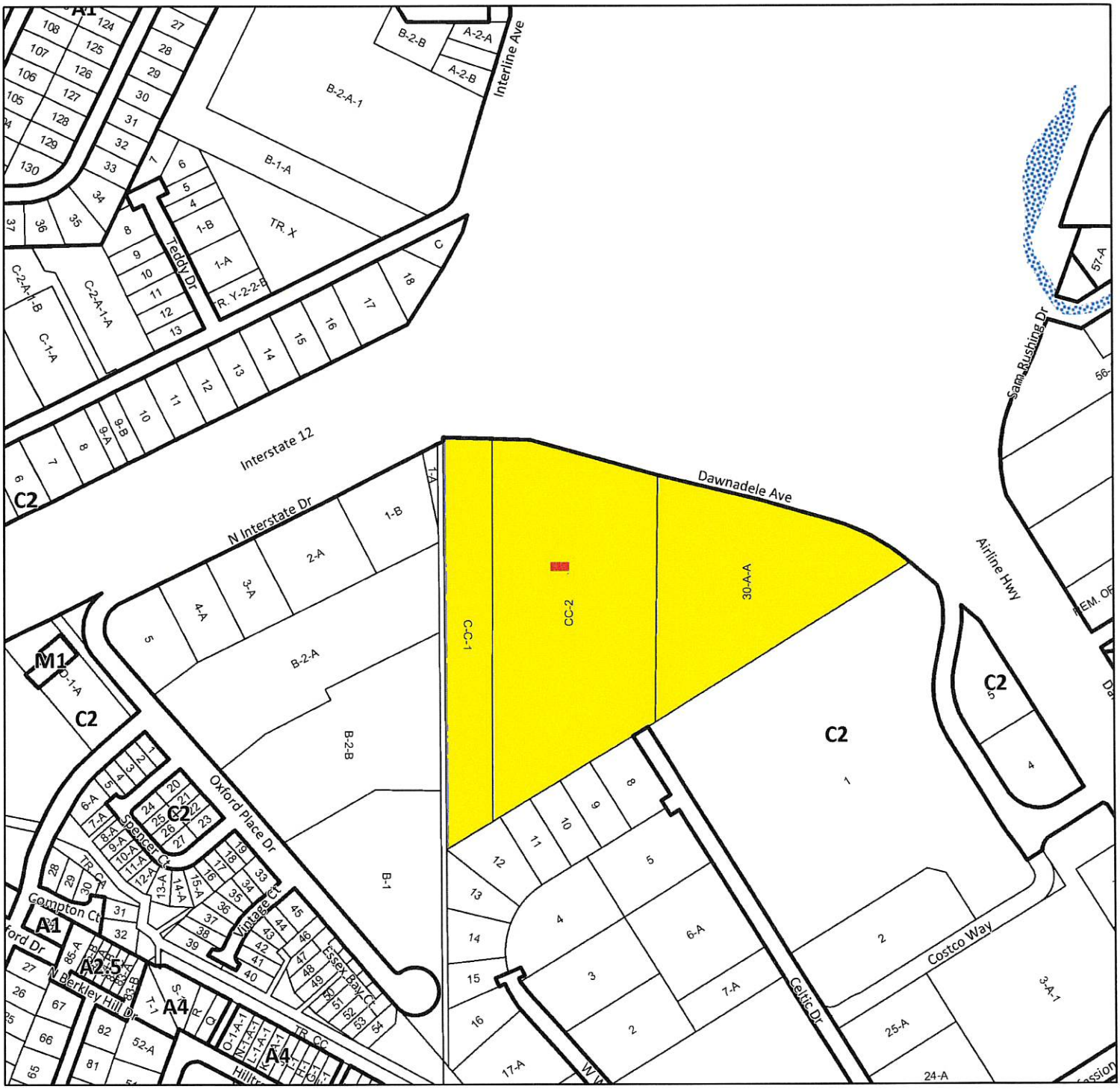
- Property located in the vicinity of streets on the Major Street Plan- *Interstate 12 Highway, Airline Highway*

Environmental Issues

- Property located outside of a Special Flood Hazard Area

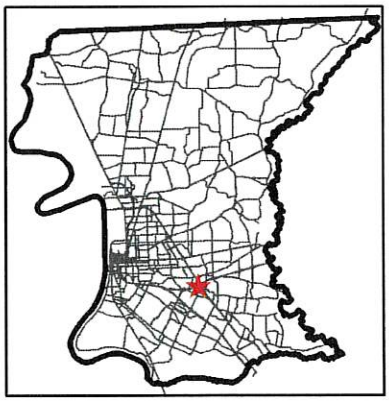
Community Outreach/Notification

- Subject property posted March 24, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on April 4, 2025
- Staff reports available to review April 10, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on April 11, 15 and 17, 2025



Legend

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



9-25

N

0 200 400 600 800 ft

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



Legend

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

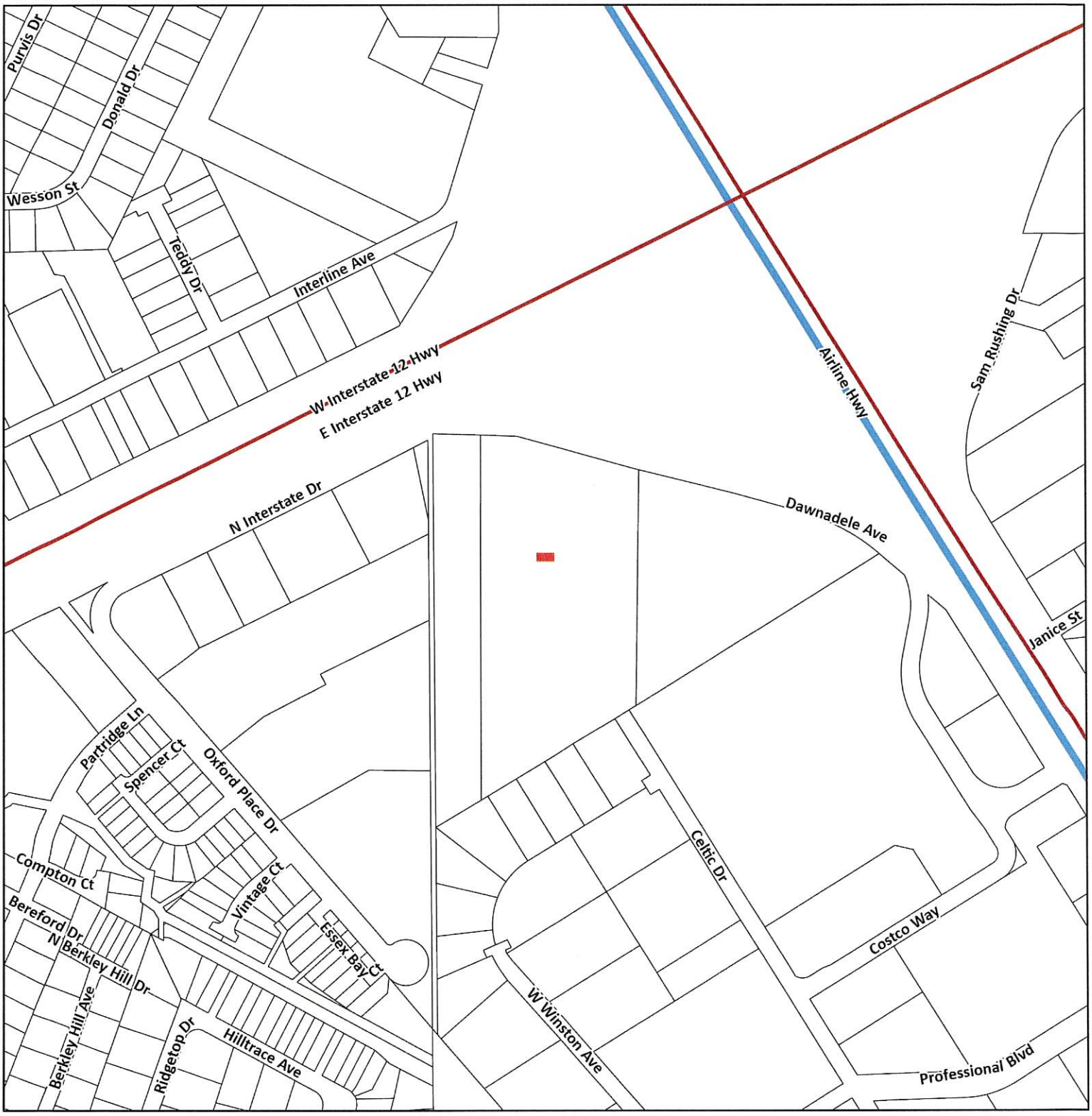


9-25

N

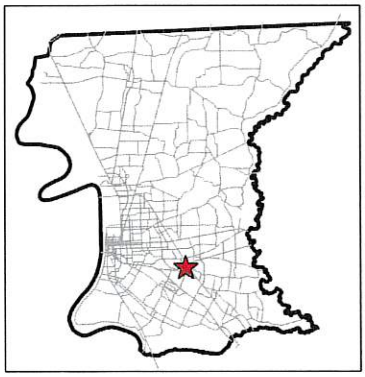
0 200 400 600 800 ft

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



9-25

N

0 200 400 600 800 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.

BR

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION