



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

August 4, 2022

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*

FROM: Donnicha London, Planner II *DL*

SUBJECT: Case 54-22 1440 Government Street

Application Summary			
Applicant	Reggie Meade	Submittal Date	June 30, 2022
Site Area	22,500 sf		
Location	South side of Government Street, east of South 14 th Street (Council District 10-Coleman)		
Planning Commission Meeting Date	August 15, 2022	Metropolitan Council Meeting Date	September 21, 2022
Request			
Requested Zoning	Commercial Alcoholic Beverage (bar or lounge)(C-AB-2)	Existing Zoning	Light Industrial (M1)
Proposed Use(s)	Office, bar or lounge, restaurant, reception hall	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	C-AB-2, M1, General Residential (A4), Limited Residential (A3.1), Light Commercial Two (LC2), Light Commercial Three (LC3), Heavy Commercial (C2), Infill Small Planned Unit Development (ISPUD)		
Surrounding Uses	Billboard, glass installation, indoor commercial recreation, low density single family residential, medium density single family residential, restaurant (with alcohol), parking facility, undeveloped, vacant, warehouse		
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

- **ISPUD-1-18** Electric Depot-Building A Revision
 - Approved by Planning Commission staff on February 22, 2022
- **Case 75-21** T-1340, T-1350, T-1360 Government Street, 519 Iberville Street and 524 South 14th Street, M1 and LC2 and C-AB-2
 - Approval recommended by the Planning Commission on October 18, 2021
 - Approved by the Metropolitan Council on November 17, 2021
- **ISPUD-1-18** Electric Depot-Building A
 - Approval recommended by the Planning Commission on March 19, 2018
 - Approved by the Metropolitan Council on April 18, 2018

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of commercial, residential, industrial, and undeveloped properties
- Will not change existing land use patterns

Regulatory Issues

- Lots do not meet the minimum dimensional requirements
 - Change in zoning reduces the extent of nonconformity

Lot Dimensional Requirements		
C-AB-2	Minimum Required	Existing
Lot Width	N/A	30 ft (smallest)
Lot Area	N/A	2,178 sf (smallest)

Transportation

- Property located on the Major Street Plan- *Government Street*
 - Completed
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Government Street separated bike lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Eddie Robinson Drive bike boulevard, Louisiana Avenue bike boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

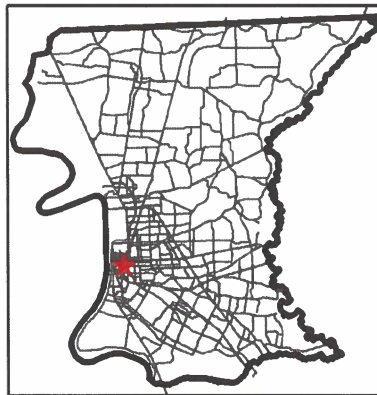
Community Outreach/Notification

- Subject property posted July 22, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on July 29, 2022
- Staff reports available to review August 4, 2022 at <http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on August 5, 9 and 11, 2022



Legend

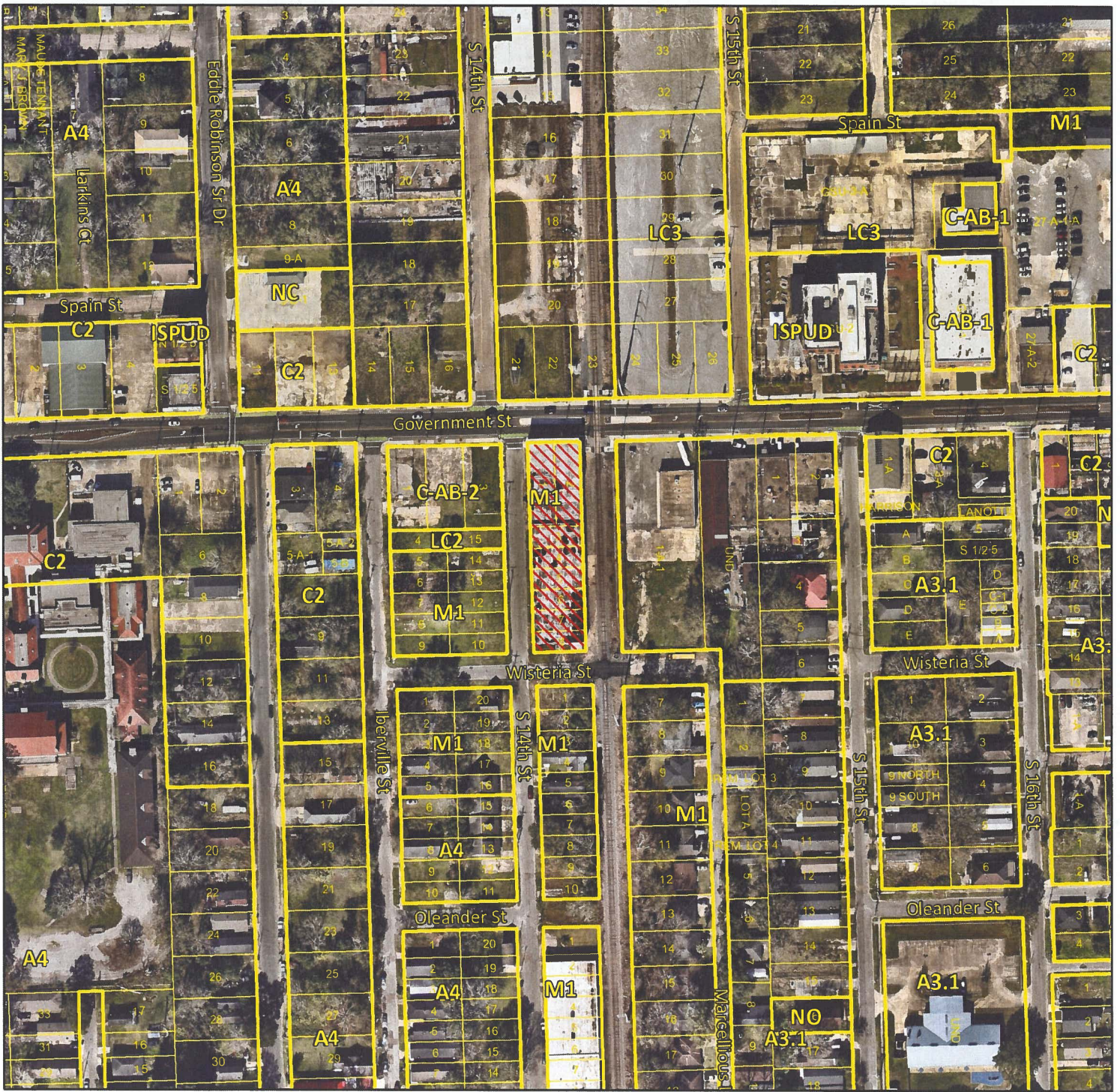
- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Graphic
- Lot Graphic
- Special Flood Hazard Area
- A** Zoning Labels






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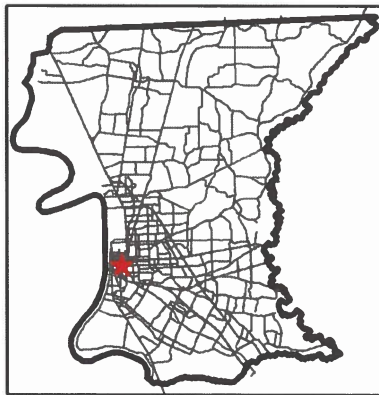
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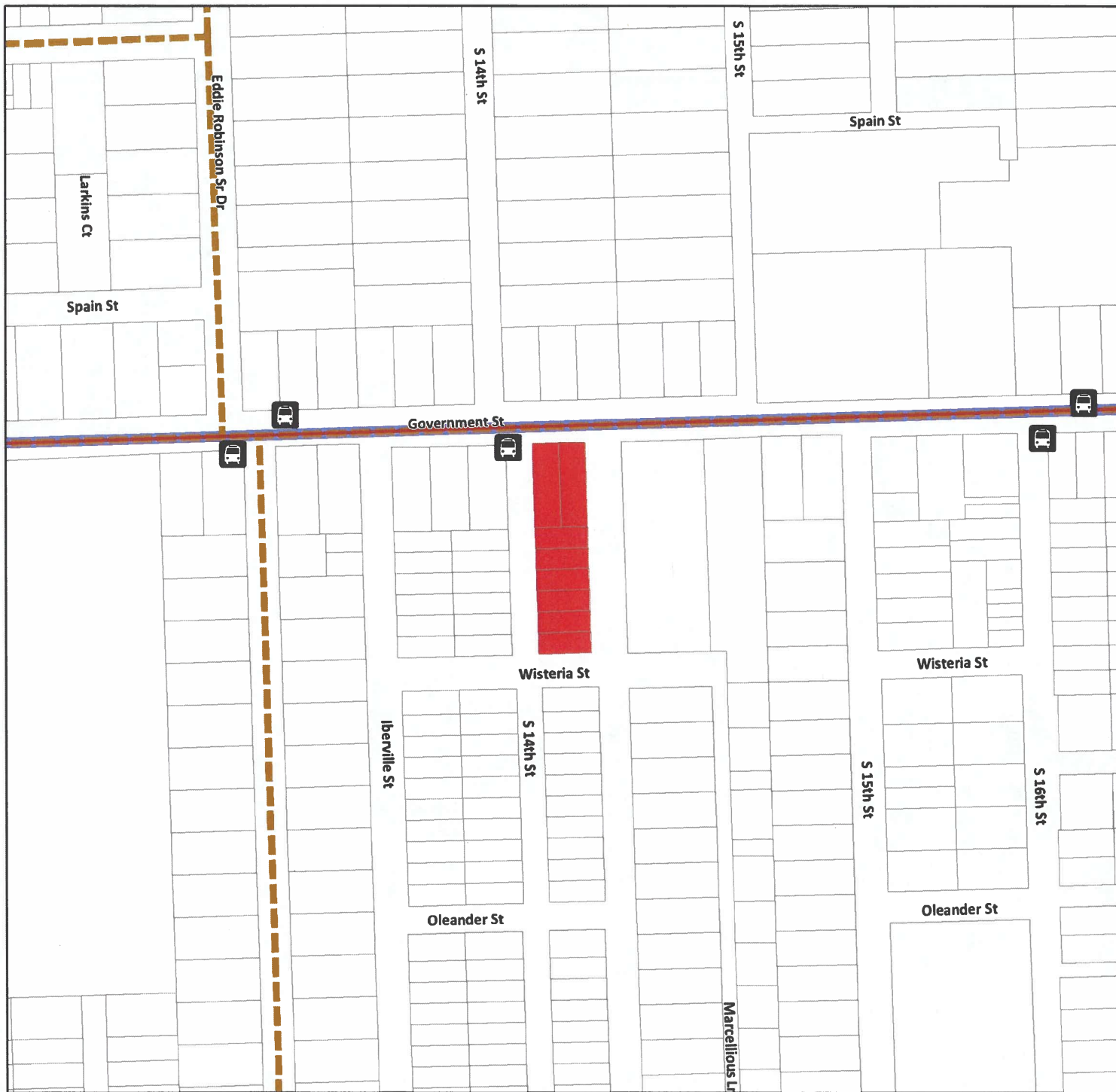
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



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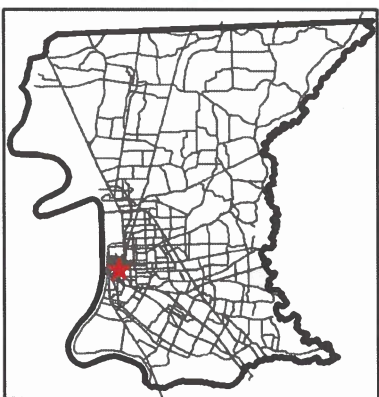






Legend

	Current Case		Pedestrian/Bike Master Plan
	MoveBR Projects		Existing
Major Street Plan Status			Proposed
	Completed		Transit
	Additional		Tiger Trails
	Future		Bus Stops



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0 100 200 300 400
Feet



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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PARISH OF EAST BATON ROUGE
PLANNING COMMISSION