



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

July 10, 2025

TO: Planning Commission

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

FROM: Yulonda Derrick, Senior Planner *YD*

SUBJECT: **Case 25-25** 449 and 455 Hearthstone Drive

Application Summary			
Applicant	Travis Noote	Submittal Date	June 5, 2025
Site Area	970 sf		
Location	East side of Hearthstone Drive, north of Government Street (Council District 10-Coleman)		
Planning Commission Meeting Date	July 21, 2025	Metropolitan Council Meeting Date	August 20, 2025
Request			
Requested Zoning	Commercial Alcoholic Beverage (bar and lounge) (C-AB-2)	Existing Zoning	Light Commercial (C1)
Proposed Use(s)	Theater (with alcohol)	Existing Use(s)	Theater (without alcohol)
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-2, Commercial Alcoholic Beverage (restaurant)(C-AB-1), Limited Residential (A3.1)		
Surrounding Uses	Low density single family residential, medium density two-family residential, restaurant (with/without alcohol), office, retail sales, educational institution, health club, 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

- **Case 35-22** 415 Bedford Drive, A3.1 and C1 to A3.1
 - Approval recommended by the Planning Commission on June 20, 2022
 - Approved by the Metropolitan Council on July 20, 2022
- **Case 65-21** 3101 and 3115 Government Street, C1 to C-AB-2
 - Approval recommended by the Planning Commission on September 20, 2021
 - Approved by the Metropolitan Council on October 20, 2021

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential, institutional and 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-2	Minimum Required	Existing
Lot Width	N/A	155 ft
Lot Area	N/A	6,098 sf

Transportation

- Property located along the Major Street Plan- *Government Street*
 - Completed
- Property located in the vicinity of street on the Major Street Plan- *South Acadian Thruway*
- Property located adjacent to existing facility on the Pedestrian and Bicycle Master Plan- *Government Street bike lane*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *Acadian Thruway sidepath*
- Property located in the vicinity of transit stop

Environmental Issues







- Property located outside of a Special Flood Hazard Area

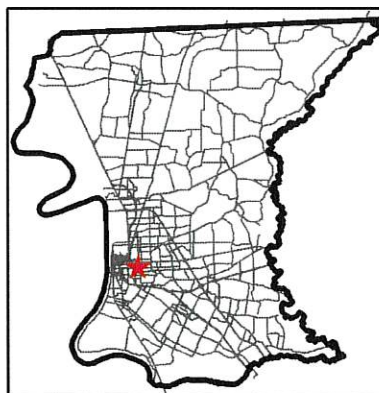
Community Outreach/Notification

- Subject property posted June 23, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Ogden Park Civic Association on July 3, 2025
- Staff reports available to review July 10, 2025 at <http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on July 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



25-25



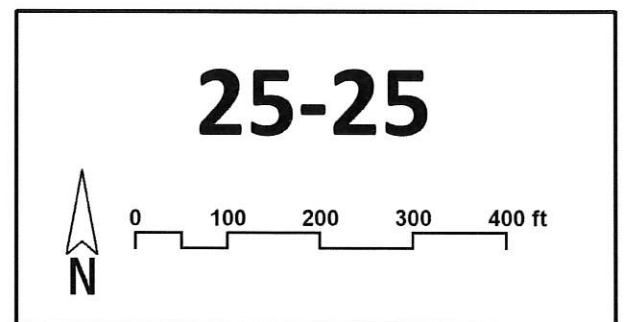
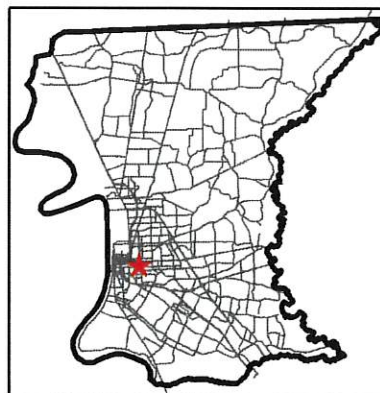
0 100 200 300 400 ft





Legend

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





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
- B Bus Stops



25-25



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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PARISH OF EAST BATON ROUGE
PLANNING COMMISSION