



## 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

December 2, 2021

TO: Planning Commission

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

FROM: Donnicha London, Planner II *DL*

SUBJECT: **Case 94-21** 12047 Old Hammond Highway

Application Summary			
<b>Applicant</b>	Bao Dinh Nguyen	<b>Submittal Date</b>	October 28, 2021
<b>Site Area</b>	13,068 sf		
<b>Location</b>	Northeast corner of Old Hammond Highway and Beauverde Court (Council District 4-Moak)		
<b>Planning Commission Meeting Date</b>	December 13, 2021	<b>Metropolitan Council Meeting Date</b>	January 19, 2022
Request			
<b>Requested Zoning</b>	Neighborhood Commercial (NC)	<b>Existing Zoning</b>	Transition (B1)
<b>Proposed Use(s)</b>	Convenience store	<b>Existing Use(s)</b>	Office
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Mixed-Use	<b>Character Area</b>	Suburban
<b>Overlay District</b>	N/A	<b>Special Flood Hazard</b>	No
Area Characteristics			
<b>Surrounding Zoning</b>	B1, NC, Rural, Single Family Residential (A1)		
<b>Surrounding Uses</b>	High and medium density multi-family residential, low density single family residential, medical office or clinic, office, personal service establishment, retail sales, 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 59-19** 1655 Sherwood Forest Boulevard, A1 to Single Family Residential (A2.7)
  - Denied by the Planning Commission on November 18, 2019
- **Case 13-18** 12220, 12230 Old Hammond Highway, Rural to HC1
  - Approval recommended by the Planning Commission on March 19, 2018
  - Approved by the Metropolitan Council on April 18, 2018
- **MCUP-1-18** Five Oak Event Center (11936 Old Hammond Highway)
  - Approval recommended by the Planning Commission on June 18, 2018
  - Approved by the Metropolitan Council on July 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 residential, office and commercial uses
- Will not change existing land use patterns

#### Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
NC	Minimum Required	Existing
Lot Width	50 ft	204 ft
Lot Area	6,000 sf	13,068 sf

#### Transportation

- Property located on the Major Street Plan- *Old Hammond Highway*
  - Completed
- Property located in the vicinity of proposed MOVEBR Project- *Old Hammond Highway (Blvd de Province-Millerville)*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Old Hammond Highway separated bike lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Jones Creek trail, BREC Lively Bayou trail*

#### Environmental Issues

- Property located outside of a Special Flood Hazard Area

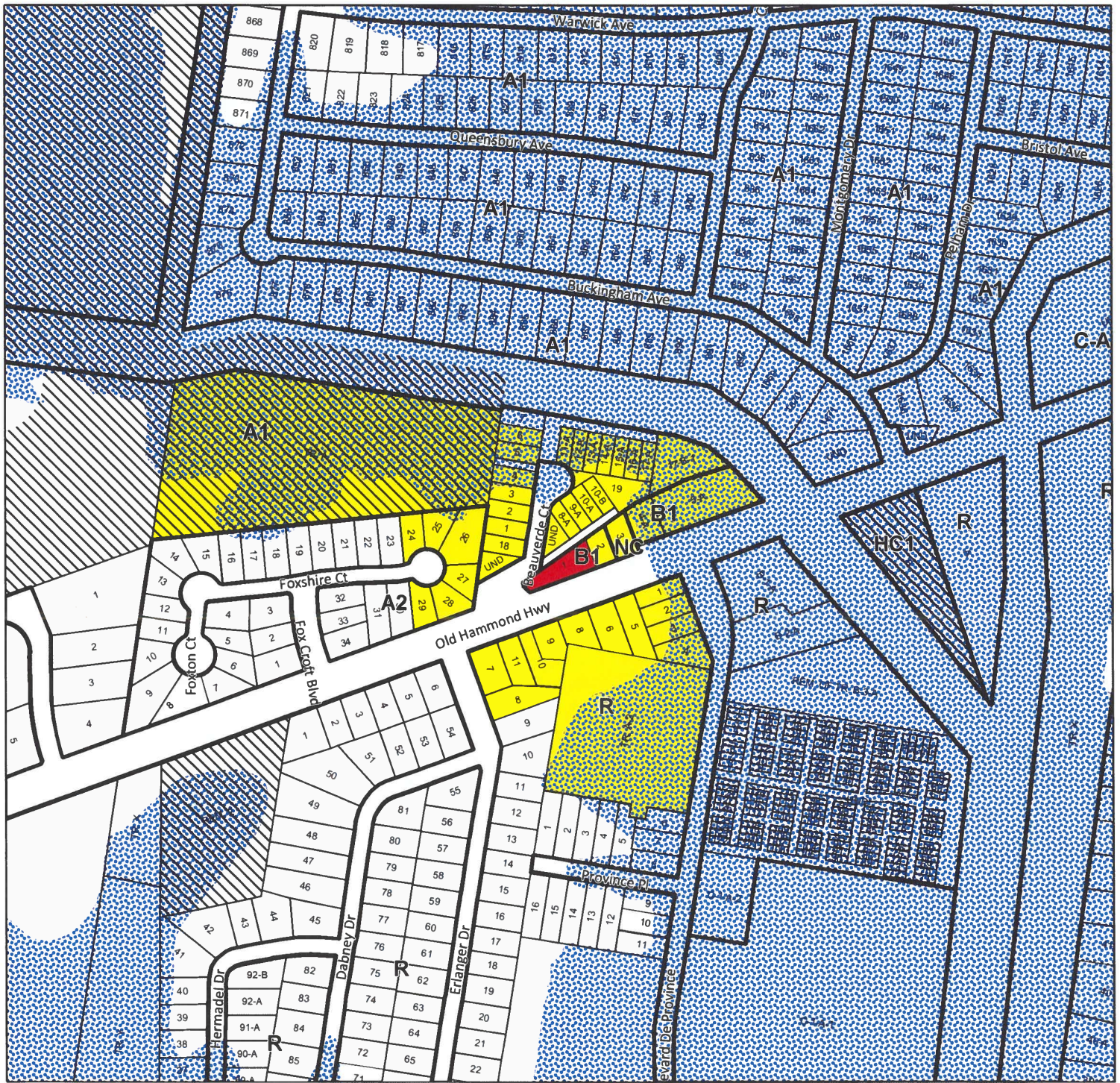
#### Community Outreach/Notification

- BREC notified on November 2, 2021
- Subject property posted on November 12, 2021
- Public Notification Cards mailed to property owners within 300 foot radius on November 24, 2021
- Staff reports available to review on December 2, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on December 3, 7 and 9, 2021







**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





### Legend

-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels



# 94-21



0 200 400 600 800 ft






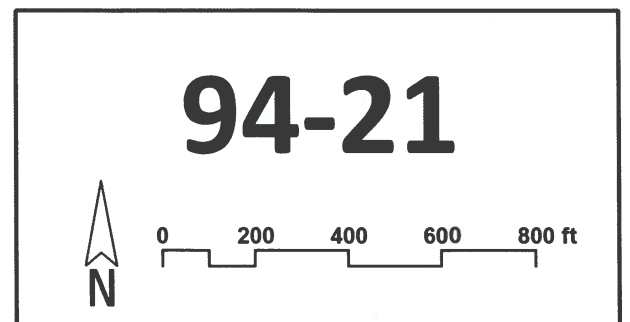
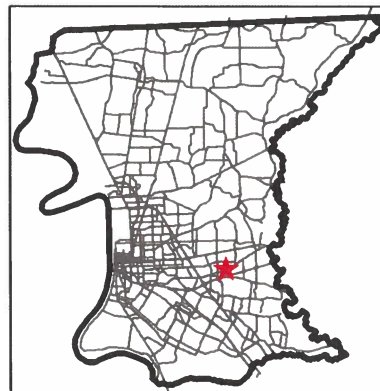
**CITY OF BATON ROUGE**  
PARISH OF EAST BATON ROUGE  
PLANNING COMMISSION



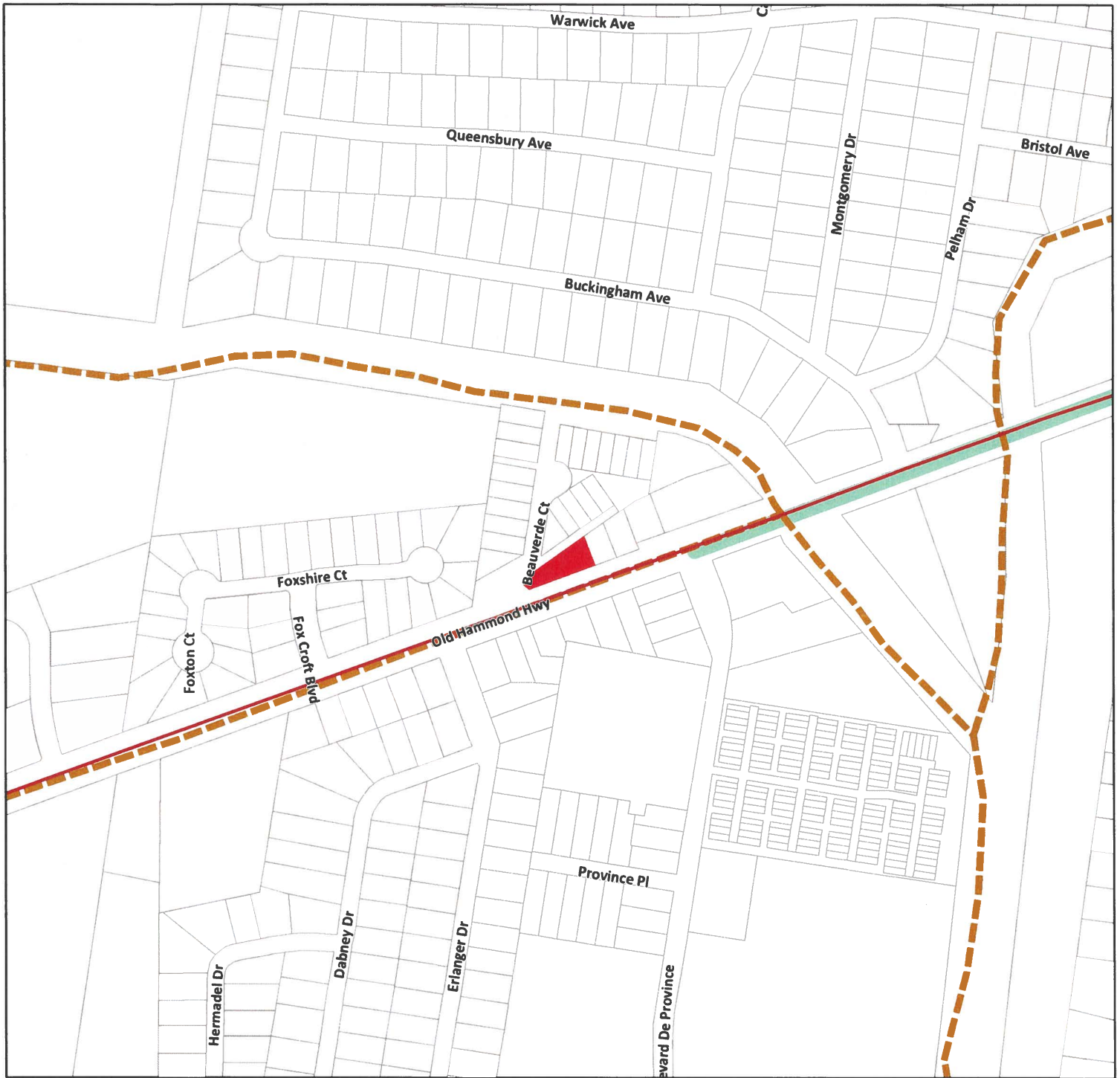


**Legend**

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

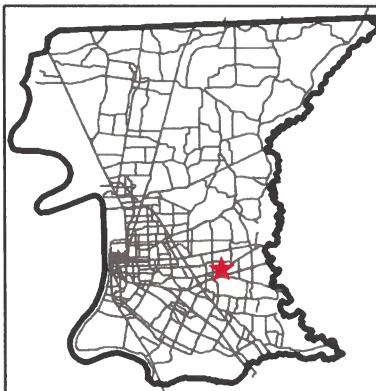




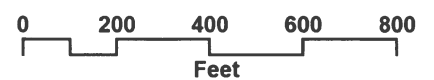


**Legend**

- |                                 |                |  |                                    |
|---------------------------------|----------------|--|------------------------------------|
|                                 | Current Case   |  | <b>Pedestrian/Bike Master Plan</b> |
|                                 | MovEBR Project |  | Existing                           |
| <b>Major Street Plan Status</b> |                |  | Proposed                           |
|                                 | Completed      |  | <b>Transit</b>                     |
|                                 | Additional     |  | Bus Routes                         |
|                                 | Future         |  | Bus Stops                          |



**94-21**



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.



**CITY OF BATON ROUGE**  
PARISH OF EAST BATON ROUGE  
PLANNING COMMISSION