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 9, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 26-26** 14832 Old Hammond Highway

Application Summary			
Applicant	Brad J. Bourgeois	**Submittal Date**	June 4, 2026
Site Area	15,246 sf		
Location	South side of Old Hammond Highway, west of Lakemont Drive (Council District 4-Moak)		
Planning Commission Meeting Date	July 20, 2026	**Metropolitan Council Meeting Date**	August 19, 2026
Request			
Requested Zoning	Neighborhood Commercial (NC)	**Existing Zoning**	Rural
Proposed Use(s)	Restaurant (without alcohol)	**Existing Use(s)**	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Neighborhood Center	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	NC, Rural, Neighborhood Commercial Alcoholic Beverage (restaurant) (NC-AB), Light Commercial (C1)		
Surrounding Uses	Low density single family residential, religious and educational institution, restaurant (with alcohol), retail sales, warehouse, wholesales, glass installation, office, 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 8-25** 1201 Millerville Road, Rural to Light Commercial Two (LC2)
  - Approval recommended by the Planning Commission on March 17, 2025
  - Approved by the Metropolitan Council on April 16, 2025
- **Case 16-23** 14700 Old Hammond Highway, Rural to Light Commercial One (LC1)
  - Approval recommended by the Planning Commission on April 17, 2023
  - Approved by the Metropolitan Council on May 17, 2023

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential, institutional, office and commercial properties
- Will not change existing land use pattern

Regulatory Issues

- Buffer will be required between proposed commercial use and residential
- No drive thru windows per UDC § 9.2.4.C
- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
NC	**Minimum Required**	**Existing**
Lot Width	50 ft	70 ft
Lot Area	6,000 sf	15,246 sf

Transportation

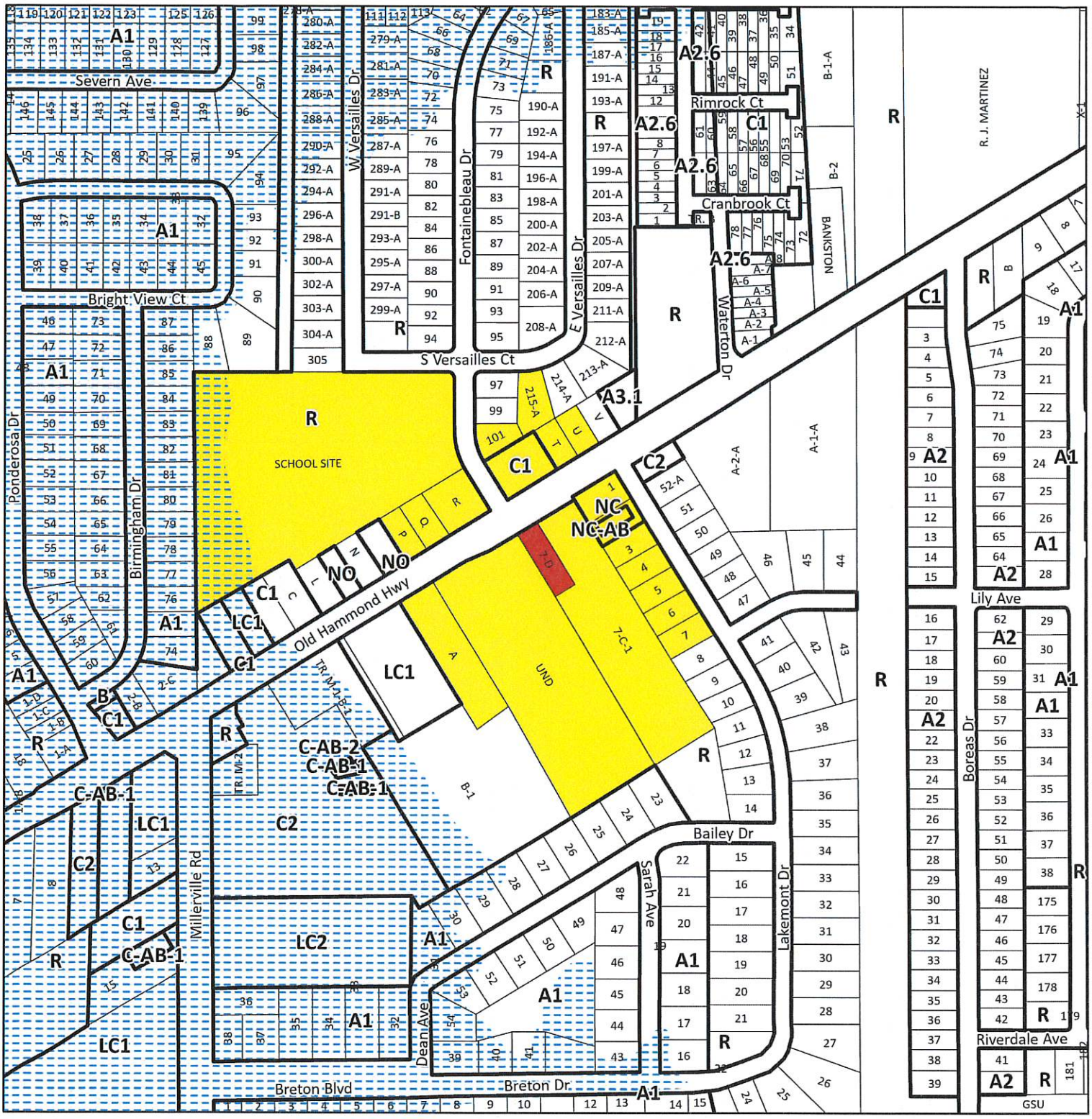
- Property located along the Major Street Plan- *Old Hammond Highway*
  - Completed
- Property located in vicinity of street on Major Street Plan- *Millerville Road*
- Property located along proposed MOVEBR Project- *Old Hammond Highway (Millerville-O'Neal)*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *BREC Greenwell Springs to River Road trail*

Environmental Issues

- Property located outside of a Special Flood Hazard Area

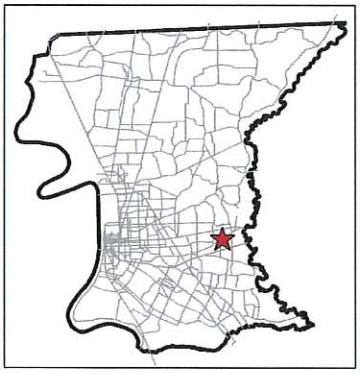
Community Outreach/Notification

- Subject property posted June 24, 2026
- Public Notification Cards mailed to property owners within 300 foot radius on July 2, 2026
- Staff reports available to review July 9, 2026 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on July 10, 14 and 16, 2026



Legend

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Districts
- Lot Boundaries
- Special Flood Hazard Area



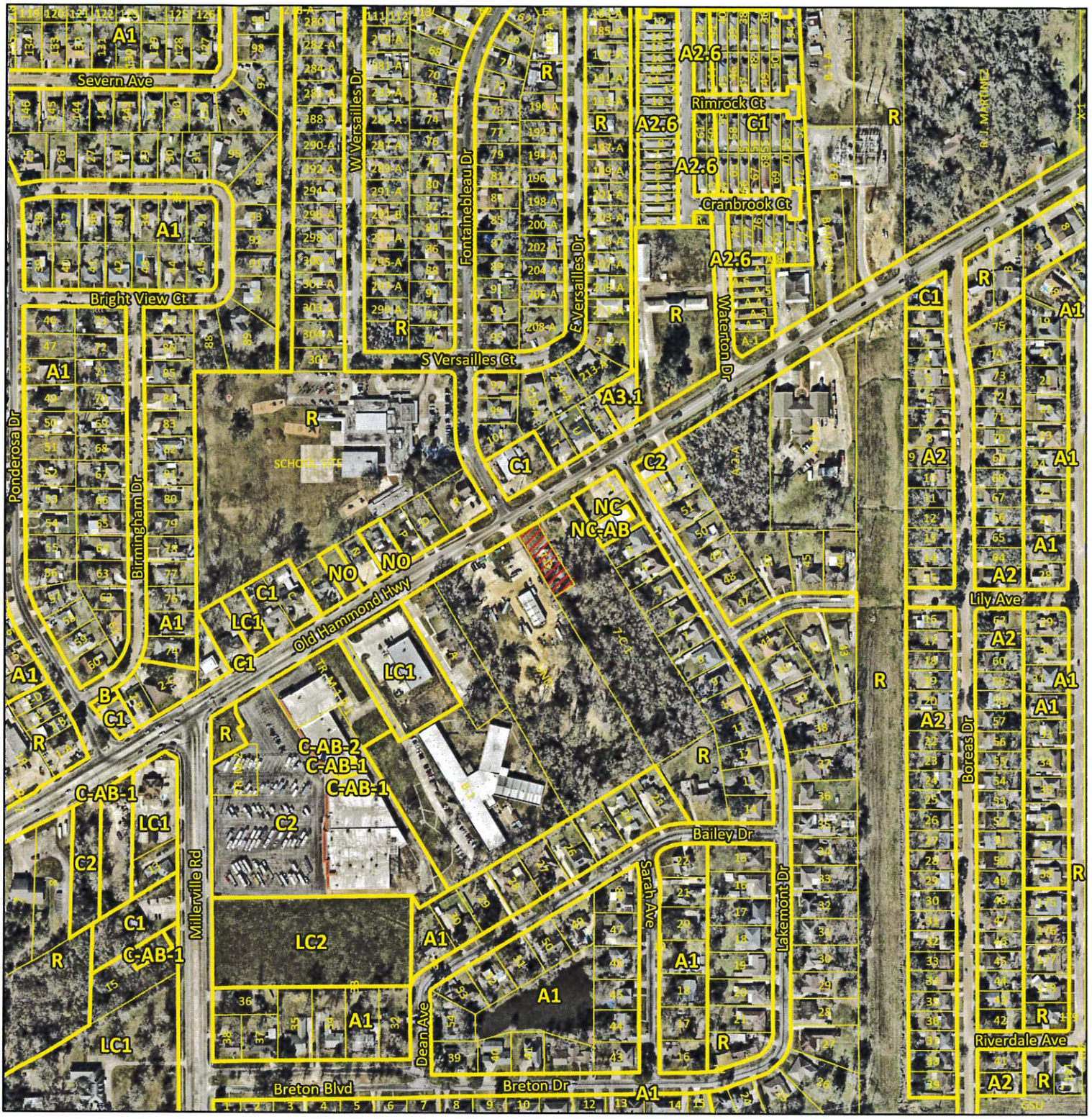
26-26

N

0 200 400 600 800 ft

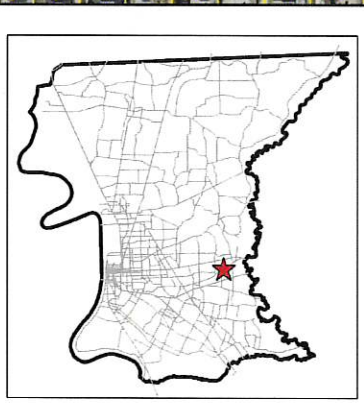
Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



Legend

- Current Case
- Zoning Districts
- Lot Boundaries



26-26

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.

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
- CATS/Tiger Trails
- Bus Stops
- Bike/Ped Existing
- Bike/Ped Proposed



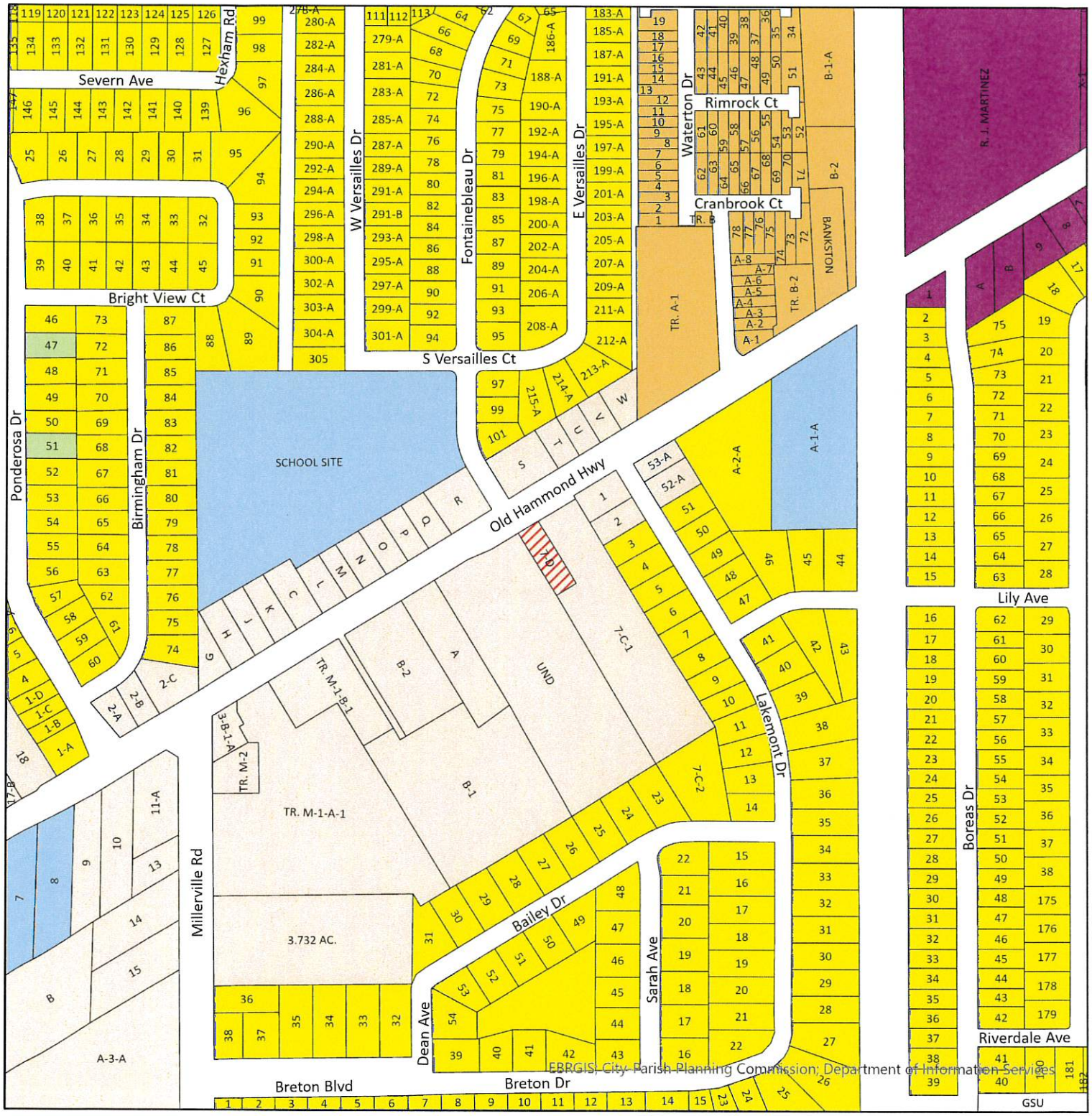
26-26

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.

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION

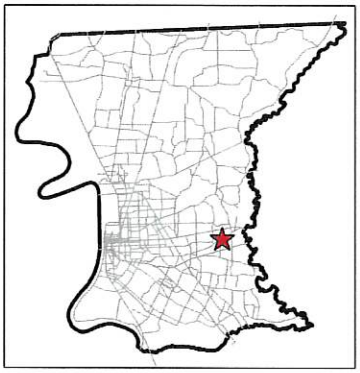


Legend

- Lot Boundaries
- Current Case

Future Land Use

- Agricultural and Rural
- Residential Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Neighborhood Center
- Office
- Mixed Use
- Regional Center
- Commercial
- Industrial
- Institutional
- Downtown Core
- Employment Center
- Open Space
- Park



26-26

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.

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION