



Date Received: 3/29/2019

### Conditional Use Permit

City of Baton Rouge / Parish of East Baton Rouge  
Office of the Planning Commission, 1100 Laurel Street, Suite 400  
Baton Rouge, Louisiana 70802

#### Staff Use Only

Fee(s): 825.00  
Case Number: CUP 3-19  
MPN Project Number: 51461-CUP

Application Taken by: G.A.  
Meeting Date: 5/20/2019

#### Please Print or Type

- Applicant Name and Title: Phong Le, Architect  
 Email Address: ple@learchitect.com Daytime Telephone: (225) 955-0686  
 Address: 7516 Bluebonnet Blvd., #144 City: Baton Rouge State: LA ZIP: 70810  
 Business (if applicable): Le Architect LLC
- Name of Property Owner: Cong Tran  
 Email Address: Ctran98@gmail.com Daytime Telephone: (225) 302-1017  
 Address: 18282 S. Harrell's Ferry Rd. City: Baton Rouge State: LA ZIP: 70816
- Subject Property Information:  
 CPPC Lot ID#(s): 1520690268, 1520690269  
 Lot #(s): E-1-B-1 & E-1-B-2 Block/Square: 69  
 Subdivision or Tract Name: Sartwell, C.F. Tract  
 (If property is not subdivided, attach a complete legal description and a survey map indicating bearings and dimensions.)  
 Nearest Intersection: Palmer Lane
- Property Street Address: 18282 S. Harrell's Ferry Rd.
- Have any conditional use permits been granted for this location:  Yes  No  
 If yes, state conditional use and the date of approval:  
 \_\_\_\_\_  
 \_\_\_\_\_
- Action Requested:  Conditional Use Approval  Conditional Use Adjustment
- Existing Zoning District: Rural

8. Does the Conditional Use Application/Adjustment require rezoning:  Yes  No  
If yes, an application for rezoning to the appropriate zoning district must be filed concurrently with this application.

9. Specific proposed Conditional Use: Reception Hall without alcohol

10. Justification for action requested: Building was a former church and has large open green areas. It is now vacant and recently purchased. The owner wants to open a reception hall to serve the area.

11. Previous applications:  
Has any application been submitted to the Planning Commission concerning any part of the subject property within the past two years:  Yes  No  
If yes, provide the details and the final decision: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Stormwater Management Plan (SMP):  
 Submitted  No Submitted (If not submitted, explain) \_\_\_\_\_  
Existing building, driveway, and parking. No changes to site.  
\_\_\_\_\_  
\_\_\_\_\_

13. Drainage Impact Study (DIS):  
 Submitted  No Submitted (If not submitted, explain) \_\_\_\_\_  
Existing building, driveway, and parking. No changes to site.  
\_\_\_\_\_  
\_\_\_\_\_

14. Water Quality Impact Study (WQIS):  
 Submitted  No Submitted (If not submitted, explain) \_\_\_\_\_  
Existing building, driveway, and parking. No changes to site.  
\_\_\_\_\_  
\_\_\_\_\_

15. Attach a copy of the proposed conditional use site plan (see checklist requirements)

16. Describe impact on infrastructure (streets, drainage, sewer): \_\_\_\_\_  
Existing building, driveway, and parking. No impact on infrastructure.  
\_\_\_\_\_  
\_\_\_\_\_

17. Impact of Public Facilities  
Describe the impact on Public Services such as schools, parks, transportation and other public facilities: \_\_\_\_\_  
No impact on Public Services.  
\_\_\_\_\_  
\_\_\_\_\_

18. Effects on Adjacent Properties:  
Describe any proposed mitigation and/or reduction of adverse effects, including visual impacts of the proposed use on adjacent properties: This is a large tract of land with 3.25 Acres. It is not in a subdivision. To the right is vacant land. To the left and rear is residential, with large trees screen and fence.

19. Compliance with Development Review Committee and/or Departments of Development and Transportation and Drainage comments will be required prior to approval:

Acknowledgment

**20. Acknowledgement:**


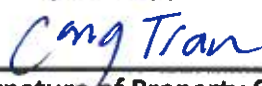
I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Planning Commission nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application, nor can the City or Parish enforce private deed restrictions or covenants. It is my responsibility as an Applicant to determine if any such deed restrictions and covenants exist on the subject property, and to be aware that violations of the same subject me and/or Property Owner to litigation from others.

I acknowledge that the Planning Commission makes the final decision on the approval or denial of this application. I also recognize I do not have a right to an approval, regardless of staff certification that the application meets ordinance requirements. A Public Hearing is required to be held and the Planning Commission will make the decision based upon all evidence presented at the meeting.

I understand that the application fee is nonrefundable. (Applications must be received by 10:00a.m. on the scheduled Application Deadline.)

I understand that construction shall commence within one year of the approval date. Failure to commence construction within that period shall automatically render the Conditional Use Permit null and void. A permit for a Conditional Use authorizes only the particular use for which it was issued and such permit shall automatically expire and cease to be of any force or effect if such use shall, for any reason, be discontinued for a period of one year.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

	Phong Le	3/22/19
Signature of Applicant	Type or Print Name of Applicant	Date
	Cong Tran	3/22/19
Signature of Property Owner	Type or Print Name of Property Owner	Date

**Note:** The Conditional Use Permit fee is determined according to the attached schedule. A rezoning application and fee may be required in addition to this application. Refer to Chapter 8 of the Unified Development Code for complete requirements and procedures relating to Conditional Use Permits.

**Staff Use Only**

- A. Land Use Classification(s): \_\_\_\_\_
- B. Zoning Classification(s): \_\_\_\_\_
- C. Existing Land Use(s): \_\_\_\_\_
- D. Surrounding Land Use(s): \_\_\_\_\_
- E. Surrounding Land Use Classification(s): \_\_\_\_\_
- F. Surrounding Zoning Classification(s): \_\_\_\_\_
- G. Proposed Conditional Use: \_\_\_\_\_
- H. Comprehensive Land Use Plan:  Consistent  Not Consistent
- I. Planning District/Sub Area: \_\_\_\_\_
- J. Census Tract: \_\_\_\_\_
- K. Lot and Block: \_\_\_\_\_
- L. Council District: 1 2 3 4 5 6 7 8 9 10 11 12
- M. Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

N. \_\_\_\_\_  
Planning Director or Authorized Signature Date