



**Office of the Planning Commission**

City of Baton Rouge and Parish of East Baton Rouge  
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Ryan L. Holcomb, AICP  
Interim Planning Director

July 9, 2020

TO: Planning Commission

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

FROM: Michael F. Hynson, Planner II *MFH*

SUBJECT: **CUP-4-20** St Thomas More (11441 Goodwood Blvd)

| Application Summary                                                                                                                                                                                              |                                                                                                |                                          |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------|--------------|
| <b>Applicant</b>                                                                                                                                                                                                 | David Hebert                                                                                   | <b>Submittal Date</b>                    | June 4, 2020 |
| <b>Design Professional</b>                                                                                                                                                                                       | Grace Hebert Curtis Architects                                                                 |                                          |              |
| <b>Lot and Block</b>                                                                                                                                                                                             | 40                                                                                             | <b>Site Area</b>                         | 11.96 Acres  |
| <b>Location</b>                                                                                                                                                                                                  | North of Goodwood Boulevard and east of Sherwood Forest Boulevard. (Council District 4-Wilson) |                                          |              |
| <b>Planning Commission Meeting Date</b>                                                                                                                                                                          | July 20, 2020                                                                                  | <b>Metropolitan Council Meeting Date</b> | N/A          |
| Request                                                                                                                                                                                                          |                                                                                                |                                          |              |
| <b>Requested Zoning</b>                                                                                                                                                                                          | N/A                                                                                            |                                          |              |
| <b>Proposed Use(s)</b>                                                                                                                                                                                           | Two new classroom buildings and a new church office                                            |                                          |              |
| Site Characteristics                                                                                                                                                                                             |                                                                                                |                                          |              |
| <b>FUTUREBR Land Use Designation</b>                                                                                                                                                                             | Residential Neighborhood                                                                       | <b>Character Area</b>                    | Suburban     |
| <b>Existing Zoning</b>                                                                                                                                                                                           | Single Family Residential (A1)                                                                 | <b>Overlay District</b>                  | None         |
| <b>Existing Use</b>                                                                                                                                                                                              | Institutional                                                                                  | <b>Special Flood Hazard</b>              | Yes ± 15%    |
| Area Characteristics                                                                                                                                                                                             |                                                                                                |                                          |              |
| <b>Surrounding Zoning</b>                                                                                                                                                                                        | A1, Limited Residential (A3.1)                                                                 |                                          |              |
| <b>Surrounding Uses</b>                                                                                                                                                                                          | Single family residential, institutional                                                       |                                          |              |
| Findings                                                                                                                                                                                                         |                                                                                                |                                          |              |
| Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements |                                                                                                |                                          |              |

**Case History –Site**

- None

**Case History –Area**

- **Case 60-80** 11421 and 11441 Sherbrook Drive, A1 to A3.1
  - Approval recommended by the Planning Commission on September 17, 2018
  - Approved by the Metropolitan Council on October 17, 2018
- **Case 59-19** 1655 Sherwood Forest Boulevard, A1 to A2.7
  - Denied by the Planning Commission on November 18, 2019
- **Case 54-19** 1655 Sherwood Forest Boulevard, A1 to Rural
  - Withdrawn by applicant on August 1, 2019

**Comprehensive Plan Consistency**

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

**Neighborhood Compatibility**

- Subject property is a part of larger educational institution campus
- Proposed conditional use permit will not change the character of the area
- Surrounding uses include single family residential and institutional uses

**Regulatory Issues**

- Site not located on road on MoveBR
- Existing and proposed pedestrian circulation connects interior sidewalks to existing sidewalks along Goodwood Boulevard, Dartmoor Drive, Sherbrook Drive, and Sylvan Drive.
- No new signs proposed
- Parking study approved by Interim Planning Director
  - Student capacity will not increase as a result of additions
- Alternate median parking islands approved by Development Director
  
- Proposed motor vehicle parking meets minimum requirement of the UDC:

| <b>Parking</b>     |                 |                 |                           |
|--------------------|-----------------|-----------------|---------------------------|
|                    | <b>Existing</b> | <b>Proposed</b> | <b>Meets Requirements</b> |
| <b>Auto Spaces</b> | 252             | 295             | Yes                       |
| <b>ADA Spaces</b>  | 13              | 12              | Yes                       |
| <b>Bike Spaces</b> | 15              | 15              | Yes                       |

- Proposed setbacks meet requirements:

| <b>Setbacks</b>                |                     |                 |
|--------------------------------|---------------------|-----------------|
|                                | <b>Typical (A1)</b> | <b>Proposed</b> |
| <b>Front Yard</b>              | 15 ft               | 157 ft          |
| <b>Corner Side Yard (east)</b> | 8 ft                | 24 ft           |
| <b>Corner Side Yard (west)</b> | 8 ft                | 184 ft          |
| <b>Rear Yard</b>               | 25 ft               | 29 ft           |

**Environmental Issues**

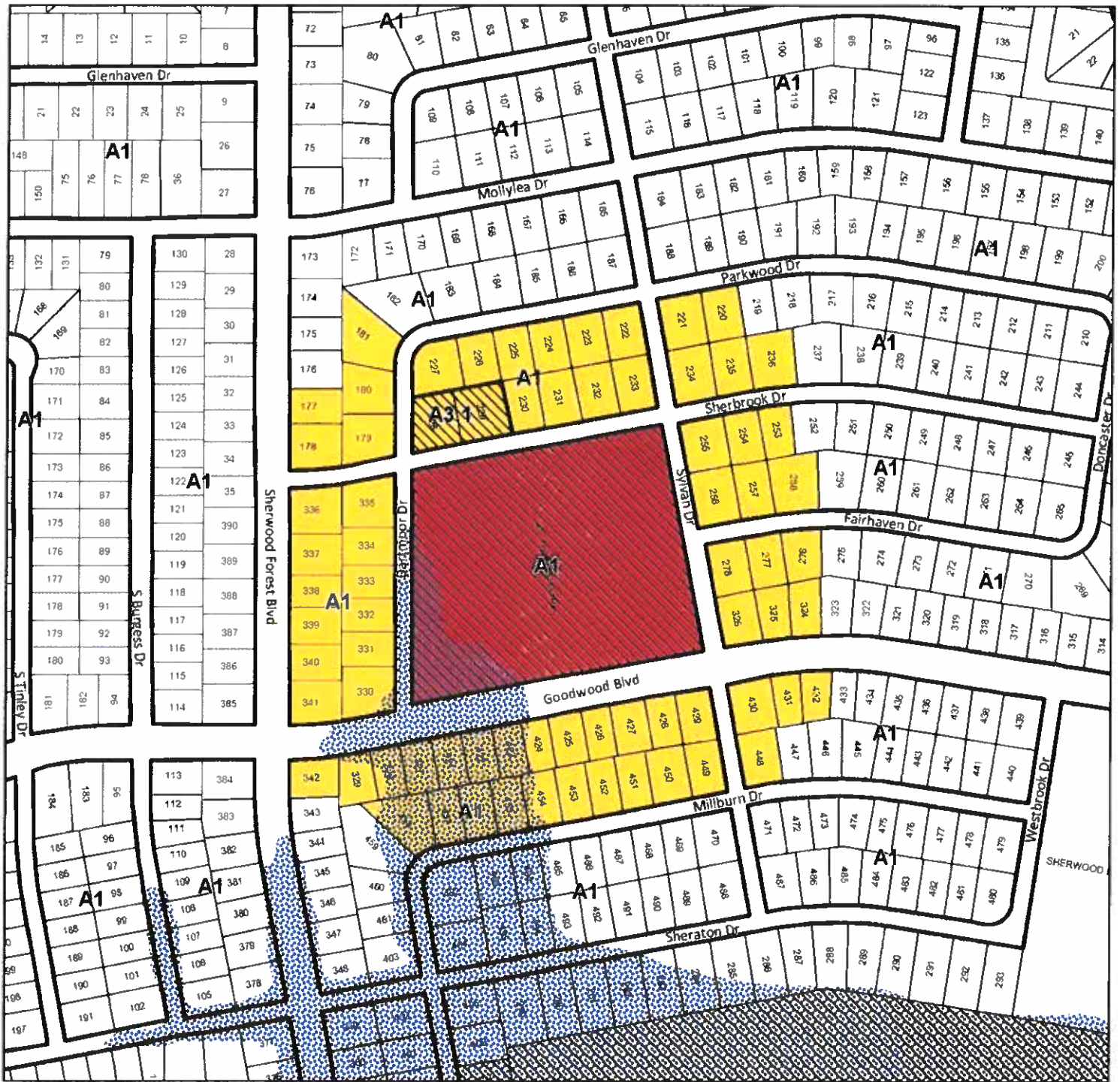
- 15% located in AE Flood Zone requiring elevated finished floors for new construction

**Community Outreach/Notification**

- Subject property posted on June 19, 2020
- Public Notification Cards mailed to property owners within 300 foot radius and to the Sherwood Forest HOA on July 3, 2020
- Staff reports available to review on July 9, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on July 10, 14, and 16, 2020

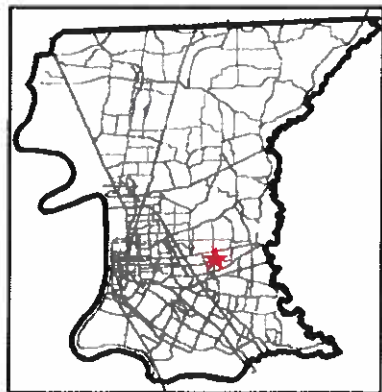
**Findings**

Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements



**Legend**

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



# CUP-4-20

N




0 200 400 600 800 ft

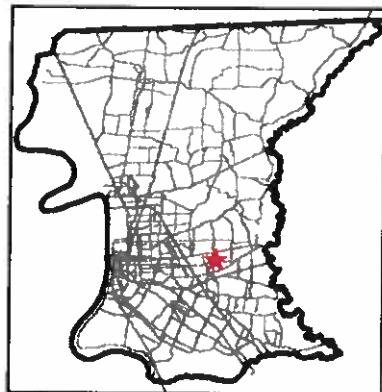
**SCALE**






**Legend**


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



# CUP-4-20



N



0 200 400 600 800 ft

SCALE

