



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

February 10, 2022

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director
 FROM: Meaghan Nguyen, Planner II
 SUBJECT: **CUP-1-22** St. Jean Vianney, Classroom Building

Application Summary			
Applicant	Thomas Miremont	Submittal Date	December 16, 2021
Design Professional	Brent Guilbeau, AICP; Coleman Partners Architects		
Lot and Block	15	Site Area	8.79 acres
Location	South side of South Harrell's Ferry Road, east of O'Neal Lane (Council District 9-Hudson)		
Planning Commission Meeting Date	February 21, 2022	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A	Existing Zoning	Rural (R)
Proposed Use(s)	Replacement of temporary educational with permanent building	Existing Use(s)	Educational institution
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	R, Small Planned Unit Development (SPUD), Light Commercial (C1), Light Commercial One (LC1), High Density Multi-Family Residential (A3.3), Neighborhood Commercial Alcoholic Beverage (restaurant)(NC-AB), Heavy Commercial One (HC1)		
Surrounding Uses	Religious institution, undeveloped, retail sales, high density multi-family residential, medium density single family residential, personal service establishment, convenience store, restaurant		
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 44-21** 2863 and 2873 O’Neal Lane, Rural to LC1
 - Approval recommended by the Planning Commission on July 19, 2021
 - Approved by the Metropolitan Council on August 18, 2021
- **S-6-20** Villas at Oak Bend
 - Approved by the Planning Commission on December 14, 2020
- **SPUD-1-20** Chapel Hill, C1 to SPUD, proposed 46 medium density residential town house units
 - Approval recommended by the Planning Commission on May 18, 2018
 - Approved by the Metropolitan Council on June 17, 2020
- **Case 2-18** 2862 O’Neal Lane, Rural to HC1
 - Approval recommended by the Planning Commission on February 19, 2018
 - Approved by the Metropolitan Council on March 21, 2018
- **Case 61-17** Shenandoah Business Park (3650 O’Neal Lane), Rural to A3.1
 - Approval recommended by the Planning Commission on August 21, 2017
 - Approved by the Metropolitan Council on September 20, 2017
- **Case 51-17** 16441 South Harrell’s Ferry Road, Rural to A3.3
 - Approval recommended by the Planning Commission on July 17, 2017
 - Approved by the Metropolitan Council on August 16, 2017
- **Case 38-17** 15975 South Harrell’s Ferry Road, Rural to LC3
 - Approval recommended by the Planning Commission on June 19, 2017
 - Approved by the Metropolitan Council on July 19, 2017

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Adjacent to undeveloped property to the east and medium density residential to the west
- Area contains a mixture of medium and high density residential, light commercial, institutional, and undeveloped uses
- Will not change the character of the area

Regulatory Issues

- Alternative landscaping approved by Development Director per UDC §18.7.5.A.5
- No buffers are required
- Sidewalks exist within the current development connecting internal buildings
- Building height complies with UDC requirements
- Main entrances to development will not be altered from South Harrell’s Ferry Road
- Motor vehicle parking meets minimum requirements of the UDC:
 - Parking shared with adjacent religious institution
 - Motor vehicle parking provided for institutional use approved by Planning Director, per UDC §17.4.2.A

- Proposed building setbacks shown in chart below:

Yards	Setbacks	
	Minimum (R)	Proposed
Front	15 ft	15 ft min
Side	5 ft	5 ft min
Rear	25 ft	25 ft min

Transportation Analysis

- Property located on the Major Street Plan- *South Harrell's Ferry Road*
 - Additional Right-of-Way may be needed
- Property located in the vicinity of street on the Major Street Plan- *O'Neal Lane*
- Property located adjacent to proposed MOVEBR Project- *South Harrell's Ferry Road multi-use path*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *South Harrell's Ferry Road sidepath*
- Property located in the vicinity of transit stop

Environmental Issues

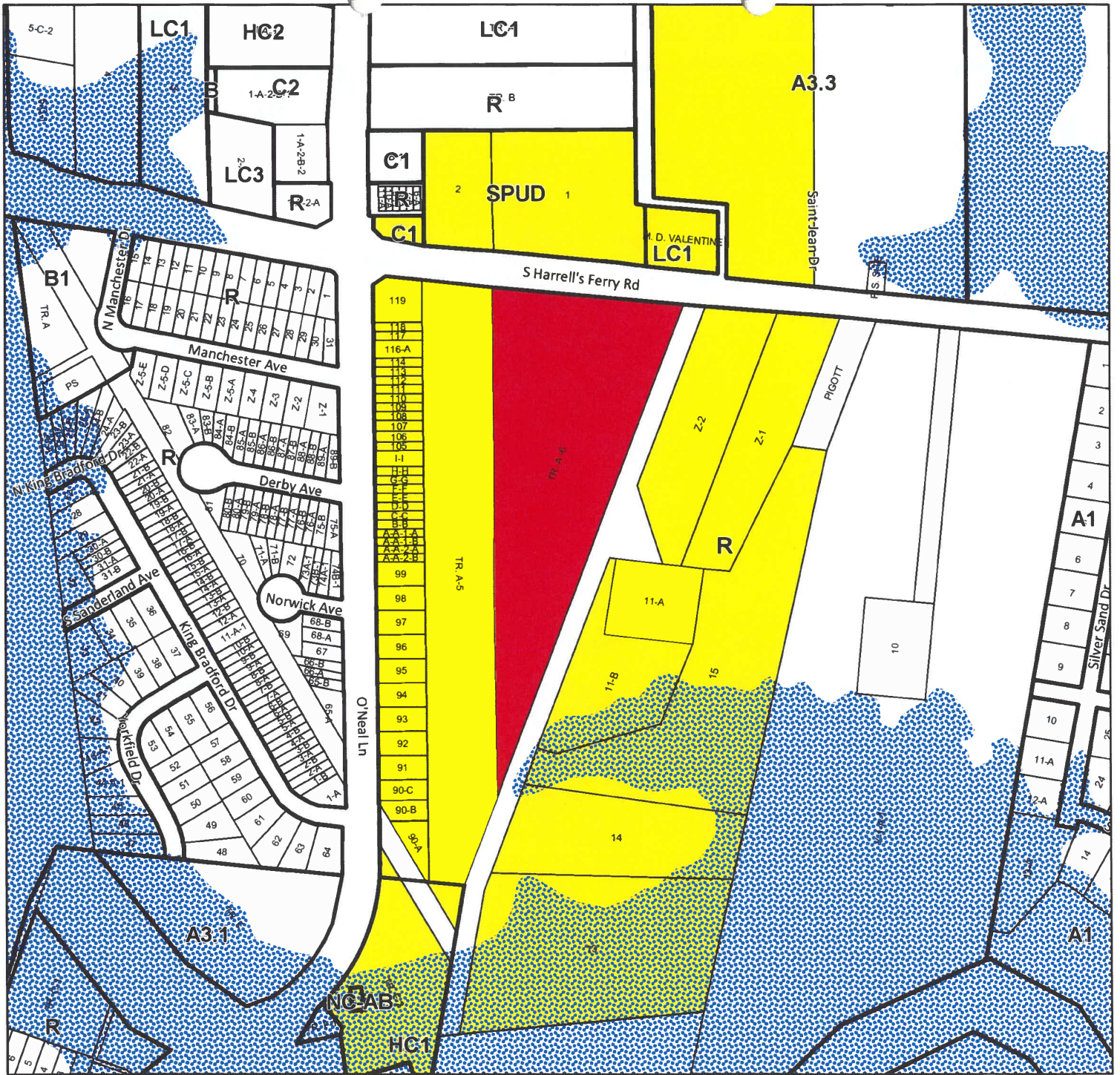
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- BREC notified on January 10, 2022
- Subject property posted on January 26, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and Woodshire Village Homeowners Association on February 4, 2022
- Staff reports available to review on February 10, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on February 11, 15 and 17, 2022

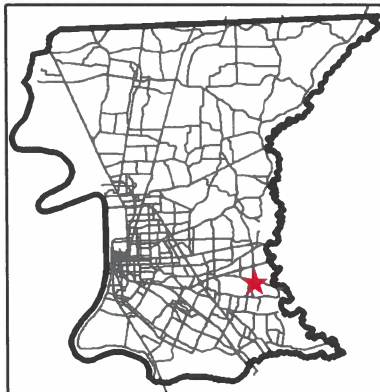
Findings

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-1-22

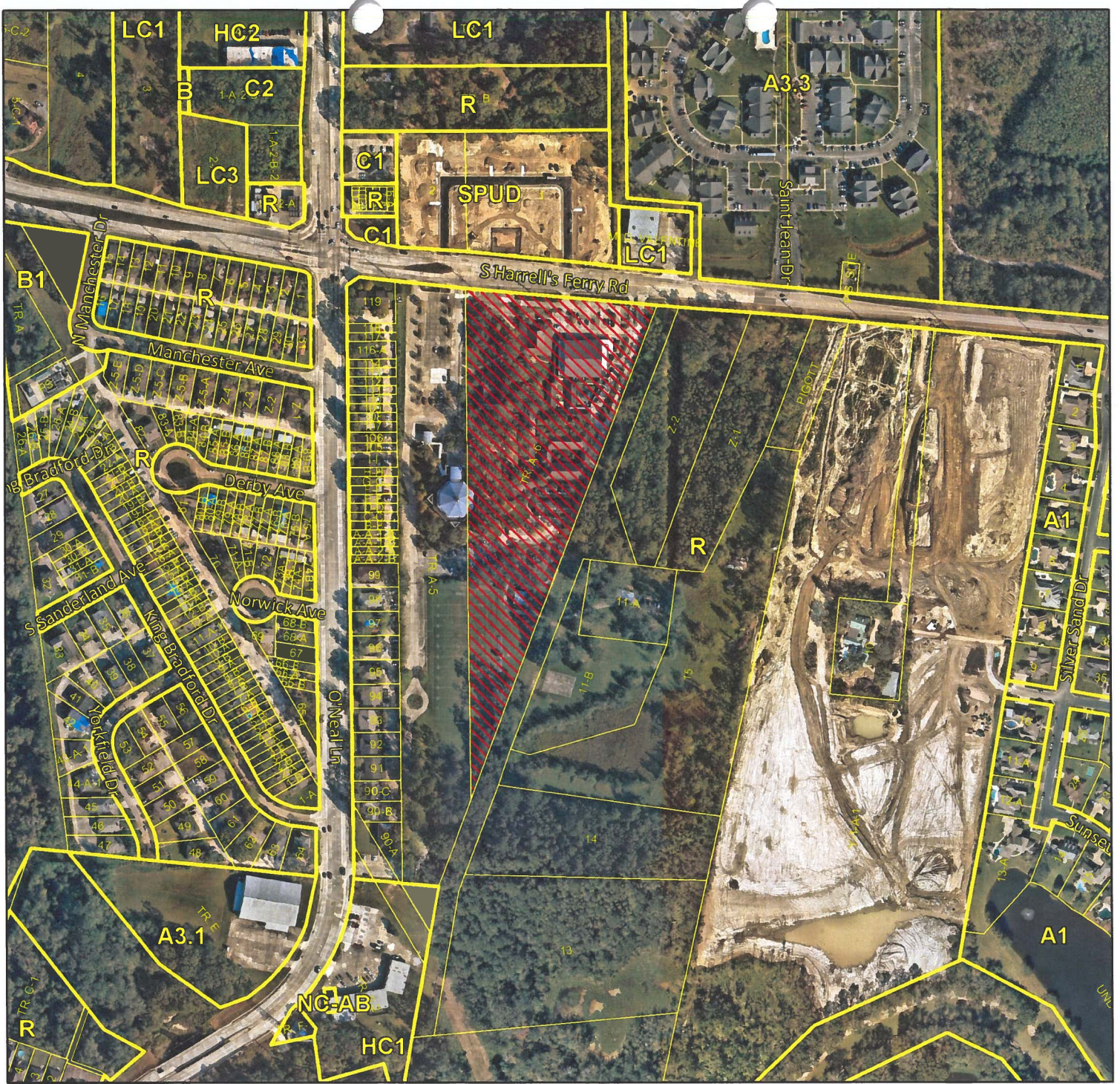


N






0 200 400 600 800 ft







Legend

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



CUP-1-22

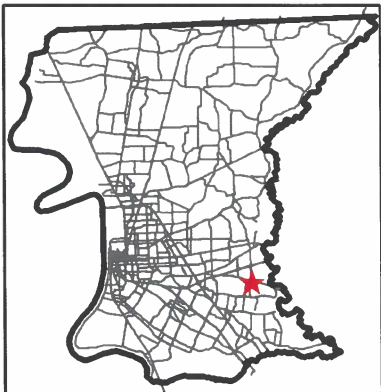







Legend

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



CUP-1-22

0 200 400 600 800
Feet



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