



Office of the Planning Commission

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

July 7, 2022

TO: Planning Commission

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

FROM: Donnicha London, Planner II *DL*

SUBJECT: **CUP-3-22** Unified Jewish Congregation of Baton Rouge

Application Summary			
Applicant	Andre' Rodrigue, PE	Submittal Date	June 2, 2022
Design Professional	Andre' Rodrigue, PE; Stantec		
Lot and Block	36	Site Area	3.69 acres
Location	East side of Parker Street, north of Broussard Street Council District 7-Cole)		
Planning Commission Meeting Date	July 18, 2022	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A	Existing Zoning	Single Family Residential (A1), Transition (B1)
Proposed Use(s)	Religious and educational institution	Existing Use(s)	Religious institution
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Urban/Walkable
Overlay District	N/A	Special Flood Hazard	Yes ± 100%
Area Characteristics			
Surrounding Zoning	A1, B1, Light Commercial (C1) Light Commercial Three (LC3), Heavy Commercial (C2)		
Surrounding Uses	Convenience store with gasoline sales/gas station, educational institution, low density single family residential, office, motor vehicle repair, personal service establishment, restaurant, retail sales, utility facility, undeveloped		
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

- **CUP-8-10** St. Joseph’s Academy- Office and Additional Parking
 - Approved by the Planning Commission on April 18, 2022
- **CUP-8-10** St. Joseph’s Academy- Additional Parking
 - Approved by the Planning Commission on April 18, 2022
- **CUP-8-10** St. Joseph's Academy Student Commons Revision
 - Approved by Planning Commission Staff on December 9, 2021
- **CUP-8-10** St. Joseph's Academy Student Commons
 - Approved by Planning Commission Staff on August 5, 2021
- **CUP-1-03** Catholic High School - Student Center
 - Approved by the Planning Commission on October 15, 2018
- **CUP-7-13** St. Joseph’s Academy – Additional Parking Revision
 - Approved by Planning Commission Staff on September 18, 2017

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Adjacent to low density single family residential and office uses
- Across the street from educational institution
- Will not change the character of the area

Regulatory Issues

- Street yard planting areas provided along Kleinert Avenue and Parker Street
 - Preserved trees Approved as tree credits by Development Director
- Ten foot L3 landscape buffer provided along property lines abutting low density residential to the north and office to the south
- Plan includes pedestrian circulation that connects interior sidewalks to sidewalk along Kleinert Avenue and Parker Street, consistent with UDC § 13.8.A.1
- Building height complies with UDC requirements
- Motor vehicle parking meets minimum requirement of the UDC, shown in chart below:

Parking				
	Uses	Required	Proposed	Meets Requirements
Auto Spaces	Early Learning Center	32	32	Yes
	Religious Institution	81	81	
ADA Spaces		5	5	
Bicycle Spaces		6	8	

¹Alternative parking approved by Planning Director, per UDC § 17.4.1.B.3

- Proposed signage meets minimum requirements of the UDC:

Signs		
	Allowable Sign Area	Proposed Sign Area
Monument Sign	24 sf	24 sf

- Proposed building setbacks shown in chart below:

Setbacks		
Yards	Minimum (A1)	Actual
Front	15 ft	50 ft
Side	8 ft	5 ft
Corner Side	15 ft	19 ft
Rear	25 ft	284 ft

- Proposed 8,962 sf expansion of an existing religious and educational institution**

Transportation Analysis

- Property located in the vicinity of streets on the Major Street Plan- *South Acadian Thruway, Broussard Street*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *South Acadian Thruway sidepath, Myrtle Avenue bike lane, Steele Boulevard bike boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

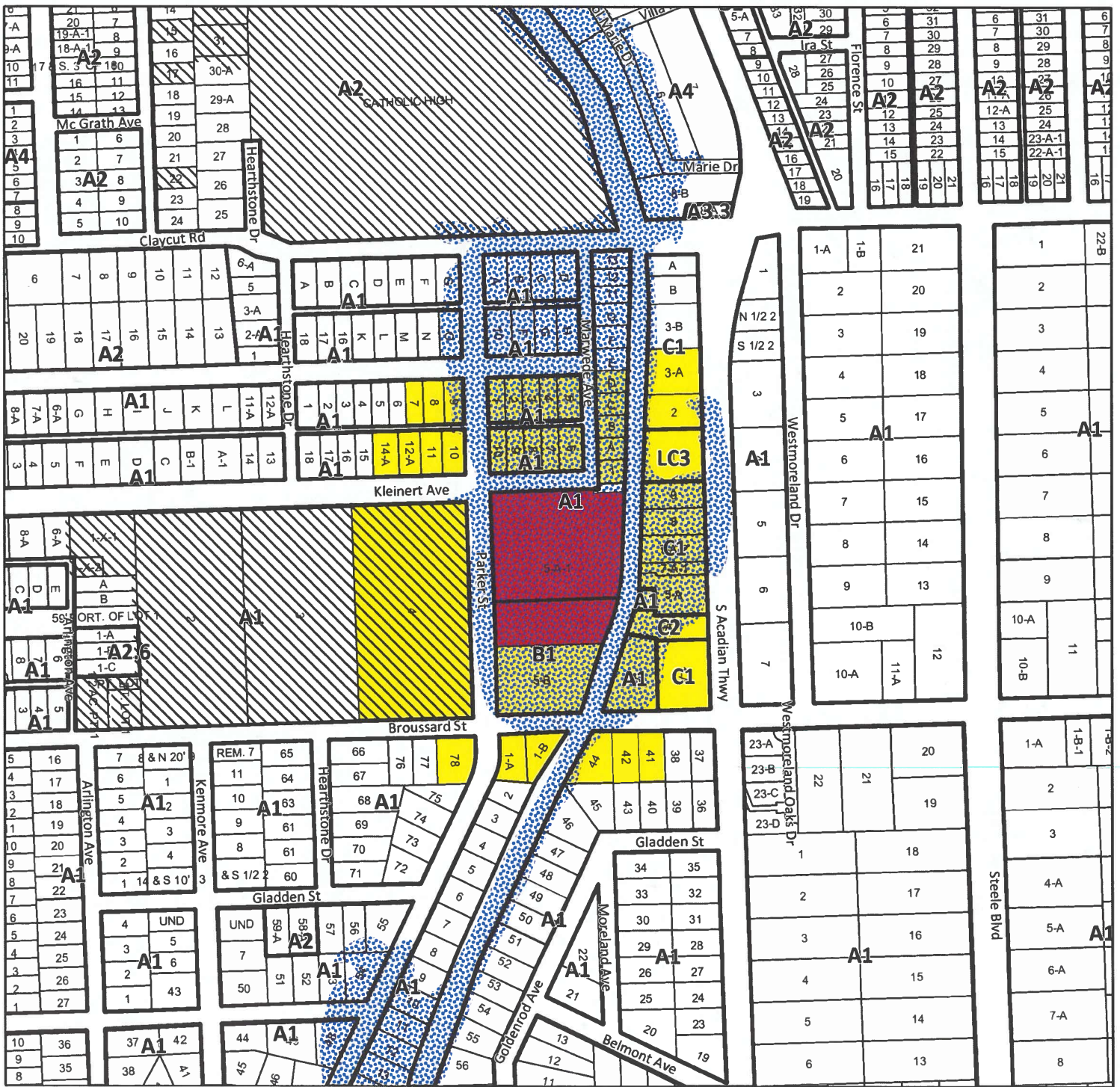
- Approximately 100% of property located in AE Flood Zone, which may require elevation of building pads, finished floors, and structure above the base flood elevation

Community Outreach/Notification







- Subject property posted on June 24, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and Broussard Oaks Homeowners Association on July 1, 2022
- Staff reports available to review on July 7, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on July 8, 12 and 14, 2022

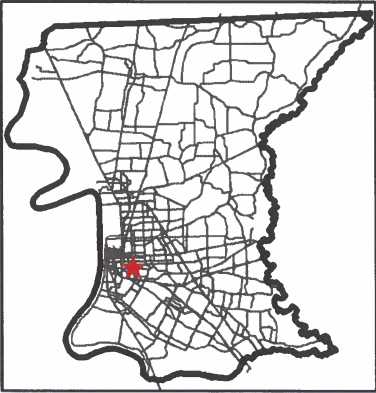
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Legend

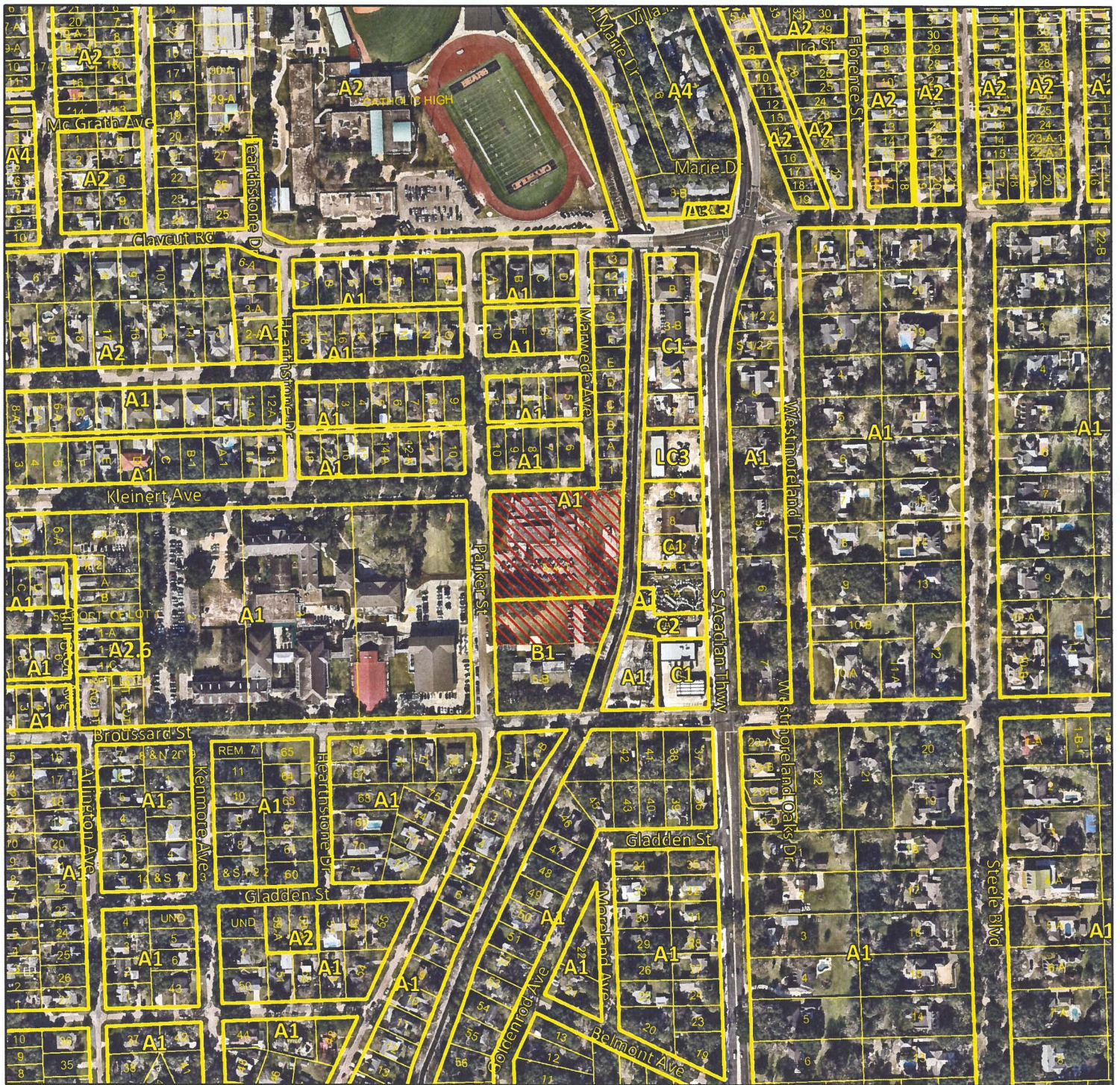
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A** Zoning Labels






CUP-3-22









Legend

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



CUP-3-22



Legend

	Current Case		Pedestrian/Bike Master Plan
	MoveBR Projects		Existing
Major Street Plan Status			Proposed
	Completed		Transit
	Additional		Tiger Trails
	Future		Bus Stops



CUP-3-22

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