



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

February 10, 2022

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RA*
 FROM: Meaghan Nguyen, Planner II *MN*
 SUBJECT: **CUP-4-19** Corban Early Childhood Center

Application Summary			
Applicant	Brian Aguillard	Submittal Date	January 6, 2022
Design Professional	Brian Aguillard, PE; BMA Civil Engineering and Land Surveying		
Lot and Block	86	Site Area	1.86 acres
Location	North side of Hoo Shoo Too Road, west of Elliot Road (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)	Reapproval of a proposed child day care center	Existing Use(s)	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	R		
Surrounding Uses	Undeveloped, low density single family residential		
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

- **CUP-4-19** Corban Early Childhood Center
 - Approved by the Planning Commission on June 17, 2019 (expired)

Case History – Area

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Adjacent to undeveloped property and low density single family residential uses
- Will not change the character of the area

Regulatory Issues

- Required Class A trees provided in street yard planting area along Hoo Shoo Too Road
- Buffer provided to the east, north, and west abutting low density residential
 - Eight foot wooden fence provided along the perimeter of property line
- Pedestrian circulation provided along Hoo Shoo Too Road, consistent with UDC §13.8.A.1
- Building height complies with UDC requirements
- Proposed motor vehicle parking meets minimum requirements of the UDC:
 - Motor vehicle parking provided for institutional use approved by Planning Director per UDC §17.4.2.A

Parking			
	Required	Proposed	Meets Requirements
Auto Spaces	38	38	Yes
Handicap Spaces	2	2	Yes
Bicycle Spaces	4	4	Yes

- Proposed signage shown in chart below:

Signs				
	Typical Sign Area	Proposed Sign Area	Allowable Height	Proposed Height
Monument	64 sf	18 sf	6 ft	5 ft

- Proposed building setbacks shown in chart below:

Setbacks		
Yards	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- *Hoo Shoo Too Road*
 - Additional Right-of-Way may be needed
- Property located in the vicinity of street on the Major Street Plan- *Elliot Road*
- Property located adjacent to proposed MOVEBR Project- *Hoo Shoo Too Road*

Environmental Issues

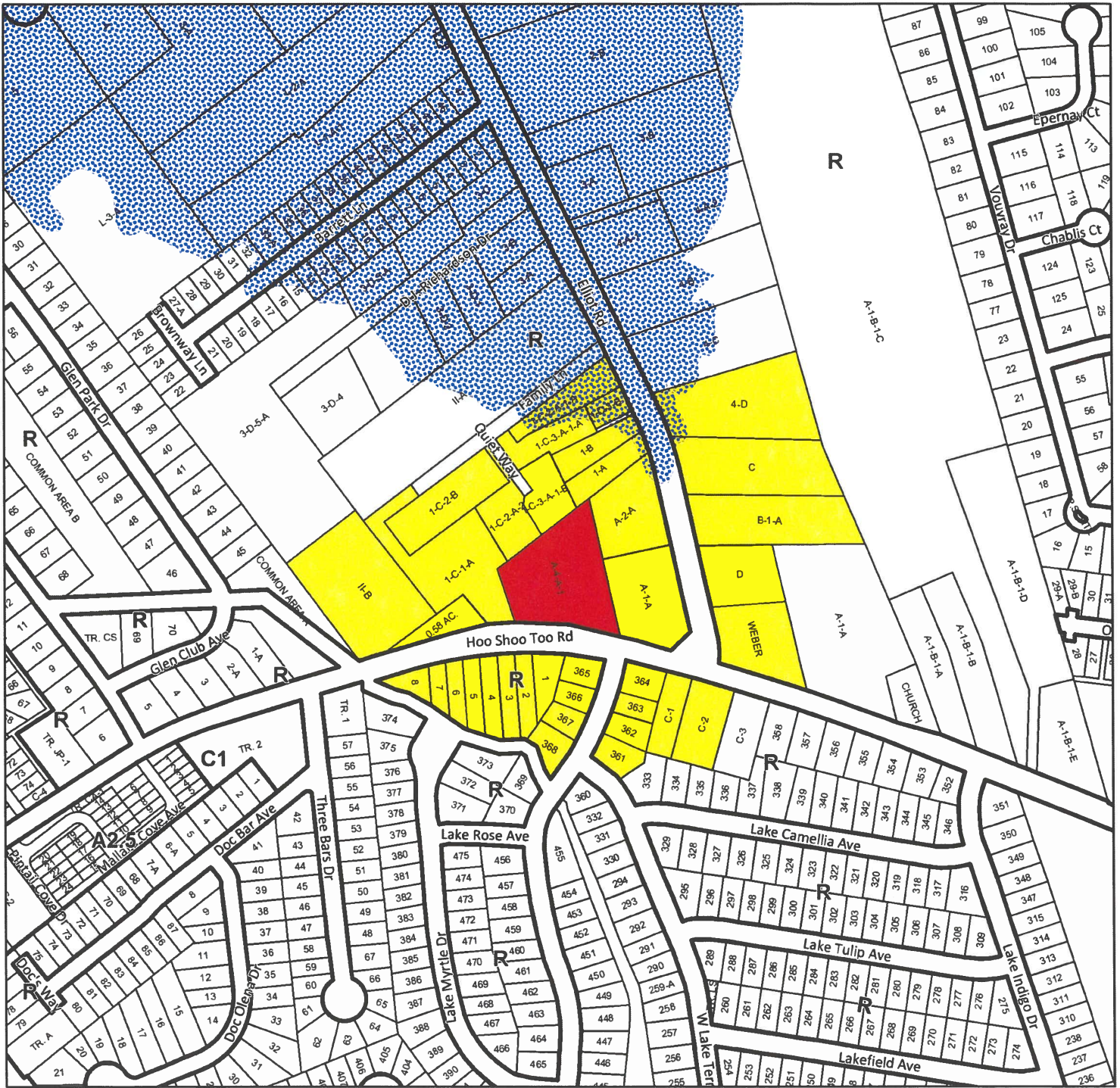
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- Subject property posted on January 26, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and Azalea Lakes Subdivision 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






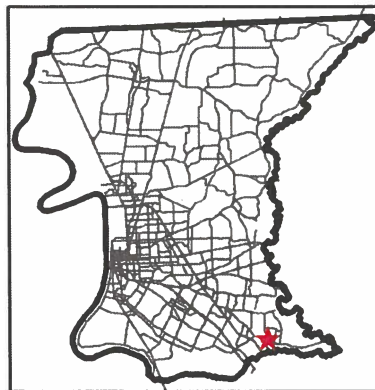
CUP-4-19







Legend

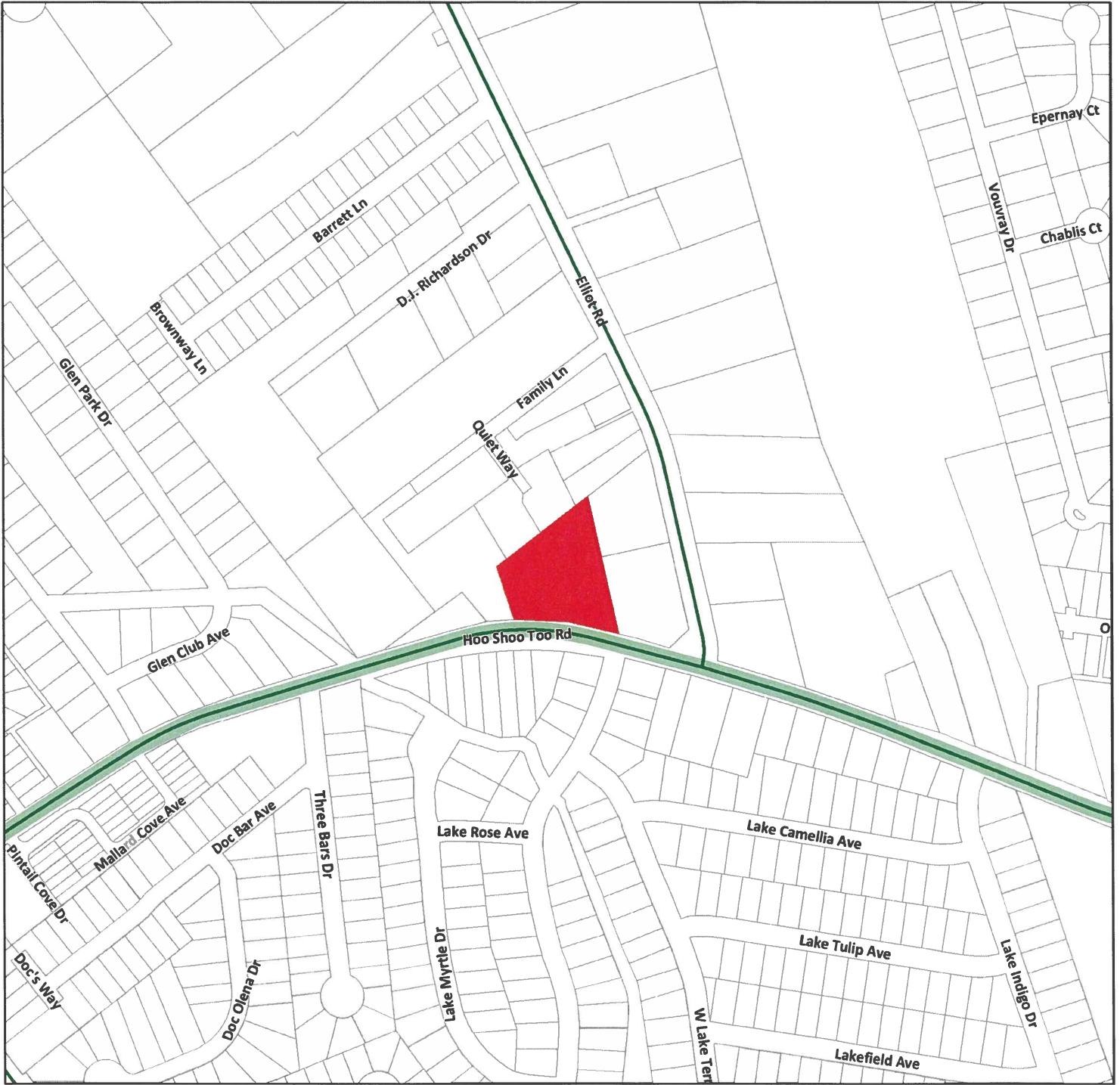
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



CUP-4-19

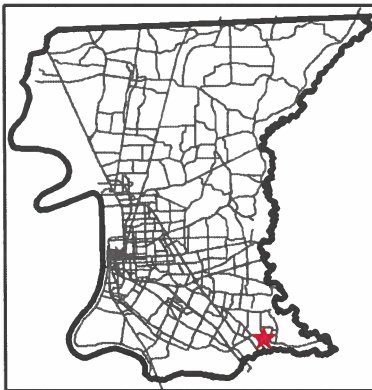







Legend

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



CUP-4-19

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