



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

October 6, 2022

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director *HL*
FROM: Donnicha London, Planner II *DL*
SUBJECT: **CUP-9-04** Most Blessed Sacrament

Application Summary			
Applicant	Matthew Landry, AAIA	Submittal Date	September 1, 2022
Design Professional	Derryl Didier, AIA, CSI, NCARB; Didier Architecture		
Lot and Block	78	Site Area	16.55 acres
Location	North side of Jefferson Highway, east of Baringer Road (Council District 9-Hudson)		
Planning Commission Meeting Date	October 17, 2022	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A	Existing Zoning	Rural
Existing Use(s)	Religious institution		
Project Description	Add new 10,500 sf parish hall building to existing religious institution		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ± 15%
Area Characteristics			
Surrounding Zoning	Rural, High Density Multi-Family Residential (A3.3), Zero Lot Line (A2.6), Planned Unit Development (PUD)		
Surrounding Uses	Educational institution, low density single family residential, medium density multi-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

- None

Case History – Area

- **PUD-4-09** Long Farm, Concept Plan Revision 6, to combine low and medium density residential categories, add uses permitted in the A2.9 Zoning District, add new lake revising number of COS and GOS
 - Approved by the Planning Commission staff on July 19, 2021
- **PUD-4-09** Long Farm, Concept Plan Revision 5, to revise numbers in the plans for low and medium density residential, and commercial/office
 - Approved by the Planning Commission staff on September 30, 2020
- **PUD-4-09** Long Farm, Concept Plan Revision 4, to revise green space and medium density residential numbers and layout
 - Approved by the Planning Commission staff on July 13, 2018

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Adjacent to residential and institutional properties
- Will not change the character of the area

Regulatory Issues

- Increasing total building square footage from 27,202 sf to 37,702 sf by adding a new 10,500 sf building
- Building height complies with UDC requirements
- No new signage proposed
- Parking exceeds minimum requirements of the UDC, by more than 125% (per UDC §17.4.2)
 - Development utilizes pervious paving materials for excess 46 parking spaces
 - Bicycle parking added for new vehicular spaces added

Parking				
	Required	Existing	Proposed	Meets Requirements
Auto Spaces	748	1,036	1,082	Yes
ADA Spaces	15	22	26	
Bicycle Spaces	3	N/A	3	

- 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

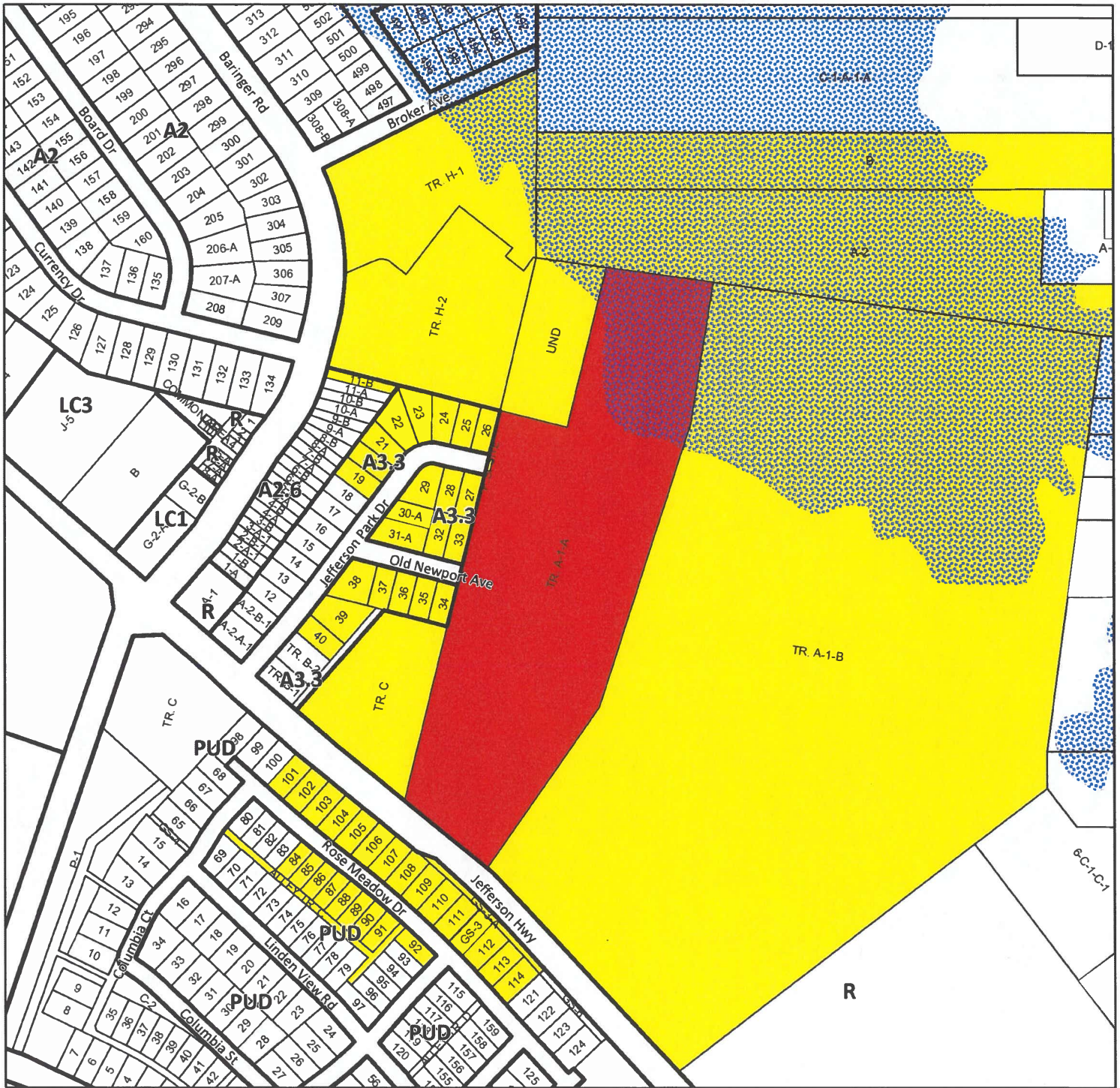
- Property located on the Major Street Plan- *Jefferson Highway*
 - Additional Right-of-Way may be needed
- Property located in the vicinity of street on the Major Street Plan- *Baringer Foreman Road*

Environmental Issues







- Approximately 15% of property located in AE Flood Zone, which may require elevation of building pads, finished floors, and structure above the base flood elevation

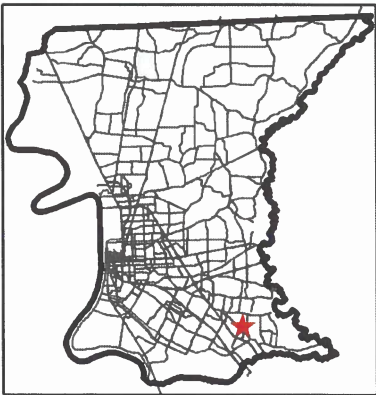
Community Outreach/Notification

- Subject property posted September 28, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and Long Farm Village Homeowner Association on September 30, 2022
- Staff reports available to review October 6, 2022 at <http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on October 7, 11 and 13, 2022





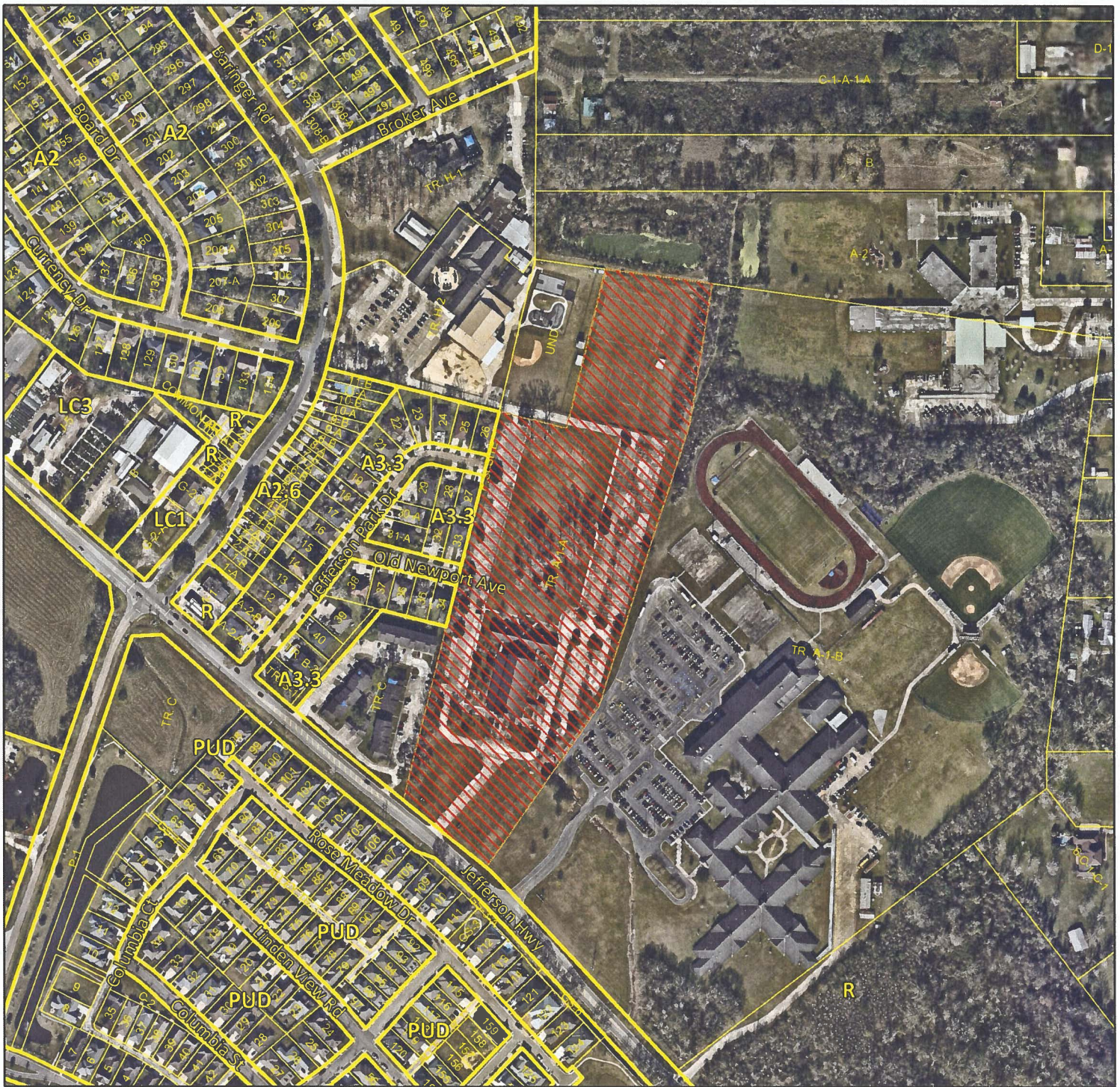
Legend

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






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Legend

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



CUP-9-04












0 200 400 600 800 ft

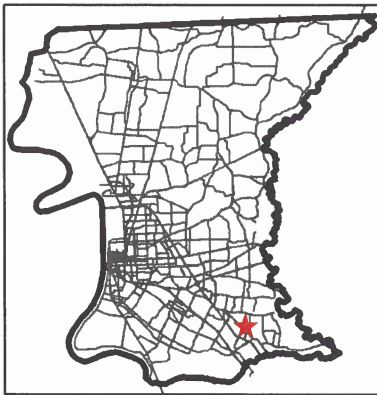
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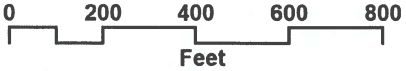


Legend

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



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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