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

January 15, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Jeremy Gremillion, Planner II

SUBJECT: **CUP-1-26** University Baptist Church (Columbarium) (5775 Highland Road)

Application Summary			
Applicant	John Hightower	**Submittal Date**	November 20, 2025
Design Professional	Kenneth W. Tipton, Registered Architect		
Lot and Block	58	**Site Area**	3.09 acres
Location	North side of Highland Road, west of Leeward Drive (Council District 12-Racca)		
Planning Commission Meeting Date	January 26, 2026	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A	**Existing Zoning**	Single Family Residential (A1)
Existing Use(s)	Institutional		
Proposed Use(s)	194 sf columbarium within 9,800 sf room of existing religious institution		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Suburban
Overlay District	None	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A1, Neighborhood Office (NO), Light Commercial (C1)		
Surrounding Uses	Low density single family residential, public park, 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

- **Case 2-24** 5523 Highland Road, Limited Residential (A3.1) to Neighborhood Office
  - Approval recommended by the Planning Commission on January 22, 2024
  - Approved by the Metropolitan Council on February 21, 2024
- **Case 66-21** 5435 Highland Road, C1 to C-AB-1
  - Approval recommended by the Planning Commission on September 20, 2021
  - Approved by the Metropolitan Council on October 20, 2021

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map
- Consistent with Land Use Action Item 4.1.5: Allow neighborhood-scale non-residential uses in residential areas to be located on primary streets or at intersections

Neighborhood Compatibility

- Low density single family residential uses are located adjacent to subject property
- Subject property is a part of larger religious and educational institution campus
- Columbarium/mausoleum uses are often accessory to religious institutions

Regulatory Issues

- Columbarium to be constructed as an ancillary use and located within an existing religious institution
  - 194 sf columbarium within 9,800 sf room of existing religious institution
  - No modification to the existing building floorplan or campus being proposed
- No new signs proposed

Transportation Analysis

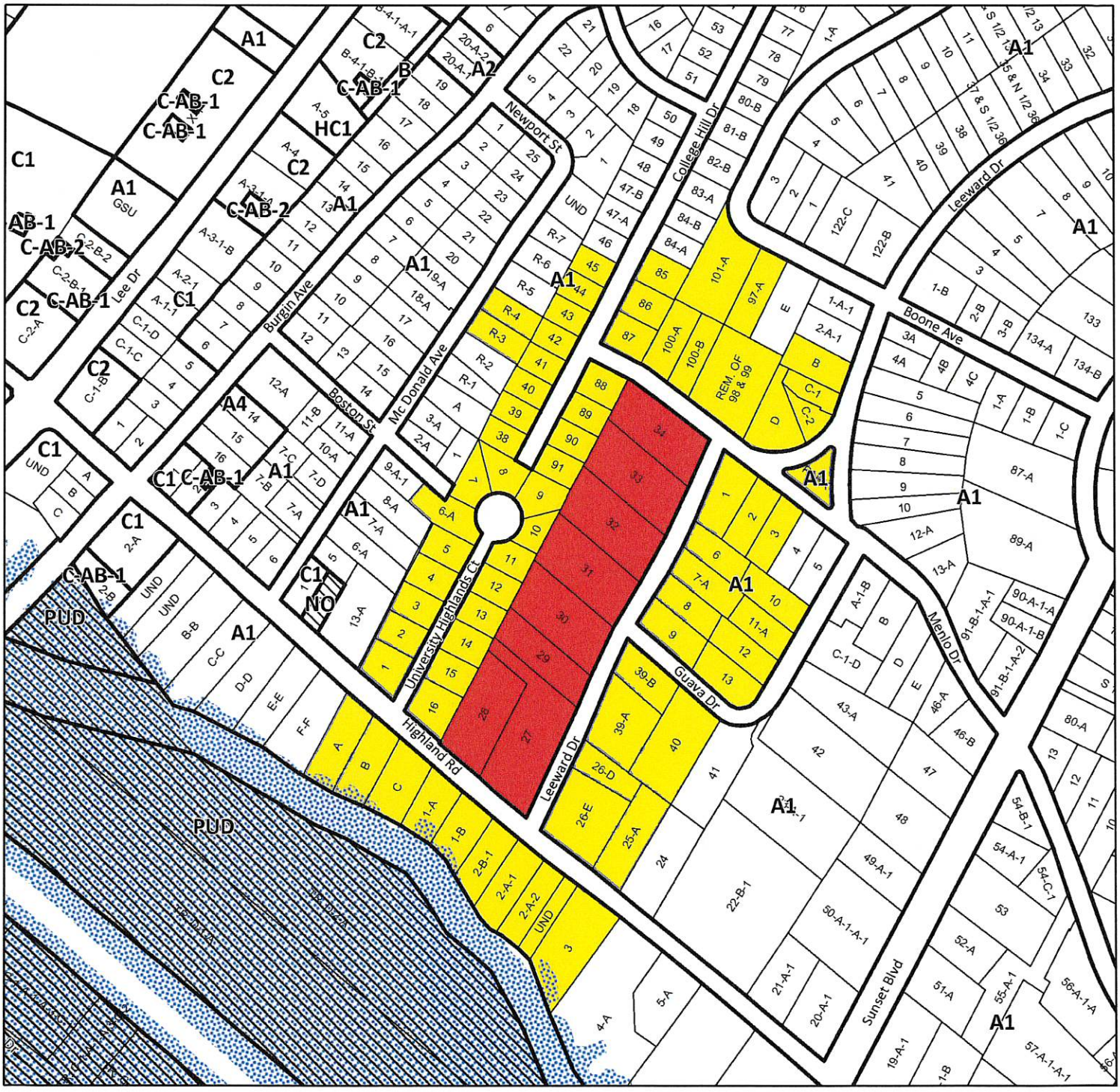
- Property located along the Major Street Plan- *Highland Road*
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Burbank Drive, Ben Hur Road, Lee Drive*
- Property located in the vicinity of proposed MOVEBR Project- *Lee Drive*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *BREC Bayou Fountain trail, Burbank Drive separated bike lane, Foster Drive/College Drive/Lee Drive bike lane*
- 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 December 8, 2025
- Subject property posted on January 8, 2026
- Public Notification Cards mailed to property owners within 300 foot radius as well as the University Acres and University Homesites homeowner associations on January 9, 2025
- Staff reports available for review on January 15, 2025 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on January 9, 13, and 15, 2025



Legend

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



CUP-1-26

N

0 200 400 600 800 ft

BR

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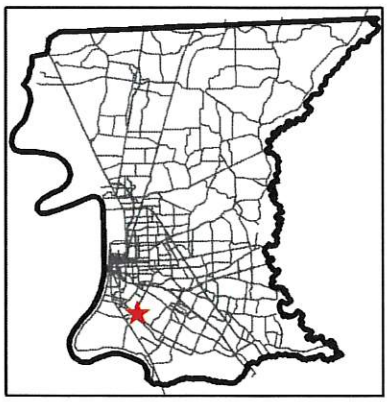
Legend

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



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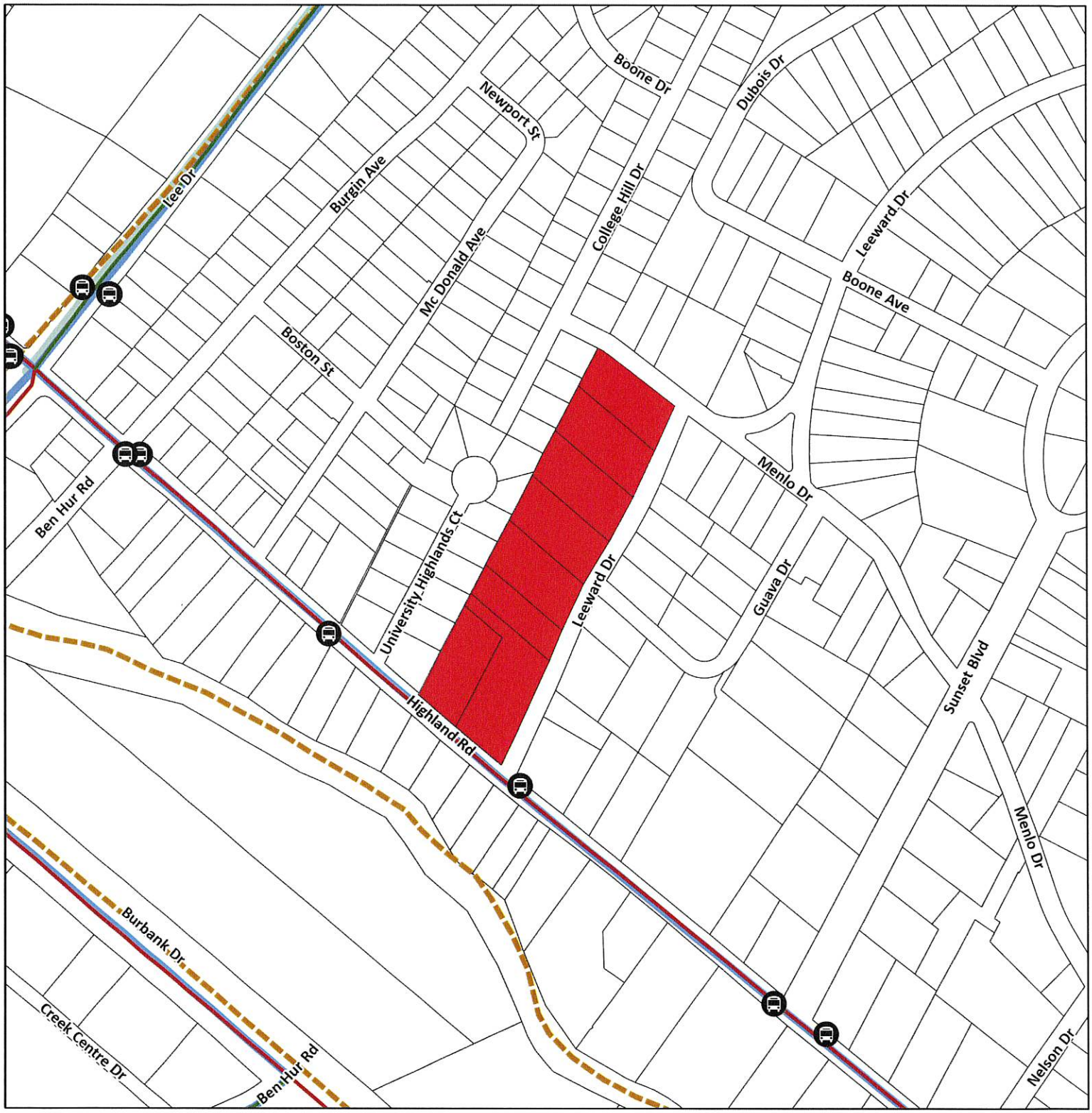

Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- Bike/Ped Existing
- Bike/Ped Proposed
- CATS/Tiger Trails
- Bus Stops



CUP-1-26

N

0 200 400 600 800 ft

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.

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