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

April 9, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Jeremy Gremillion, Planner II

SUBJECT: **CUP-3-26** Open Door Fellowship Church (8235 Greenwell Street)

Application Summary			
Applicant	Curtis M Chaney, PLS	**Submittal Date**	March 4, 2026
Design Professional	Harith B Al-Aloosi, PE; WTAA Engineers, LLC		
Lot and Block	15	**Site Area**	10.7 acres
Location	North side of Greenwell Street, east of Lanier Drive (Council District 5-Hurst)		
Planning Commission Meeting Date	April 20, 2026	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A	**Existing Zoning**	Single-Family Residential (A1)
Existing Use(s)	Undeveloped		
Project Description	A new religious institution with 2,449 sf of assembly area		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Suburban
Overlay District	None	**Special Flood Hazard**	Yes ±85%
Area Characteristics			
Surrounding Zoning	A1, Single-Family Residential (A2)		
Surrounding Uses	Low density single family residential, educational institution, agricultural, 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

- **CS-4-22 Kildare Subdivision**
  - Proposed flag lot subdivision with two lots
  - Approved by the Planning Commission on June 20, 2022

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential and institutional properties
- Will not change existing land use patterns

Regulatory Issues

- Proposed extension of the existing sewer line along Greenwell Street
- Street yard landscaping complies with regulations defined in UDC Chapter 18
- Building height of 21.5 ft complies with UDC requirements
- Applicant is proposing 2,449 sf assembly area
- Signage proposed will meet the minimum requirements of UDC Chapter 16
- Parking meets minimum requirements of the UDC:

Parking			
	Required	**Proposed**	**Meets Requirements**
Auto Spaces	49	49	Yes
ADA Spaces	2	5	Yes
Bicycle Spaces	3	8	Yes

- Proposed building setbacks shown in chart below:

Setbacks		
Yards	**Minimum (Rural)**	**Proposed**
Front	15 ft	118 ft
Side (west)	25 ft	148 ft
Side (east)	25 ft	46 ft
Rear	25 ft	33 ft

Transportation Analysis

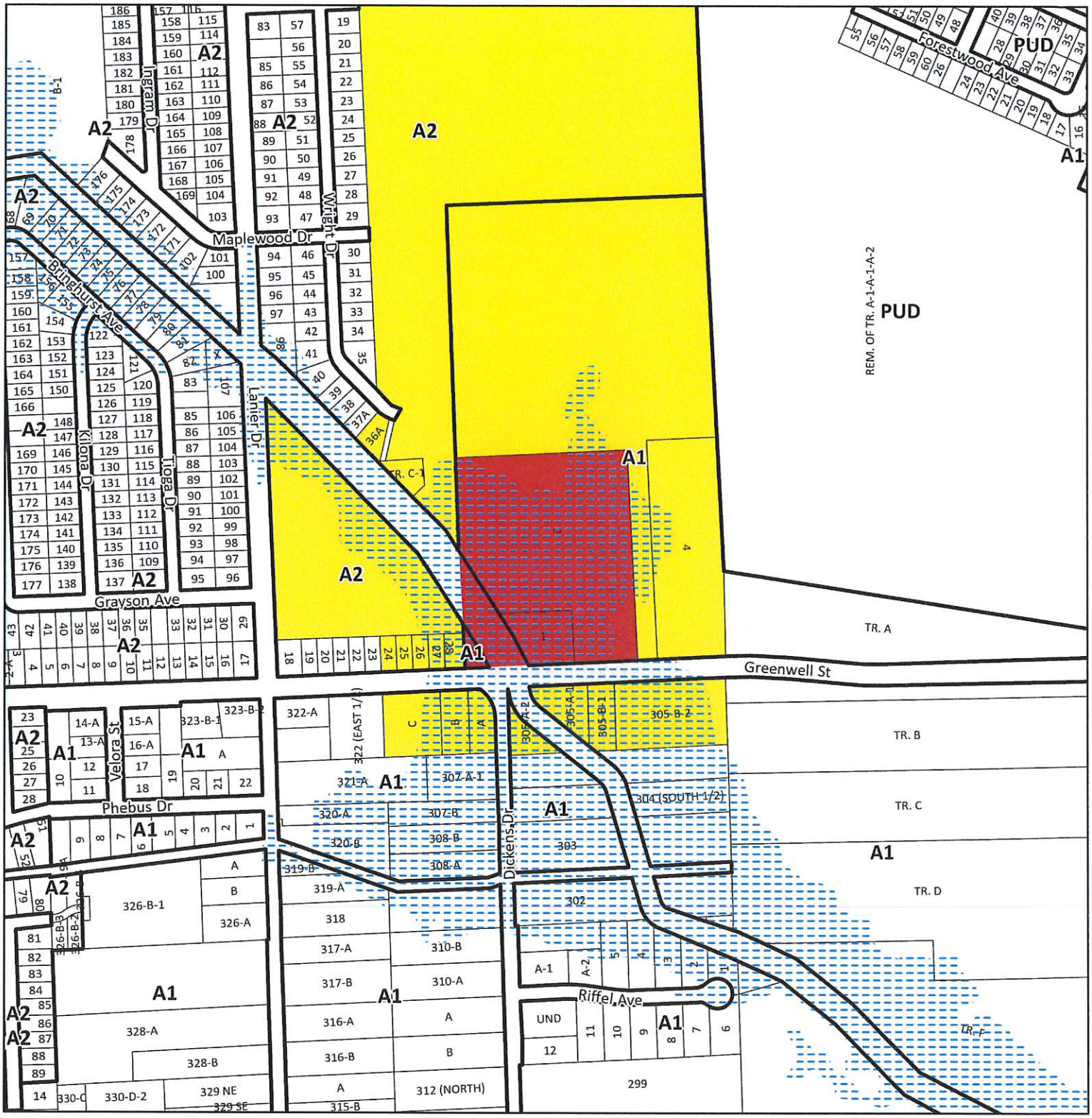
- Property located along the Major Street Plan- *Greenwell Street*
  - Additional right-of-way might be needed
- Property located in the vicinity of street on the Major Street Plan- *Lanier Drive*
- Property located in the vicinity of transit stop

Environmental Issues

- Approximately 85% of property located in AE Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification

- Subject property posted on March 25, 2026
- Public Notification Cards mailed to property owners within 300 foot radius on April 2, 2026
- Staff reports available for review on April 9, 2026 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on April 10, 14 and 16, 2026



Legend

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Districts
- Lot Boundaries
- Special Flood Hazard Area



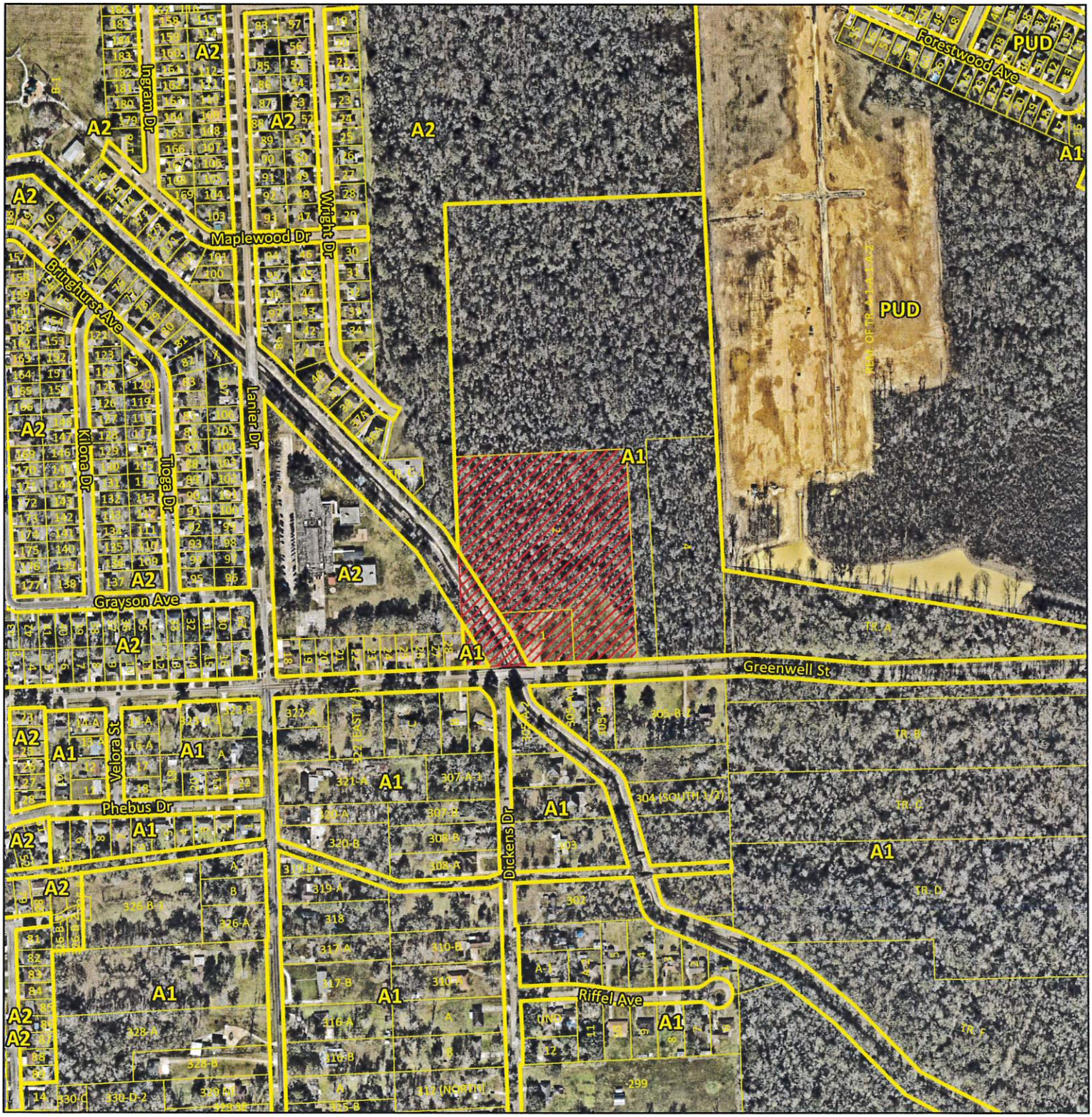
CUP-3-26

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0 300 600 900 ft

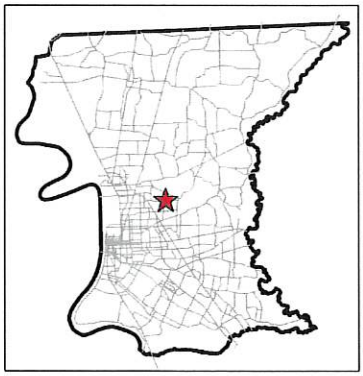
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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



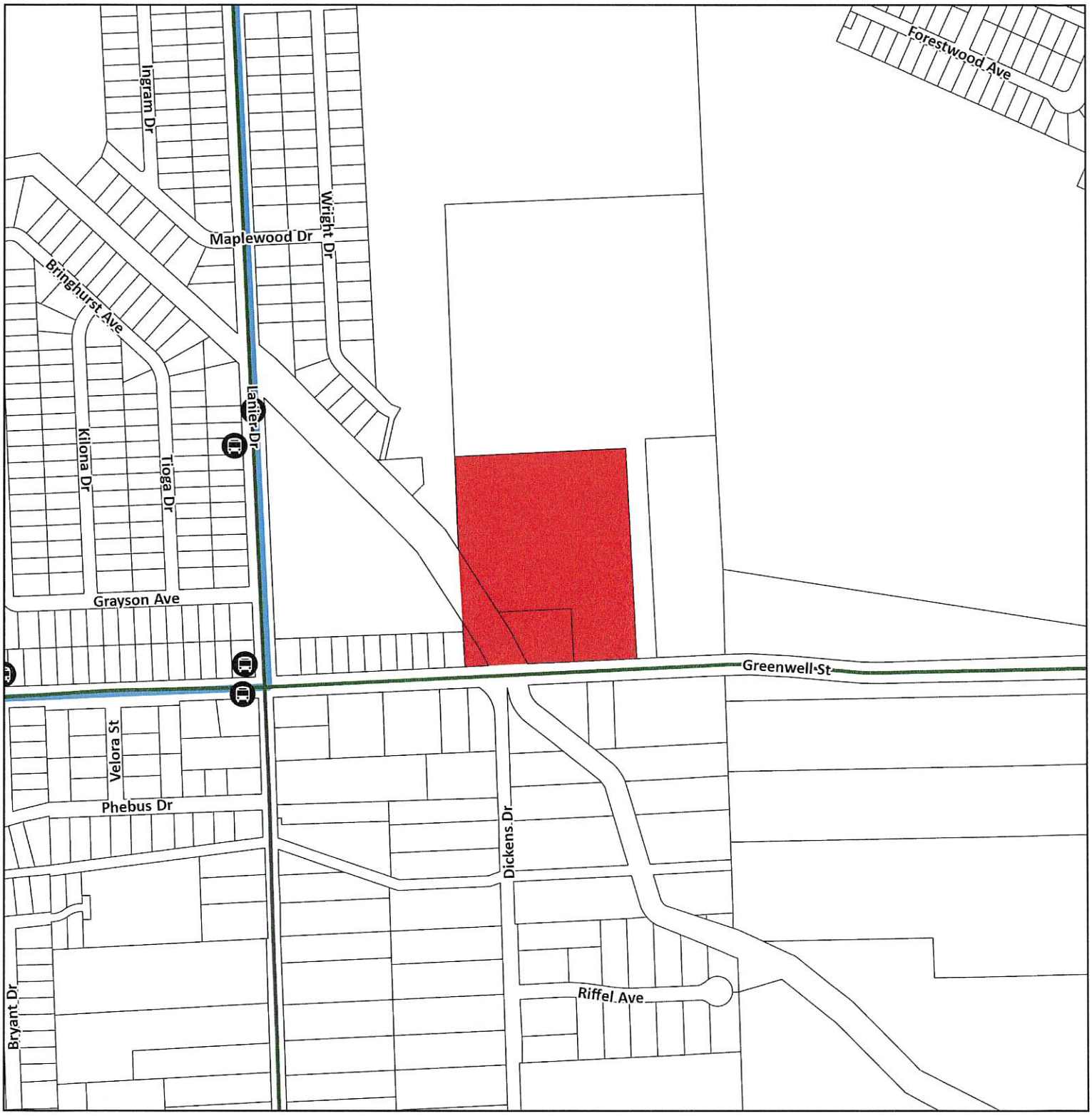
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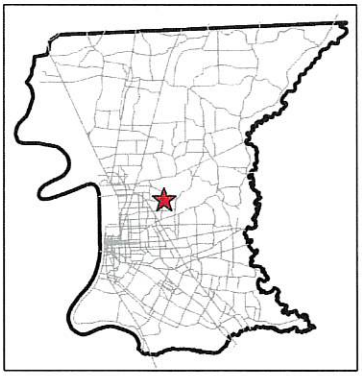
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Legend

- 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-3-26

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