Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

December 5, 2024

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **CUP-5-24** 7317 Hanks Drive

Application Summary			
Applicant	Joe Bergeron III	**Submittal Date**	October 17, 2024
Design Professional	Russel L. Mistric, PLS; C. Mistric Surveyors, INC		
Lot and Block	17	**Site Area**	.92 acres
Location	North side of Hanks Drive, east of Astoria Drive (Council District 5-Hurst)		
Planning Commission Meeting Date	December 16, 2024	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A	**Existing Zoning**	Single Family Residential (A1)
Existing Use(s)	Religious institution		
Project Description	Add new 1,536 sf temporary building to existing religious institution		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Suburban
Overlay District	Airport	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A1, Single Family Residential (A2), Zero Lot Line Residential (A2.1), General Residential (A4)		
Surrounding Uses	Low density single family residential, 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

- **PA-15-23** 7300 Greenwell Street, Park to Commercial
  - Approval recommended by the Planning Commission on November 13, 2023
  - Approved by the Metropolitan Council on January 17, 2024
- **Case 66-23** 7300 Greenwell Street, A1 to LC2
  - Approval recommended by the Planning Commission on November 13, 2023
  - Approved by the Metropolitan Council on January 17, 2024

Comprehensive Plan Consistency

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

Neighborhood Compatibility

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

Regulatory Issues

- Required L2 buffer at 20' provided for the western part of the property abutting single family residential property
  - Shown on plot/site plan
  - Screening requirements met with existing trees, shrubs and fencing
- Adding temporary building
  - Classroom 1,536 sf for ancillary use to existing religious institution
- Building height compiles with UDC requirements
- Main entrances to development will not be altered from Hanks Drive
- Proposed building setbacks shown in chart below:

Setbacks		
Yards	**Minimum (A1)**	**Proposed**
Front	15 ft	238.70 ft min
Side	25 ft	40.2 ft min
Rear	25 ft	79 ft min

Transportation Analysis

- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Sycamore Street/Byron Avenue/Hanks Drive bike boulevard*

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- BREC notified on November 4, 2024 pursuant to UDC § 3.1.4.D
- Subject property posted on November 20, 2024
- Public Notification Cards mailed to property owners within 300 foot radius and Victoria Farms Homeowners Association on November 27, 2024
- Staff reports available to review on December 5, 2024 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on December 6, 10 and 12, 2024



Legend

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



CUP-5-24

N

0 200 400 600 800 ft

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Legend

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

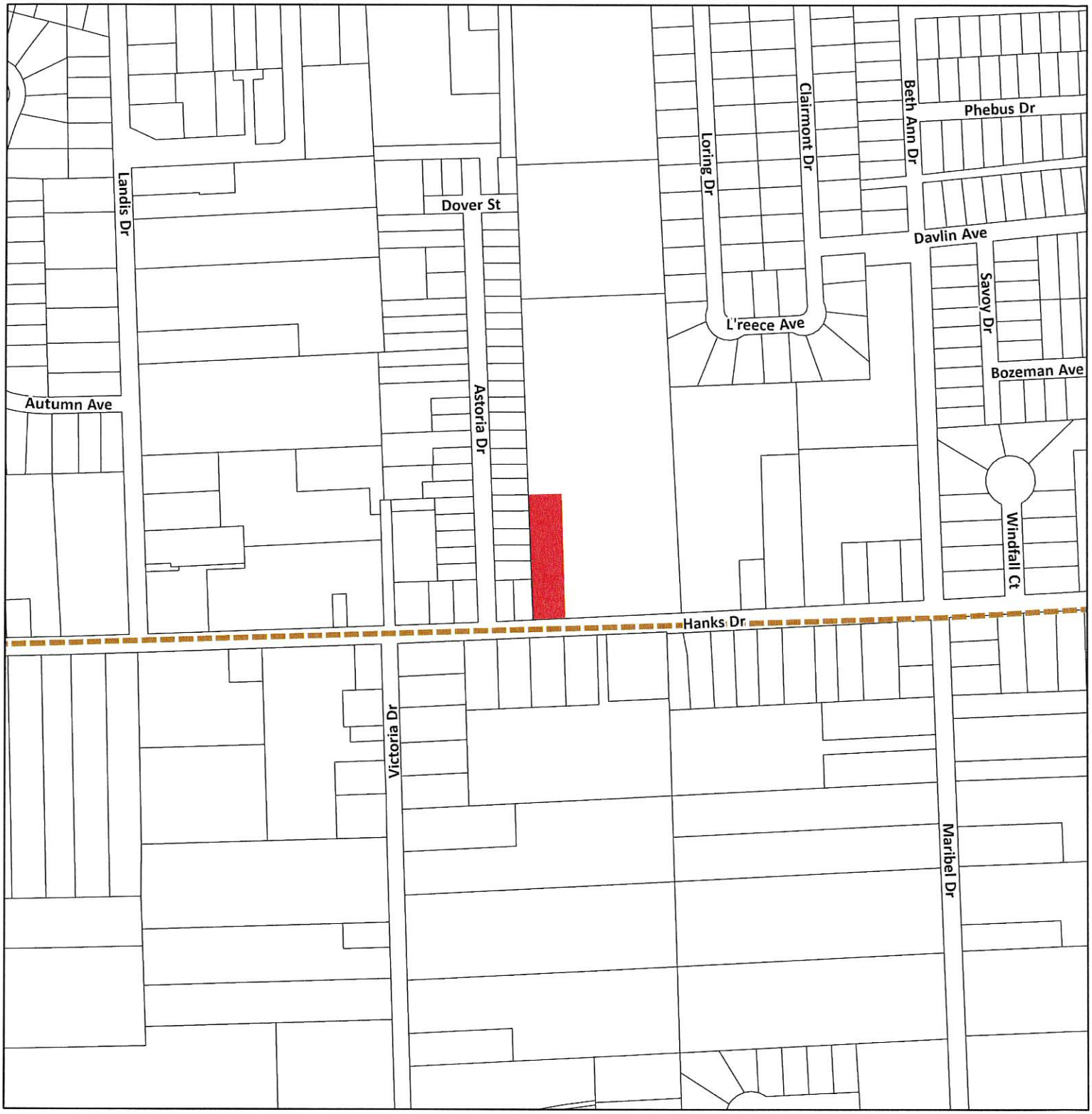


CUP-5-24

N

0 200 400 600 800 ft

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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-5-24

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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