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

June 5, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director RH

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **CUP-5-25** Faith Seventh Day Adventist Church (7330 Mickens Road)

Application Summary			
Applicant	Darriel Hoy	**Submittal Date**	April 30, 2025
Design Professional	James Walsh, PE; Harris Drafting & Design, LLC		
Lot and Block	14	**Site Area**	2.82 acres
Location	South side of Mickens Road, east of Coronet Drive (Council District 5-Hurst)		
Planning Commission Meeting Date	June 16, 2025	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A	**Existing Zoning**	Single Family Residential (A2)
Existing Use(s)	Religious institution		
Project Description	Add new canopy and expand 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	A2, Single Family Residential (A1), Small Planned Unit Development (SPUD)		
Surrounding Uses	Low density single family residential, educational institution, medical facility		
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

- **None**

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 institutional uses
- Will not change the character of the area

Regulatory Issues

- Main entrance to development will not be altered from Mickens Road
- Building height is not increasing and complies with UDC requirements
- Assembly space is not increasing
- No proposed signage
- Parking meets minimum requirements of the UDC:
  - Development utilizes existing asphalt parking

Parking			
	Required	**Proposed**	**Meets Requirements**
Auto Spaces	44	44	Yes
ADA Spaces	2	3	Yes

- Proposed building setbacks shown in chart below:

Setbacks		
Yards	**Minimum (A2)**	**Proposed**
Front	15 ft	95 ft
Side	25 ft	88 ft
Rear	25 ft	95 ft

Transportation Analysis

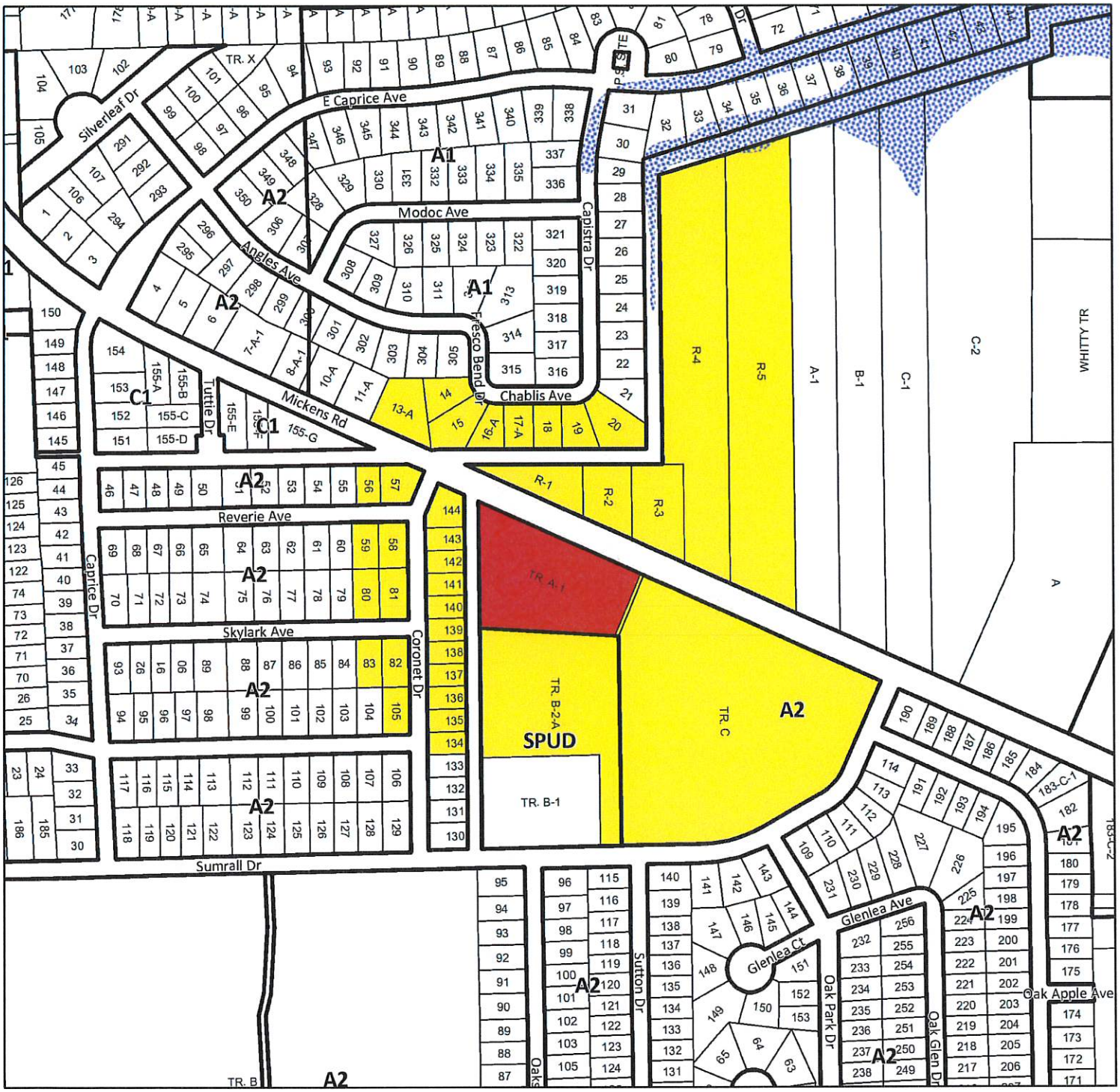
- Property located along the Major Street Plan- *Mickens Road*
  - Additional right-of-way may be needed
- Property located adjacent to proposed MOVEBR Project- *Mickens Road*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Mickens Road sidepath*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- Subject property posted on May 20, 2025
- Public Notification Cards mailed to property owners within 300 foot radius, Forest Heights Park and Glen Oaks Homeowners Association Incorporated on May 30, 2025
- Staff reports available to review on June 5, 2025 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on June 6, 10 and 12, 2025



Legend

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



CUP-5-25

N

0 200 400 600 800 ft

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Legend

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

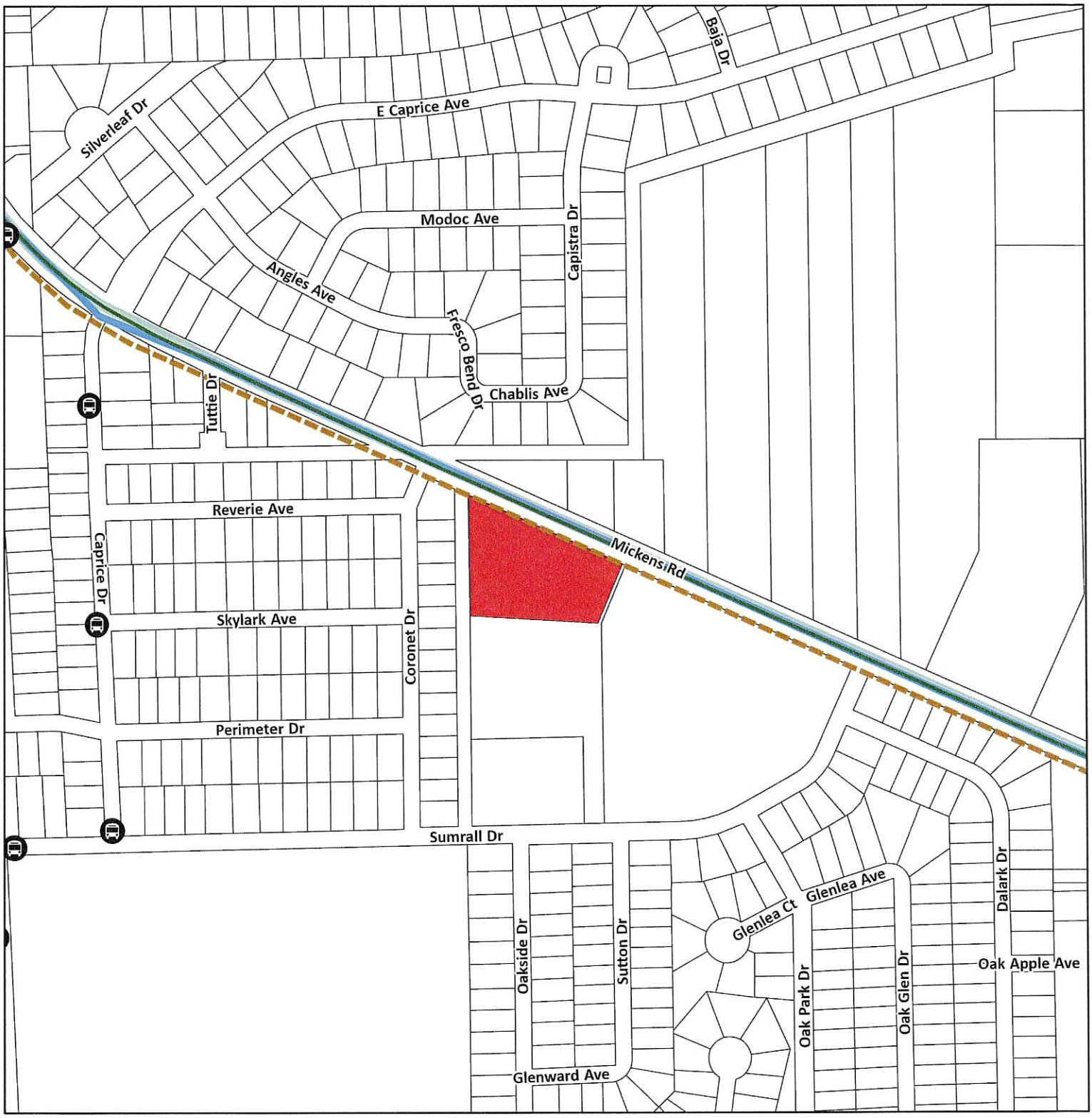


CUP-5-25

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-5-25

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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