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

March 5, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **CUP-7-14** St. Aloysius Catholic Church (2025 Stuart Avenue)

Application Summary			
Applicant	Father Michael Alello	**Submittal Date**	January 29, 2026
Design Professional	John Thompson, PE; Duplantis Design Group		
Lot and Block	43	**Site Area**	16.66 acres
Location	West side of Stuart Avenue, south of Perkins Road (Council District 12-Racca)		
Planning Commission Meeting Date	March 16, 2026	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A	**Existing Zoning**	Single Family Residential (A1)
Existing Use(s)	Religious and educational institution		
Project Description	Addition of a new 15,865 sf building to existing religious institution, and reconstruction of Gymnasium 1 to increase building size by 7,222 sf; creating a new 18, 082 sf gymnasium		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A1, Small Planned Unit Development (SPUD)		
Surrounding Uses	Religious and educational institution, low and medium 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

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Adjacent to low and medium density single family residential and institutional uses
- Will not change the character of the area

Regulatory Issues

- Addition of a new 15,865 sf building/ Parish Activity Center (PAC)
- Reconstruction of Gym 1 increase building size by 7, 222 sf to a total of 18,082 sf
- Five structures labeled to be removed
- Building height complies with UDC requirements
- Class A and existing trees provided in street yard planting area along Mimosa Street
- Bus entrance is through Mimosa Street
  - Sidewalk provided along Mimosa Street, consistent with UDC §13.8.A.1
  - Final location of a mechanical equipment pad to be determined at permit review and may require board of adjustment approval

- Parking meets minimum requirements of the UDC, as shown in the chart below:
  - Educational institution parking approved by Planning Director, per UDC § 17.4.1.A

Parking			
	Existing	**Proposed**	**Meets Requirements**
Auto Spaces	413	436	Yes
Handicap Spaces	21	19	
Bicycle Spaces	0	22	

- Overall site is accommodated by existing and new parking
  - Expansions and new building will not increase student enrollment
  - Reduction of handicap accessible parking is still above required 9 spaces

- Proposed building setbacks shown in chart below:

Setbacks		
Yards	**Minimum (A1)**	**Proposed**
Front (Proposed PAC Stuart Avenue)	15 ft	157 ft min
Side (Proposed PAC Mimosa Street)	25 ft	58 ft min
Rear (Proposed Gym Expansion)	25 ft	40 ft min

- Proposed signage shown in chart below:

Signs				
	Typical Sign Area	**Proposed Sign Area**	**Typical Allowable Height**	**Proposed Height**
Wall	30% wall area	North Wall Parish Activity Center 52 sq ft	N/A	N/A
		West Wall Parish Activity Center 52 sq ft	N/A	N/A
		South Gym Expansion 120 sg ft	N/A	N/A
		East Gym Expansion 50 sq ft	N/A	N/A

Transportation Analysis

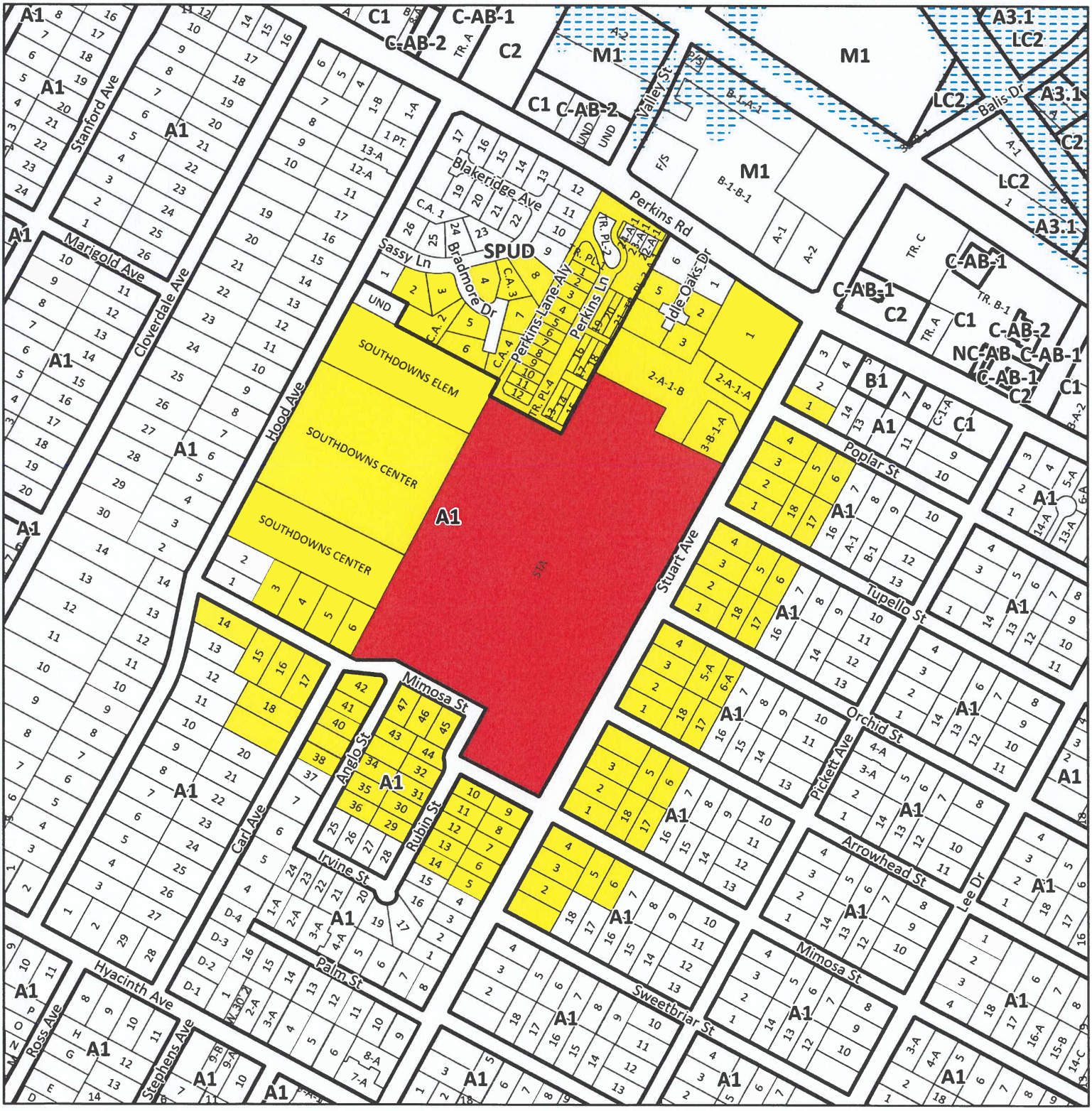
- Property located in the vicinity of streets on the Major Street Plan- *Perkins Road, Stanford Avenue, Lee Drive*
- Property located in the vicinity of proposed MOVEBR Project- *Lee Drive*
- Property located adjacent to proposed facility on the Bicycle and Pedestrian Master Plan- *Stuart Avenue bike boulevard*
- Property located in the vicinity of existing facilities on the Bicycle and Pedestrian Master Plan- *Health Loop bike lane,*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Ferrett Street to Hyacinth Avenue bike boulevard, East Lakeshore Drive to Quail Drive trail, Stanford Avenue bike lane*
- 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 February 24, 2026
- Public Notification Cards mailed to property owners within 300 foot radius, Southdown Gardens, Southside and Perkins Lane Homeowners Associations on February 27, 2026
- Staff reports available to review on March 5, 2026 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on March 6, 10 and 12, 2026



Legend

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



CUP-7-14

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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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



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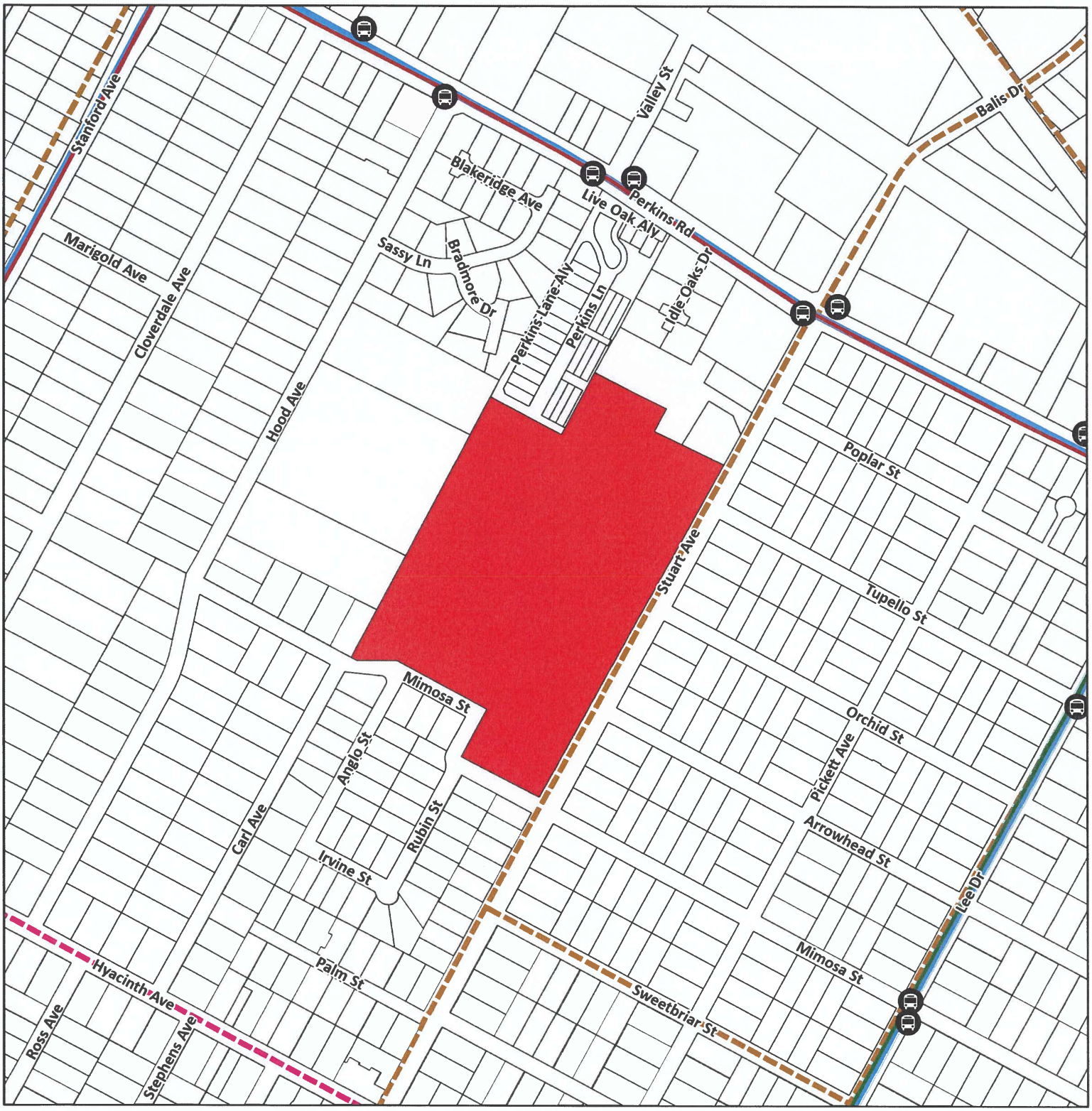
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Legend

- 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-7-14

N

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