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

May 7, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **CUP-8-10** St. Joseph's Academy-Additional Parking (2927 and 3015 Broussard Street)

Application Summary			
Applicant	Suzie Adler	**Submittal Date**	April 4, 2026
Design Professional	William Reich, PLA; Reich Landscape Architecture		
Lot and Block	36	**Site Area**	13,939 sf
Location	North side of Broussard Street, east of Arlington Avenue (Council District 7-Harris)		
Planning Commission Meeting Date	May 18, 2026	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A	**Existing Zoning**	Single Family Residential (A1)
Existing Use(s)	Educational institution		
Project Description	Office building and additional parking for educational institutional		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Urban/Walkable
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A1, Zero Lot Line Residential (A2.6)		
Surrounding Uses	Religious and educational institution, low density single family residential		
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

- **CUP-8-10** St. Joseph's Academy- Office and Additional Parking
  - Approved by the Planning Commission on April 18, 2022; expired April 18, 2025

Case History – Area

- **CUP-8-10** St. Joseph's Academy- Additional Parking
  - Approved by the Planning Commission on April 18, 2022
- **CUP-8-10** St. Joseph's Academy Student Commons Revision
  - Approved by the Planning Commission Staff on December 9, 2021
- **CUP-8-10** St. Joseph's Academy Student Commons
  - Approved by the Planning Commission Staff on August 5, 2021

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
- Subject property to be a part of a larger educational institution campus with existing associated parking located to the west and east of site
- Will not change the character of the area

Regulatory Issues

- Existing single-family home to remain for office use
- Existing Spirituality Center to be removed
- Required three Class A trees provided in street yard planting area along Broussard Street
  - 3-foot tall continuous hedge provided along property line adjacent to Broussard Street, consistent with UDC §18.3.4.C.3
- Buffer 5 foot provided to the north abutting low density residential
  - Reduced buffer from 2022 approval has been re-verified by Department of Development
- Sidewalks provided along Broussard Street, consistent with UDC §13.8.A.1
- The accessible spaces are located at 3015 Broussard which is the closest entrance per ADA and UDC §17.4.3
- Overall site is accommodated by existing and new parking
  - Conversion of existing building to administrative office use will not increase student enrollment
- 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**	**Total**	**Meets Requirements**
Auto Spaces	**Educational Institutional**	534[1]	20 (additional parking) 8 (office) 2 (existing)	562	Yes
ADA Spaces		13[1]	2	15	Yes
Compact Parking		0[1]	3	3	Yes
Bicycle Spaces		0[1]	11	11	Yes

[1]Total existing parking for St. Joseph's Academy campus

Transportation Analysis

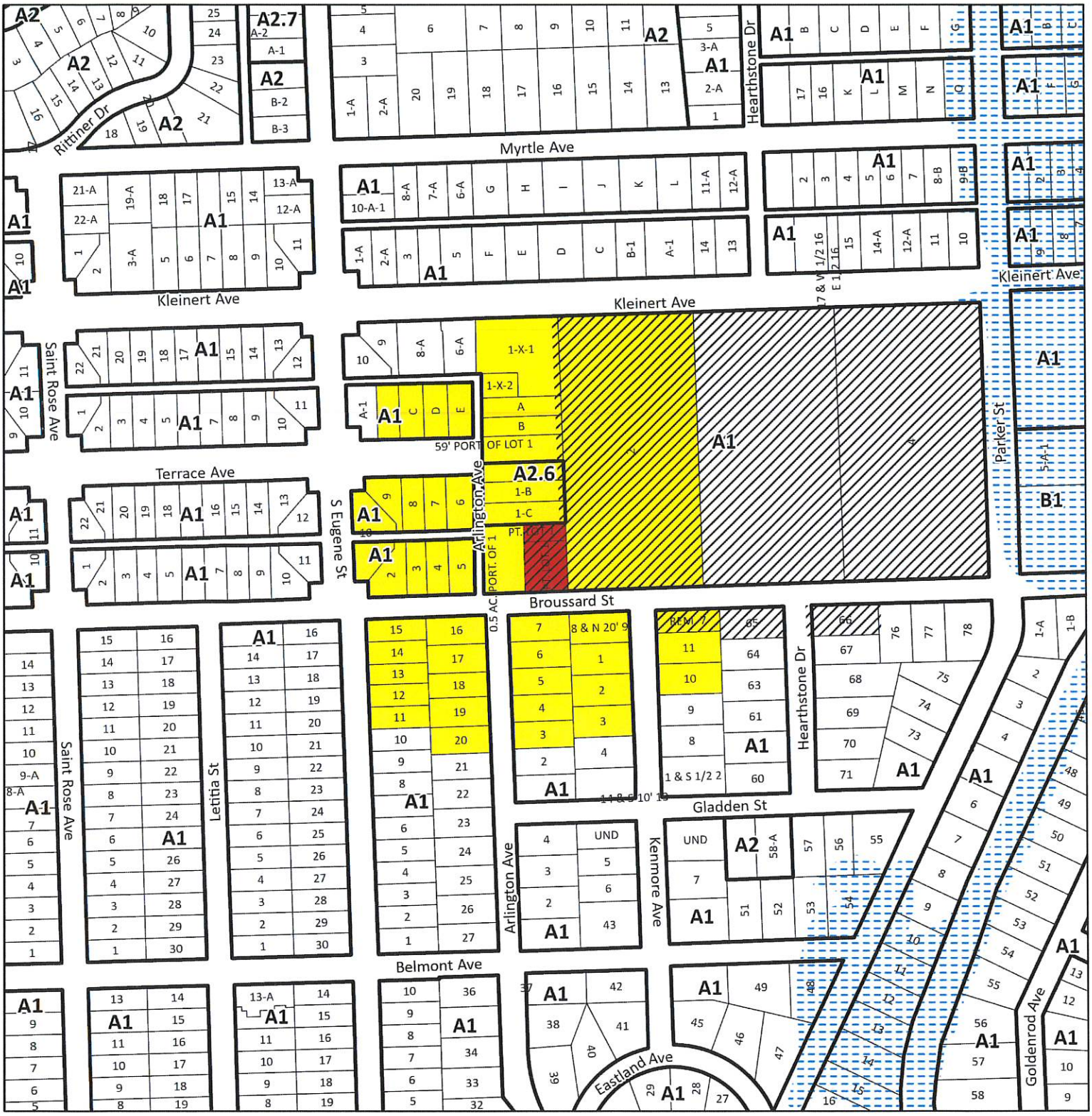
- Property located along the Major Street Plan- *Broussard Street*
  - Completed
- Property located in the vicinity of streets on Major Street Plan- *South Eugene Street*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Magnolia Drive/Belmont Avenue/Hundred Oaks Avenue bike boulevard, Myrtle Avenue bike lane*
- Property located in vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- Subject property posted on April 23, 2026
- Public Notification Cards mailed to property owners within 300 foot radius and Garden District Civic Association on May 1, 2026
- Staff reports available to review on May 7, 2026 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on May 8, 12 and 14, 2026



Legend

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



CUP-8-10

N

0 200 400 600 ft

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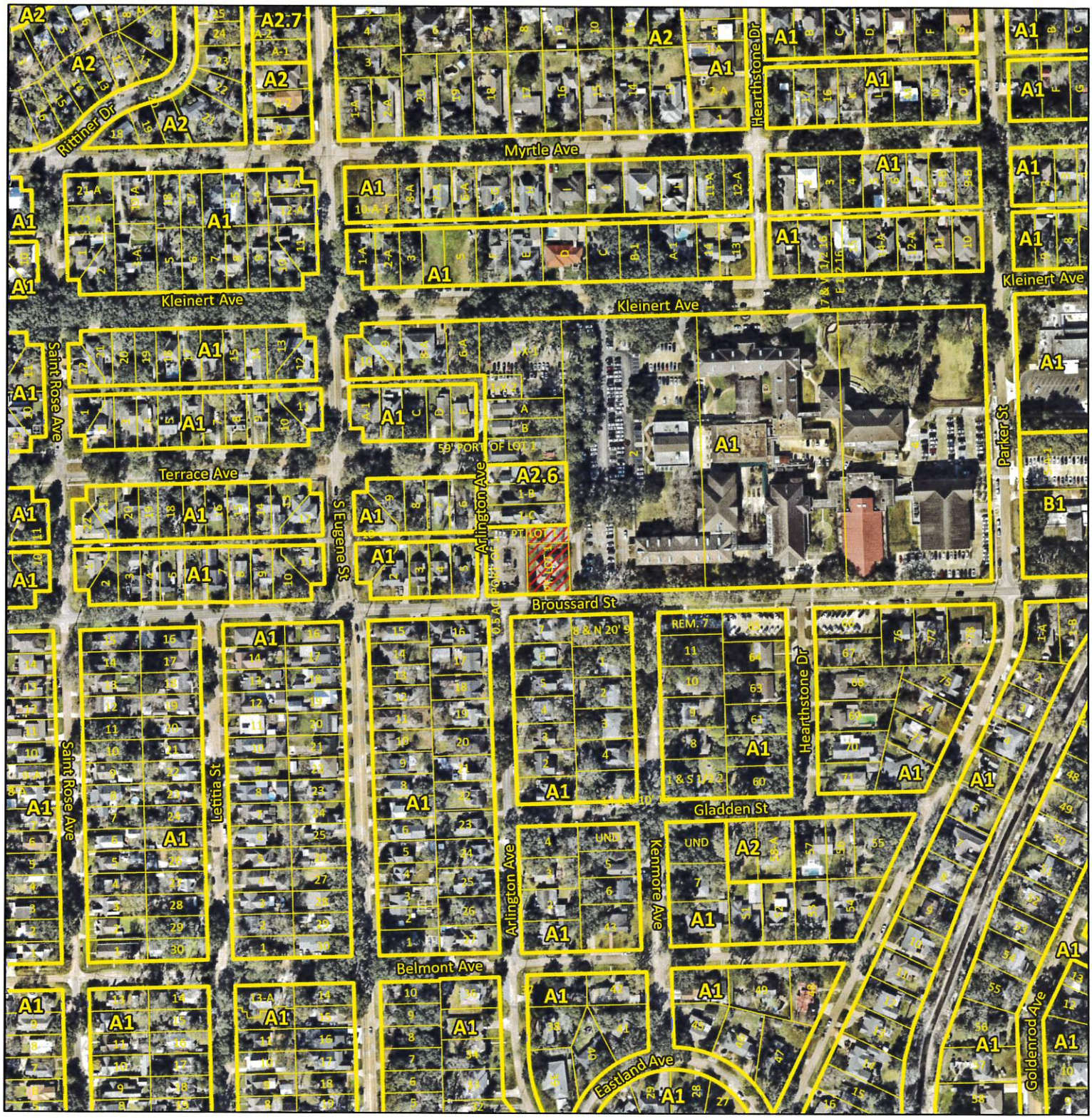
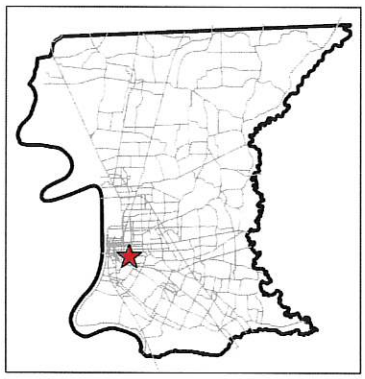


Legend

- Current Case
- Zoning Districts
- Lot Boundaries



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Legend

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



CUP-8-10

N

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