



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Frank M. Duke, FAICP
Planning Director

February 7, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director

FROM: Bryant Dixon, Senior Planner

SUBJECT: CUP-1-16 Our Lady of Mercy Catholic Church (Columbarium) (445 Marquette Avenue)

Application Summary			
Applicant	Randy Arabie	Submittal Date	December 18, 2018
Design Professional	Coleman Partners		
Lot and Block	37	Site Area	1.44 acres
Location	East of Marquette Avenue, north of Government Street, and west of Apartment Court Drive, on Lot 1-A of the Frank Alello Tract (Council District 7-Cole)		
Planning Commission Meeting Date	February 19, 2019	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A	Requested Waivers	No
Proposed Use(s)	Renewal of an expired conditional use permit		
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	Character Area	Suburban
Existing Zoning	General Residential (A4)	Overlay District	None
Existing Use	Religious Institution	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	A4, Single Family Residential (A1), Transition		
Surrounding Uses	Educational institution, religious institution, low density single family residential, high density multifamily residential, office		
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-1-16** Our Lady of Mercy Catholic School Columbarium (445 Marquette Avenue)
 - Approved by the Planning Commission on June 19, 2017

Case History – Area

- **CUP 1-16** Our Lady of Mercy Catholic School – New Gymnasium Building and Football Field Renovation (257 Marquette Avenue)
 - Approved by the Planning Commission on August 20, 2018
- **CUP-1-16** Our Lady of Mercy Catholic School- New Gymnasium Building and Football Field Renovation (257 Marquette Avenue)
 - Approved by the Planning Commission on September 19, 2016
- **CUP-1-16** Our Lady of Mercy Catholic School- Lower School Addition (262, 386, 410, 444 Marquette Avenue)
 - Approved by the Planning Commission on April 17, 2017
- **CUP 1-16** Our Lady of Mercy Catholic School Six T-Building Addition (262 and 274 Marquette Avenue)
 - Approved by the Planning Commission on April 18, 2016
 - Modification approved by Planning Commission Staff on August 5, 2016
- **Case-25-15** 6366 Government Street to rezone from A1 to Two Family Residential
 - Withdrawn by Applicant prior to Planning Commission on July 16, 2015
 - Deleted by Metropolitan Council on July 22, 2015

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Subject property is a part of larger religious and educational institution campus
- Low density single family residential uses are located south of subject property across Government Street
- High density multifamily residential uses are located east of subject property
- Columbaria/mausoleum uses are often accessory to religious institutions

Regulatory Issues

- Allowable height for CUP is 45 feet per underlying A4 zoning district
 - Proposed columbarium does not exceed allowable height
- Allowable building setbacks per A4 zoning shown in chart below:

Yards	Setbacks	
	Typical	Proposed
Front	20 ft	35 ft
Corner Side Yard	20 ft	20 ft
Side	5 ft	10 ft
Rear	25 ft	376 ft

- Typical 20 ft L2 buffer where abutting institutional use not required
 - Proposed columbarium part of a larger church
- Street yard planting areas provided along Apartment Court Drive and Government Street

- 10 Class A trees provided along Apartment Court Drive and 3 Class A trees along Government Street
- Proposed signage meets minimum requirements of the UDC:

Signs		
	Allowable Sign Area	Proposed Sign Area
Wall	90 sf	4 sf

- Overall site is accommodated by existing and new parking; parking approved by the Planning Director
- Existing parking exceeds minimum requirements of the UDC:

Parking			
	Required	Existing	Meets Requirements
Auto Spaces	411	452	Yes
Bicycle Spaces	23	23	Yes

Environmental Issues

- No environmental issues have been identified

Community Outreach/Notification







- Subject property posted on January 25, 2019
- Public Notification Cards mailed to property owners within 300 foot radius on February 1, 2019
- Staff reports available to review on February 7, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on February 8, 12 ,and 14, 2019

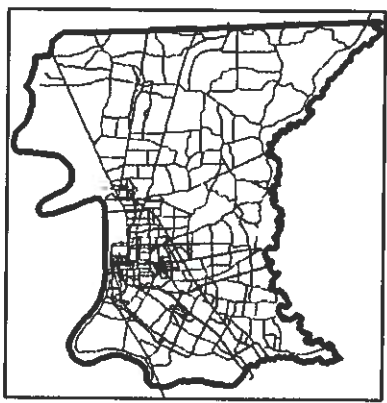
Findings

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





Legend

-  Current Cases
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels



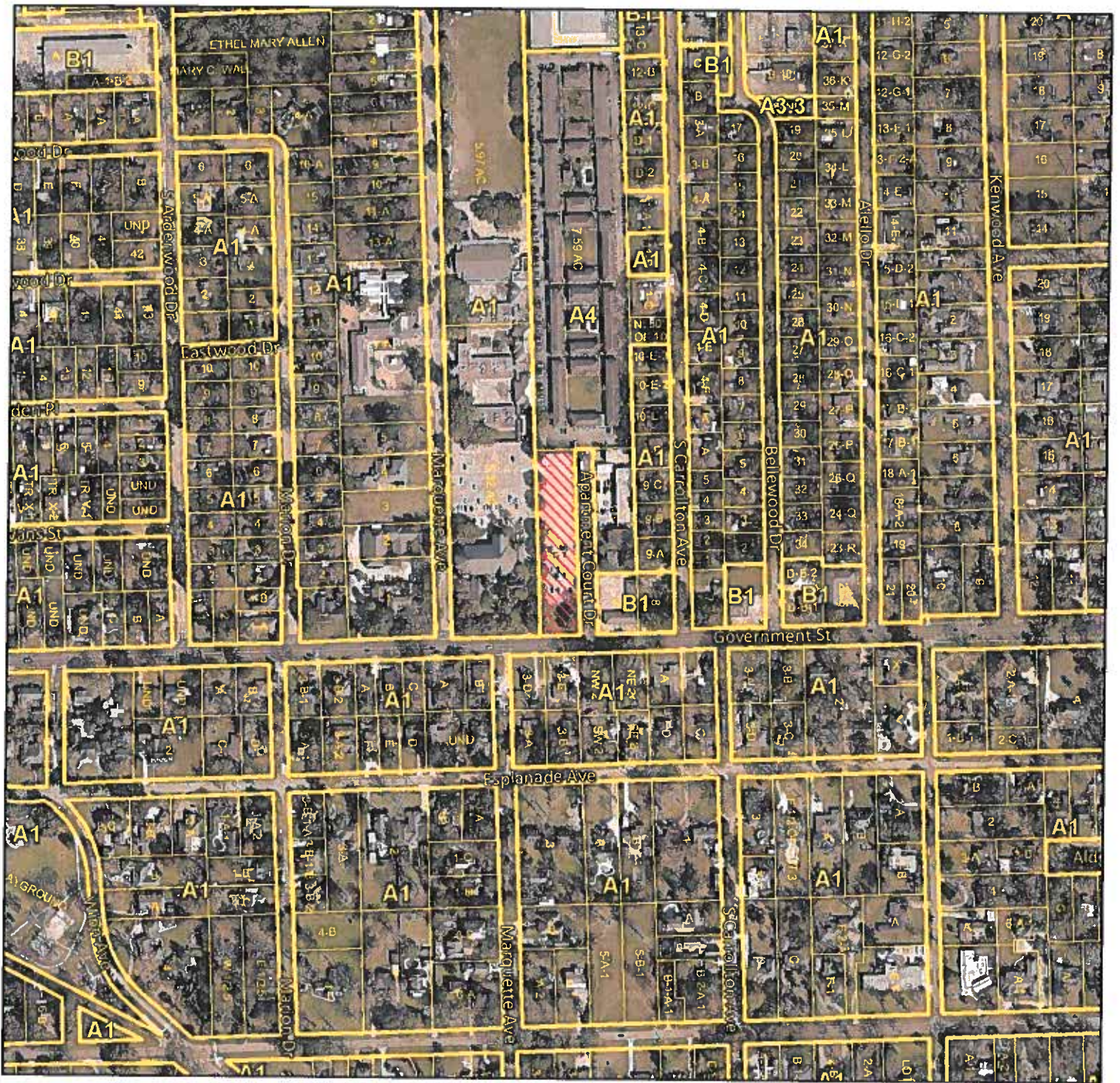
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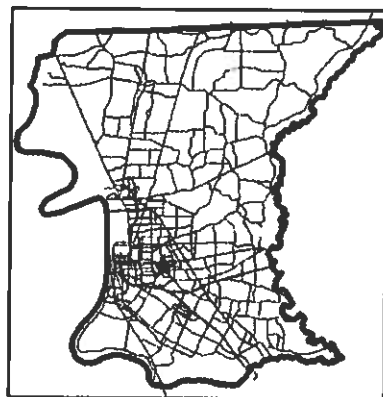
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Legend

-  Subject Property
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



CUP-1-16

SCALE

