



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

Frank M. Duke, FAICP
Planning Director

August 8, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director 

FROM: Michael F. Hynson, Planner II 

SUBJECT: **CUP 3-19** Sugarberry Reception Hall (18282 South Harrell’s Ferry Road) (Deferred from July 15 by Councilmember Hudson)

Application Summary			
Applicant	Phong Le	Submittal Date	March 29, 2019
Design Professional	Le Architect, LLC		
Lot and Block	69	Site Area	3.25 acres
Location	South side of South Harrell’s Ferry Road, east of O’Neal Line on Lot E-1-B-1-A of the C.F Sartwell Tract (Council District 9-Hudson)		
Planning Commission Meeting Date	August 19, 2019	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A	Requested Waivers	None
Proposed Use(s)	Reception hall without alcohol and with stipulations		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Rural	Overlay District	None
Existing Use	Vacant	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), Rural		
Surrounding Uses	Low density single family residential, vacant, undeveloped		
Findings			
Staff certifies the proposed request meets the minimum criteria for Planning Commission consideration, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements			

Case History – Site

- **CUP 3-19** Sugarberry Reception Hall (18282 South Harrell’s Ferry Road)
 - Deferred from July 15 by the Councilmember Hudson for applicant to meet with neighboring property owners

Case History – Area

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area of low density single family residential uses
- Will not change existing land use patterns
- Applicant proffers stipulations to be as added as limiting conditions to ensure neighborhood compatibility
 - Hours of operation limited
 - 8:00 a.m. to 8:00 p.m., Sunday-Thursday
 - 8:00 a.m. to 10:00 p.m., Friday and Saturday
 - Restrictions on amplified sound
 - No amplified sound exceeding 80 dbA after 6:00 p.m.
 - No amplified sound source within 100 ft of property lines

Regulatory Issues

- Site located on road on MoveBR
- Street yard planting areas provided 25 along South Harrell’s Ferry Road
- 20 ft. L2 landscape buffer required at property lines abutting low density residential to the south and east
- Pedestrian circulation provided along South Harrell’s Ferry Road
- Parking meets requirements with credited parking for original use of building as religious institution

Parking				
	Required	Credited	New	Meets Requirements
Auto Spaces	58	41	17	Yes
ADA Spaces	3	1	2	Yes
Bicycle Spaces	3	0	4	Yes

- Proposed signage meets minimum requirements of the UDC:

Signs		
	Allowable Sign Area	Proposed Sign Area
Wall	122 sf (30% of wall area)	21 sf
Monument Sign	64 sf	23 sf

- Exceeds setback requirements

Setbacks		
Yards	Typical	Proposed
Front	15 ft	82 ft
Side	5 ft	99 ft
Rear	25 ft	313 ft

Environmental Issues

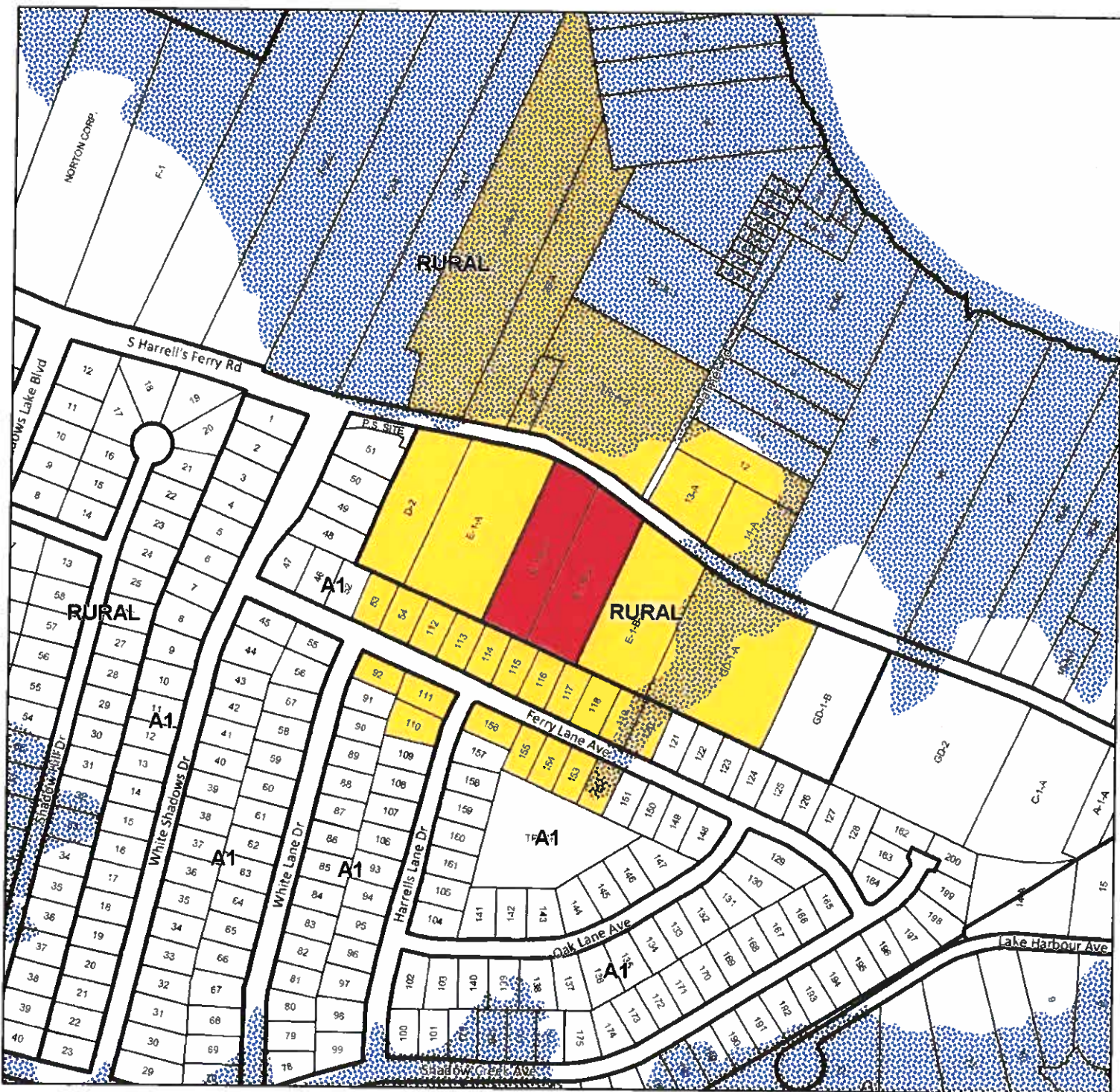
- No environmental issues have been identified

Community Outreach/Notification







- Subject property posted on June 25, 2019
- Public Notification Cards mailed to property owners within 300 foot radius on June 28, 2019
- Staff reports available to review on July 3, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on July 5, 9, and 11, 2019
- Staff attended a community meeting at Woodlawn Baptist Church on July 30, 2019

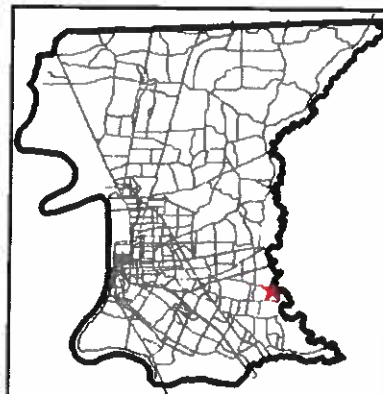
Findings

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



CUP-3-19






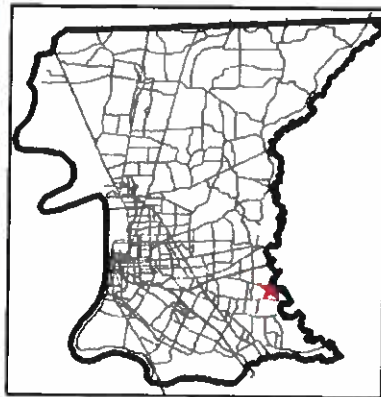
SCALE





Legend

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



CUP-3-19

0 200 400 600 800 ft

SCALE

