



Date Received: 11/27/19

### Conditional Use Permit

City of Baton Rouge / Parish of East Baton Rouge  
Office of the Planning Commission, 1100 Laurel Street, Suite 104  
P.O. Box 1471, Baton Rouge, Louisiana 70821

#### Staff Use Only

Application Fee: \$400 / \$300  
Application Taken by: lax  
Meeting Date: Jan 21, 2020

File Number: 51917-CUP  
Receipt Number: 3047896

CUP-1-03

#### Please Print or Type

1. Applicant Name and Title: Blayne McRae, Architect  
 Email Address: bmcrae@rittermaher.com Daytime Telephone: (225) 383-4321  
 Address: 2987 Government Street City: Baton Rouge State: LA ZIP: 70809  
 Business (if applicable): Ritter Maher Architects
2. Name of Property Owner: Gene Tullier (Catholic High School)  
 Email Address: gtullier@catholichigh.org Daytime Telephone: \_\_\_\_\_  
 Address: 855 Hearthstone Drive City: Baton Rouge State: LA ZIP: 70806
3. Subject Property Information:  
 CPPC Lot ID#(s): 930361906, 930361290, 930361289, 930361288, 930361269  
 Lot #(s): 11-A-1-A-1, 32, 31, 30A, Catholic High Block/Square: 36  
 Subdivision or Tract Name: Roseman Place  
 (If property is not subdivided, attach a complete legal description and a survey map indicating bearings and dimensions.)  
 Nearest Intersection: Kenmore Ave. & Oleander St.
4. Property Street Address: 855 Hearthstone Drive
5. Have any conditional use permits been granted for this location:  Yes  No  
 If yes, state conditional use and the date of approval:  
CUP 3-15: T-Building Use, September 21, 2015  
CUP 1-03:
6. Action Requested:  Conditional Use Approval  Conditional Use Adjustment
7. Existing Zoning District: A2, C1

 Applicant's Initials

8. Does the Conditional Use Application/Adjustment require rezoning:  Yes  No  
If yes, an application for rezoning to the appropriate zoning district must be filed concurrently with this application.

9. Specific proposed conditional Use: Educational institution, Student Union

10. Justification for action requested: Educational Institution conditional use is allowed in UDC Section 8.202

11. Previous applications:

Has any application been submitted to the Planning Commission concerning any part of the subject property within the past two years:  Yes  No

If yes, provide the details and the final decision: There is an existing CUP, (1-03) approved on 10.15.18.

12. Describe impact on infrastructure (streets, drainage, sewer): Proposed parking will be accessible from Oleander St., but should reduce on street parking in neighborhood. Drainage for the parking will be tied into the existing system; drainage for the building will pass through rain gardens before discharging into existing system. A sewer capacity request has been submitted to determine sewer impacts.

13. Traffic Impact Statement:

Submitted  No Submitted (If not submitted, explain) \_\_\_\_\_

14. Stormwater Management Plan (SMP):

Submitted  No Submitted (If not submitted, explain) \_\_\_\_\_

15. Drainage Impact Study (DIS):

Submitted  No Submitted (If not submitted, explain) \_\_\_\_\_

16. Water Quality Impact Study (WQIS):

Submitted  No Submitted (If not submitted, explain) \_\_\_\_\_

17. Attach a copy of the proposed conditional use site plan (see checklist requirements)

18. Impact of Public Facilities

Describe the impact on Public Services such as schools, parks, transportation and other public facilities: The proposed use is a student union for a high school. It also includes a common area for students, and more parking for the school which will help alleviate existing parking issues in the surrounding parking lots and neighborhood. There will be no adverse impact to public facilities.

 Applicant's Initials

19. Effects on Adjacent Properties:

Describe any proposed mitigation and/or reduction of adverse effects, including visual impacts of the proposed use on adjacent properties: The site will have rain gardens to help mitigate onsite drainage. There will be landscape buffers between the parking areas and existing lots.

20. Acknowledgement:



I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Planning Commission nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application, nor can the City or Parish enforce private deed restrictions or covenants. It is my responsibility as an Applicant to determine if any such deed restrictions and covenants exist on the subject property, and to be aware that violations of the same subject me and/or Property Owner to litigation from others.

I acknowledge that the Planning Commission makes the final decision on the approval or denial of this application. I also recognize I do not have a right to an approval, regardless of staff certification that the application meets ordinance requirements. A Public Hearing is required to be held and the Planning Commission will make the decision based upon all evidence presented at the meeting.

I understand that the application fee is nonrefundable. (Applications must be received by 10:00a.m. on the scheduled Application Deadline.)

I understand that construction shall commence within one year of the approval date. Failure to commence construction within that period shall automatically render the Conditional Use Permit null and void. A permit for a Conditional Use authorizes only the particular use for which it was issued and such permit shall automatically expire and cease to be of any force or effect if such use shall, for any reason, be discontinued for a period of one year.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

	Blayne McRae	11.26.19
Signature of Applicant	Type or Print Name of Applicant	Date
	Gene Tullier	11.26.19
Signature of Property Owner	Type or Print Name of Property Owner	Date

**Note:** The Conditional Use Permit fee is determined according to the attached schedule. A rezoning application and fee may be required in addition to this application. Refer to Chapter 8 of the Unified Development Code for complete requirements and procedures relating to Conditional Use Permits.