

AGENDA
Wednesday, January 20, 2021
METROPOLITAN COUNCIL ZONING MEETING
3:30 PM Presentations and Special Recognitions
4:00 PM Metropolitan Council Meeting
Governmental Building
Room 348

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. All public comments will be given in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th floor meeting room during the meeting. Members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information prior to the meeting by filling out a "request to speak" card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 20-01191 **SPUD-3-20 Fieldstone Crossing**
Proposed medium density single family development located on the the west side of Staring Lane, south of Chandler Drive, on Lot 3 of the O.D. Daigre Tract. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
Withdrawn by the applicant on December 8
[Application](#)
2. 20-01194 **Case 47-20 3845 Florida Boulevard**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the north side of Florida Boulevard, west of Park Hills Drive, on portions of Lots 1, 2 and 3-A, Square 3 of Park Hills Subdivision. Section 102, T7S R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve failed, 1-7
This item was deferred from November 18, 2020
[Application](#) [Staff Report](#)

3. 20-01262 **PA-20-20 1885 Wooddale Boulevard**
 To amend the Comprehensive Land Use Plan from Institutional to Employment Center on property located west of Wooddale Boulevard and north of Exchange Place, on a portion of Lot W-1-A-1 of the Wooddale Center Subdivision. Section 72, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
COMMISSION ACTION: Motion to approve carried, 6-0
Related to Case 56-20
[Application](#) [Staff Report](#)
4. 20-01263 **Case 56-20 1885 Wooddale Boulevard**
 To rezone from Light Industrial (M1) and Heavy Industrial (M2) to Heavy Commercial One (HC1) on property located on the west side of Wooddale Boulevard, north of Exchange Place, on a portion of Lot W-1-A-1 of Wooddale Center Subdivision. Section 72, T7S R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
Related to PA-20-20
[Application](#) [Staff Report](#)
5. 20-01265 **Case 54-20 6263 Comite Drive**
 To rezone from Single Family Residential (A1) and Heavy Commercial (C2) to Rural on property located on the north side of Comite Drive, east of Plank Road, on Tract 4-D-1-7-A-5 of H. B. Weiland Tract. Section 33, T5S, R1E, GLD, EBRP, LA (Council District 2 - Banks)
Withdrawn by the applicant on January 11
[Application](#)
6. 20-01491 **PA-22-20 4512 Highland Road**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Urban Neighborhood on property located on the south side of Highland Road, west of Burrow Road, on Lot UND of the Property of Jock N. and Pierre Harvey Baker. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)
Related to Case 61-20

Withdrawn by the applicant on January 13
[Application](#)
7. 20-01492 **Case 61-20 4512 Highland Road**
 To rezone from Single Family Residential (A1) to Medium Density Multi-Family Residential (A3.2) on property located on the south side of Highland Road, west of Burrow Road, on Lot UND of the Property of Jock N. and Pierre Harvey Baker. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)
Related to PA-22-20

Withdrawn by the applicant on January 13
[Application](#)

8. 20-01493 **Case 59-20 13265 Perkins Road**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) on property located on the north side of Perkins Road, east of Meadow Park Avenue, on a portion of Lot A-3-A-1-2 of Meadowpark Subdivision. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
9. 20-01494 **Case 60-20 11467 North Harrell's Ferry Road**
 To rezone from Rural to Heavy Commercial One (HC1) on property located on the north side of North Harrell's Ferry Road, west of South Sherwood Forest Boulevard, on the Remainder of Tract "O" of Muriel Land Corporation Property. Section 49, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
10. 20-01495 **Case 62-20 626 Staring Lane**
 To rezone from Single Family Residential (A1) to Zero Lot Line (A2.6) on property located on the east side of Staring Lane, north of Boone Drive, on Lot 37 and a portion of Lot 38 of Staring Plantation. Sections 67 and 68, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
11. 20-01496 **Case 63-20 T 1651 Choctaw Drive**
 To rezone from Light Industrial (M1) and Limited Residential (A3.1) to Light Commercial Two (LC2) on property located on the north side of Choctaw Drive, between Linwood Avenue and Pimpernel Avenue, on Lots 1 through 9 and Lots 16 through 22 of Standard Heights, Square 17. Section 38, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
12. 20-01528 **ISPUD-1-21 Lotus I Senior Housing**
 Proposed high density multifamily residential on property located on the south side of Gracie Street, north of Spanish Town Road, between North 16th Street and Frisco Street, on portions of Lots G-1, H, I, Y, and Z, Square 19 of Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)

13. 20-01529 **ISPUD-2-21 Lotus II Senior Housing**
Proposed high density multifamily residential on property located on the south side of Spanish Town Road, north of Gayosa Street, between North 15th Street and North 16th Street, on portions of Lots 1-12, Square 14 of Suburb Gracie Subdivision. Section 71,T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
14. 20-01530 **ISPUD-3-21 Lotus III Senior Housing**
Proposed high density multifamily residential on property located on the south side of Gayosa Street, north of North Street, between North 15th Street and North 16th Street, on portions of Lots 1, 2-A, 2-B, 3-6, 8-12, and A thru E, Square 13 of Suburb Gracie Subdivision. Section 71,T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve with stipulation to remove the dumpster pad carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
15. 20-01535 **TND-1-07 Rouzan, Concept Plan, Revision 13**
Proposed addition of land to overall TND boundaries, reallocation of residential uses and circulation changes on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-3-C-1-A and RZ-3-D-1-A-1 of the Rouzan TND and Lot 1-A of Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#) [Plans](#)

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