

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**222 St. Louis Street, Room 348**  
**Monday, March 21, 2022**  
**5:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **February 21, 2022**  
*Motion to approve carried, 8-0*  
[February 21, 2022](#)

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. All comments will be broadcast on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

**21**

**CONSENT - ITEMS FOR DEFERRAL**

**22, 23**

**CONSENT - ITEMS FOR APPROVAL**

**7, 8, 10, 12, 14, 15, 16, 18, 19, 20**

**REGULAR AGENDA**

*Items will require approval by the Metropolitan Council unless otherwise noted.*

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

2. **PA-7-22 19822 Hoo Shoo Too Road**

To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located southeast of the intersection of Hoo Shoo Too Road and South Tiger Bend Road, on an approximately 60.54 Acre Tract of the original Martha Menefee Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Recommend denial, based upon the land use designation of Agricultural/Rural appearing appropriate with the development pattern in the area

***Related to S-2-22***

***Motion to approve carried, 8-0***

[Application](#) [Staff Report](#)

3. **S-2-22 Woodhill Subdivision**

Proposed major subdivision with public streets on property located southeast of the intersection of Hoo Shoo Too Road and South Tiger Bend Road, on an approximately 60.54 Acre Tract of the original Martha Menefee Property (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the Plan Amendment is approved

***Related to PA-7-22***

***Motion to approve carried, 8-0***

[Application](#) [Staff Report](#) [Plans](#)

4. **PA-9-22 15050 Samuels Road and 15175, 15195, 15200-15300 Old Scenic Highway**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located north of the interchange of Old Scenic Highway and Samuels Road, on an approximately 80.46 Acre Tract of the former Grace P. McVea Property. Sections 43, 44 and 86, T5S, R1W, GLD, EBRP, LA (Council District 1 - Noel)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

***Motion to approve carried, 8-0***

[Application](#) [Staff Report](#)

5. **Case 5-22 8398, 8412 and 8514 Hooper Road**

To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on property located on the south side of Hooper Road, west of Hickcock Drive, on Lot O. M. Keating of Johnnie Beatrice Rabb Keating Property. Section 85, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)

**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

***Related to S-1-22***

***Motion to approve carried, 7-0***

[Application](#) [Staff Report](#)

6. **S-1-22 Belle Arbor Subdivision**

Proposed major subdivision with public streets on property located on the south side of Hooper Road, west of Hickcock Drive, on Lot O. M. Keating of Johnnie Beatrice Rabb Keating Property (Council District 5 - Hurst)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the rezoning is approved

***Related to Case 5-22***

***Motion to approve carried, 7-0***

[Application](#) [Staff Report](#) [Plans](#)

7. **CONSENT FOR APPROVAL Case 14-22 11663 Honore Lane**  
 To rezone from Rural, Off-Street Parking (B) and Light Commercial (C1) to Light Industrial (M1) on property located on the north side of Honore Lane, east of Fieldstone Drive, on the Oscar Ricks Property, formerly of the W.W. Pecue Tract. Section 48, T8S, R2E, GLD, EBRP, LA (Council District 11 - Adams)  
**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  
***Motion to approve carried, 8-0***  
[Application](#) [Staff Report](#)
8. **CONSENT FOR APPROVAL Case 15-22 2323 North Flannery Road**  
 To rezone from Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) to Heavy Commercial Two (HC2) on property located west of the intersection of North Flannery Avenue and South Choctaw Drive, on Lot E of Chester C. Rushing Property. Section 5, T7S, R2E, 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
***Motion to approve carried, 8-0***  
[Application](#) [Staff Report](#)
9. **Case 16-22 9250 West Inniswold Road**  
 To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on property located on the south side of West Inniswold Road, west of Mc Innis Drive, on Lot 341-A of Inniswold Estates, Section 3. Section 58, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**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  
***Motion to approve carried, 7-0***  
[Application](#) [Staff Report](#)
10. **CONSENT FOR APPROVAL Case 17-22 135 South Flannery Road**  
 To rezone from Rural to Light Commercial One (LC1) on property located on the east side of South Flannery Road, south of Florida Boulevard, on Lot C-1-A-1 of the A.W. Bozeman Property. Section 5, T7S, R2E, GLD, EBRP, LA (Council District 4 - Moak)  
**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  
***Motion to approve carried, 8-0***  
[Application](#) [Staff Report](#)
11. **Case 18-22 9255 Cal Road**  
 To rezone from Single Family Residential (A1) to Bluebonnet Design District (BDD) on property located on the north side of Cal Road, east of Bluebonnet Boulevard, on Lot 307-A-1 of Inniswold Estates, Section 2. Section 58, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**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  
***Motion to approve carried, 7-0***  
[Application](#) [Staff Report](#)

12. **CONSENT FOR APPROVAL Case 19-22 5500 McClelland Drive**  
 To rezone from Off-Street Parking (B), Light Commercial (C1) and Heavy Commercial (C2) to Light Commercial One (LC1) on property located southeast of the intersection of McClelland Drive and Hollywood-Greenwell Crossover Street, on Tract A-1 of the Kirby D. Smith Property. Section 51, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)  
**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  
**Motion to approve carried, 8-0**  
[Application](#) [Staff Report](#)
13. **PUD-1-04 The Settlement at Willow Grove, Concept Plan Revision 4**  
 Proposed change to include multi-family residential in the commercial area and reallocate unit counts between residential density types on property located on the north side of Perkins Road between Wimbledon Avenue and Oakdale Drive. Section 55, 56, and 57, T8S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets 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  
**Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#) [Plans](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

14. **CONSENT FOR APPROVAL PUD-2-00 Lake Villas Crossing, Burbank University, Final Development Plan Revision 1**  
 Proposed change to corner side yard setbacks on property located on the north side of Ben Hur Road and south of West Lee Drive, on Tract C-2-A-1-B-1-A of the Nelson Tract Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3 - Gaudet)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**Motion to approve carried, 8-0**  
[Application](#) [Staff Report](#) [Plans](#)
15. **CONSENT FOR APPROVAL PUD-2-00 Highcroft, Burbank University, Final Development Plan Revision 2**  
 Proposed change to corner side yard setbacks on property located on the east side of Nicholson Drive and north of Ben Hur Road, on Tract B-3-B-1-A-1 of the Nelson Tract Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**Motion to approve carried, 8-0**  
[Application](#) [Staff Report](#) [Plans](#)
16. **CONSENT FOR APPROVAL PUD-4-12 RV Shop (Phase 2), The Greens at Millerville, Final Development Plan Revision 1**  
 Proposed reduction of commercial square footage and relocation of proposed buildings on property located on the north side of Millerville Greens Boulevard, west of Millerville Road, on Parcel 1-A of The Greens at Millerville Subdivision. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**Motion to approve carried, 8-0**  
[Application](#) [Staff Report](#) [Plans](#)

17. **PUD-14-06 Copper Oaks Reserve, Mickens Road, Final Development Plan**  
 Proposed major subdivision with public streets on property located on the south side of Mickens Road, west of Joor Road, on Tract A-1-A-1-A-2 of the Nell P. Stipe Tract. Sections 43 and 44, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#) [Plans](#)
18. **CONSENT FOR APPROVAL S-3-22 Hammond Heights Subdivision**  
 Proposed major subdivision with public streets on property located on the north side of Old Hammond Highway, east of Gloria Drive, on Tracts X and Y-1 of the J.D. Wells Property, and Tract Y-2 of the William H. Turnley Tract (Council District 4 - Moak)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
**Motion to approve carried, 8-0**  
[Application](#) [Staff Report](#) [Plans](#)
19. **CONSENT FOR APPROVAL S-5-22 Atwater Villas Subdivision**  
 Proposed major subdivision with public streets located on the west side of Nicholson Drive, east of River Road, on Tracts B, C, D, and E of Woodstock Plantation (Council District 3 - Gaudet)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
**Motion to approve carried, 8-0**  
[Application](#) [Staff Report](#) [Plans](#)
20. **CONSENT FOR APPROVAL S-6-22 Atwater Reserve Subdivision**  
 Proposed major subdivision with public streets located on the west side of Nicholson Drive, east of River Road, on Tracts A, B, C and E of Woodstock Plantation (Council District 3 - Gaudet)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
**Motion to approve carried, 8-0**  
[Application](#) [Staff Report](#) [Plans](#)
21. **CONSENT FOR WITHDRAWAL SS-1-22 Roland S. Stevens Property**  
 Proposed minor subdivision with a private street on property located northwest of the intersection of Greenwell Springs Road and Pasedena Drive, on Tracts B-2-A-1 and B-2-A-2 of the Roland S. Stevens Property (Council District 5 - Hurst)  
**Withdrawn by the applicant on March 7, 2022**  
[Application](#)
22. **CONSENT FOR DEFERRAL SS-2-22 Willie Jell Estate**  
 Proposed minor subdivision with a private street on property located on the south side of Mount Pleasant-Zachary Road, west of Barnett Cut-Off Road, on Lot 1-B-1 of the Willie Jell Estate (Council District 1 - Noel)  
**Deferred to April 18 by the Planning Director**  
[Application](#)
23. **CONSENT FOR DEFERRAL SS-3-22 Freddie Robinson Tract**  
 Proposed minor subdivision with a private street on property located on the south side of Port Hudson-Plains Road, east of Samuels Road, on Tract A-1-A-2-A-1-B of the Freddie Robinson Tract (Council District 1 - Noel)  
**Deferred to April 18 by the Planning Director**  
[Application](#)

24. **INITIATION OF TEXT AMENDMENT** To revise Chapter 19, Definitions  
*Motion to approve carried, 7-0*

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**