

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
April 17, 2023
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. March 20, 2023

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, 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.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

2. **PA-6-23** **8439, 8483, 8400-8500 and 8501 Highland Road** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Neighborhood Center on property located on the north side of Highland Road, east of Magnolia Wood Avenue, on portions of property now or formerly known as a 0.483 acre tract of the Vernon Triche Property, an undesignated tract of the J.A. Triche Succession, Lots 114 and 115 of the Magnolia Woods Subdivision, Fifth Filing, and the remaining Emma C. Benton Property. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) **Related to PUD-1-23 [Application](#)**

3. **PUD-1-23** **The Village at Magnolia Woods, Concept Plan (Deferred from February 13 by the Planning Director)** To rezone from Single Family Residential (A1) to Planned Unit Development (PUD) for a proposed mixed use development with low and medium density residential and commercial/office uses on property located on the north side of Highland Road, east of Magnolia Wood Avenue, on property now or formerly known as a 0.483 acre tract of the Vernon Triche Property, an undesignated tract of the J.A. Triche Succession, Tracts 114 through 119-A of the Magnolia Woods Subdivision, Fifth Filing, the remaining Emma C. Benton Property, and Lot 5-A-1-A of Laurel Lea Subdivision. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) **Related to PA-6-23 [Application](#)**

4. **TA-2-23** **Chapter 16, Signs** Unified Development Code amendment to revise Section 16.2.4, Design, Construction and Maintenance, pertaining to Abandoned Signs.

5. **Case 14-23** **1500-1600 Brightside Drive** To rezone from Single Family Residential (A1) to Light Commercial Two (LC2) on property located on the south side of Brightside Drive, west of Nicholson Drive, on property now or formerly known as Tract G-1 of the Arlington Plantation Property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3-Gaudet) **[Application](#)**

6. **Case 15-23** **11275 Honore Lane** To rezone from Rural to Light Industrial (M1) on property located on the north side of Honore Lane, east of Fieldstone Drive, on property now or formerly known as Tract A-2-A of the Martin Honore Property. Section 48, T8S, R2E, GLD, EBRP, LA (Council District 11-Adams) **[Application](#)**

7. **Case 16-23** **14700 Old Hammond Highway** To rezone from Rural to Light Commercial One (LC1) on property located on the south side of Old Hammond Highway, east of Millerville Road, on property now or formerly known as Tract B-2 of the Larrie H. Butler Property. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) **[Application](#)**

8. **Case 17-23 2575 and 2595 O'Neal Lane** To rezone from Light Commercial (C1) to Heavy Commercial One (HC1) on property located on the east side of O'Neal Lane, south of North Lirocchi Drive, on property now or formerly known as Lot 1 of the E.F. Hart Property. Section 46, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
9. **Case 18-23 1939 and 1941 Paulson Street** To rezone from Single Family Residential (A2) to Two-Family (A2.9) on property located on the west side of Paulson Street, south of Jackson Avenue, on property now or formerly known as Lot 16 of East Fairfields Subdivision, Square 18. Section 74, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
10. **Case 19-23 17240 Perkins Road** To rezone from Rural to General Office Low Rise (GOL) on property located on the south side of Perkins Road, north of Highland Road, on portions of property now or formerly known as Tracts 10-A-1-A and X-3 of the Rufus D. Hayes Property. Section 56, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
11. **Case 20-23 12181 Airline Highway** To rezone from Rural to Light Industrial (M1) on property located on the east side of Airline Highway, west of Pecue Lane, on property now or formerly known as Tract 3-A of Ragusa Place. Section 31, T7S, R2E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
12. **Case 21-23 5621 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the north side of Government Street, west of Cloud Drive, on a portion of property now or formerly known as Tract D of the Charles C. Hundemer Tract. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

13. **PUD-2-00 Benny's B-Quik, Burbank University, Final Development Plan** Proposed convenience store on property located on the north side of West Lee Drive, east of Bere Lane, on property now or formerly known as A-3-3-A of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
14. **SS-2-23 A.J. Kleinpeter Tract (Deferred from February 13 by the Planning Director)** Proposed commercial subdivision with public streets on property located on the west side of Siegen Lane, north of Industriplex Boulevard, on property now or formerly known as Tracts 4-C-1-A-2-A, 4-C-1-A-1-D-1-A-1, 4-C-3-A-1, 4-C-1-A-1-B, 4-C-1-A-1-C-1 and 4-C-1-A-1-A-2 of the A.J. Kleinpeter Tract (Council District 11-Adams) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN