

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**222 St. Louis Street, Room 348**  
**Monday, April 18, 2022**  
**5:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **March 21, 2022**  
***Motion to approve carried, 7-0***  
[March 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**

**CONSENT - ITEMS FOR DEFERRAL**

**6, 18, 28**

**CONSENT - ITEMS FOR APPROVAL**

**12, 13, 16, 17, 19, 20, 23, 24, 25, 26, 27**

**REGULAR AGENDA**

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

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

2. **PA-10-22 7715 Tom Drive**  
 To amend the Comprehensive Land Use Plan from Industrial to Employment Center on property located northeast of the intersection of Tom Drive and Dallas Drive, on Lot 255 of Wooddale Center, Fifth Filing. Section 71, 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  
**Related to Case 21-22**  
  
**Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#)
3. **Case 21-22 7715 Tom Drive**  
 To rezone from Heavy Industrial (M2) to Heavy Commercial One (HC1) on property located northeast of the intersection of Tom Drive and Dallas Drive, on Lot 255 of Wooddale Center, Fifth Filing. Section 71, 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
**Related to PA-10-22**  
  
**Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#)
4. **PA-11-22 7321 Alberta Drive**  
 To amend the Comprehensive Land Use Plan from Office to Commercial on property located east of the intersection of Alberta Drive and Silverside Drive, on Lot 6 of Silverside Heights. Section 52, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses  
**Related to Case 22-22**  
  
**Motion to approve carried, 7-0**  
[Application](#) [Application](#)
5. **Case 22-22 7321 Alberta Drive**  
 To rezone from Transition (B1) to Light Commercial Two (LC2) on property located east of the intersection of Alberta Drive and Silverside Drive, on Lot 6 of Silverside Heights. Section 52, T7S, 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, if the Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
**Related to PA-11-22**  
  
**Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#)
6. **CONSENT FOR DEFERRAL PA-12-22 Major Street Plan Amendment - Midway Connector**  
 To remove a segment of the Midway connector extending between Anselmo Lane and Picardy Avenue from the Major Street Plan (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Recommend approval, based on review of the area in greater level of detail and considering the determination from the Department of Transportation and Drainage that removal would be appropriate  
**Deferred to May 16 by Councilmember Adams**  
[Application](#) [Staff Report](#) [Letter of No Objection](#)

7. **PA-13-22 14810 Jefferson Highway**  
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the south side of Jefferson Highway, west of Baringer Foreman Road, on a portion of the Rose M. Long Property. Sections 5 and 51, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Recommend denial, based upon the land use designation of Residential Neighborhood appearing appropriate with the development pattern in the area  
**Related to Case 25-22 and S-8-22**
- Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#)
8. **Case 25-22 14810 Jefferson Highway**  
 To rezone from Rural to Town House (A2.5) on property located on the south side of Jefferson Highway, west of Baringer Foreman Road, on a portion of the Rose M. Long Property. Sections 5 and 51, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff cannot certify that the proposed request meets the criteria for a change of zoning. While it conforms to the UDC Dimensional requirements and would be consistent with the Comprehensive Plan, if the Plan Amendment is approved, the request is incompatible with the existing character or usage of the neighborhood  
**Related to PA-13-22 and S-8-22**
- Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#)
9. **S-8-22 Cedar Grove Townhomes**  
 Proposed major townhouse subdivision with private streets on property located on the south side of Jefferson Highway, west of Baringer Foreman Road, on a portion of the Rose M. Long Property. Sections 5 and 51, T8S, R2E, GLD, EBRP, LA (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 and rezoning are approved  
**Related to PA-13-22 and Case 25-22**
- Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#) [Plans](#)
10. **TA-2-22 Home Occupation and Home Office**  
 Unified Development Code amendment to revise Chapter 9, Use Regulations and Chapter 19, Definitions to allow and define types of limited accessory uses within residential zoning districts.  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and ensuring regulatory processes are responsive, efficient, and customer friendly  
**Motion to approve carried, 7-0**  
[Staff Report](#)
11. **TA-3-22 Coordination with Others - Baker**  
 Unified Development Code amendment to revise Chapter 3, Processes to establish notification process with City of Baker  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and ensuring regulatory processes are responsive, efficient, and customer friendly  
**Motion to approve carried, 7-0**  
[Staff Report](#)

12. **CONSENT FOR APPROVAL Case 23-22 1312 O'Neal Lane**  
 To rezone from Rural to Light Commercial One (LC1) on property located northwest of the intersection of O'Neal Lane and East Riverdale Avenue, on Tract X-4 of the Baton Rouge Homesites Inc. Tract. Section 39, 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  
**Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#)
13. **CONSENT FOR APPROVAL Case 24-22 9880 Bluebonnet Boulevard, Suite F**  
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the west side of Bluebonnet Boulevard, north of Burbank Drive, on a portion of Lot L-2-B-3 of the Gulf Union Corporation Property. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)  
**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](#)
14. **Case 26-22 10940 South Havenpark Court**  
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located south of the intersection of South Havenpark Court and Havenpark Avenue, on a portion of Lot 8 of Havenpark Court Subdivision. Section 12, 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
**Motion to approve failed, 3-4**  
[Application](#) [Staff Report](#)
15. **PUD-3-13 Guerilla Warfare Paintball (formerly 13th Gate Park), Concept Plan Revision**  
 Revise outdoor commercial recreation use on property located on the east side of Joor Road, south of Mickens Road, on a portion of an undesignated 74.64 acre tract of the remainder of the A. LeBlanc Property. Section 47, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request 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](#)

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

16. **CONSENT FOR APPROVAL PUD-1-04 Commercial Phases I and II, The Settlement at Willow Grove, Final Development Plan Revision 3**  
 Proposed semi-detached single family dwellings on property located on the north side of Perkins Road between Wimbledon Avenue and Oakdale Drive, on Tract 1-A-1 of The Settlement at Willow Grove, Phase 1, Part 1, First Filing. Sections 56 and 57, T8S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**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, if Concept Plan is approved by Metropolitan Council

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

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

17. **CONSENT FOR APPROVAL PUD-2-04 BancorpSouth, Creekstone II, Final Development Plan**  
 Proposed bank on property located on the north side of Corporate Boulevard, west of Commerce Circle, on Lot 1-B of Towne Center Business Park. Section 92, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**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 DEFERRAL PUD-5-04 Phase 6, Pelican Lakes, Final Development Plan**  
 Proposed single family residential development on property located on the south side of Burbank Drive, west of Pelican Lakes Parkway, on Tracts A-1-A-1 and B-1-A-2-A of the T.P. Stuckey Property. Section 75, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)  
***Deferred to May 16 by the Planning Director***  
[Application](#)
19. **CONSENT FOR APPROVAL SPUD-5-08 Rivian, Acadian Village, Final Development Plan Revision 5**  
 Proposed installation of electric vehicle charging stations on property located at the northwest intersection of Perkins Road and Acadian Thruway, on Lot 15-A-1-A of the Richland Estates Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the surrounding uses and conforming to Unified Development Code requirements  
***Motion to approve carried, 7-0***  
[Application](#) [Staff Report](#) [Plans](#)
20. **CONSENT FOR APPROVAL CUP-2-06 Novitiate House, Cypress Springs Mercedarian Prayer Center Revision 3**  
 Proposed religious boarding house on property located north of the intersection of George O'Neal Road and Shenandoah Trails Avenue, on Tract B-1 of the Dr. Walter G. Browning and Dr. Wylie C. Barrow Property. Sections 22 and 27, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF 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  
***Motion to approve carried, 7-0***  
[Application](#) [Staff Report](#) [Plans](#)
21. **CUP-8-10 St. Joseph's Academy – Office and Additional Parking**  
 Proposed office and parking use on property located on the north side of Broussard Street, east of Arlington Avenue, on the southeastern portion of the former Lot 1 of Hundred Oaks Farms. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF 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  
***Motion to approve carried, 7-0***  
[Application](#) [Staff Report](#) [Plans](#)

22. **CUP-8-10 St. Joseph's Academy – Additional Parking**  
 Proposed parking lot on properties located on the south side of Broussard Street, between Kenmore Avenue and Parker Street, on Lots 65 and 66 of East-Land Subdivision and the remaining portion of Lot 7 of Zeeland Place, Group 2, Square 18. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF 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  
**Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#) [Plans](#)
23. **CONSENT FOR APPROVAL CS-1-22 Audubon Woods (Flag Lot)**  
 Proposed flag lot minor subdivision on property located on the south side of Hoo Shoo Too Road, east of Happy Place, on Lot 37 of Audubon Woods, Second Filing (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  
**Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#) [Plans](#)
24. **CONSENT FOR APPROVAL CS-2-22 Lenzy Whitley Property (Flag Lot)**  
 Proposed flag lot minor subdivision on property located on the north side of Jackson Road, east of Edwards Road, on Tract B of the Lenzy Whitley Property (Council District 1 - Noel)  
**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, 7-0**  
[Application](#) [Staff Report](#) [Plans](#)
25. **CONSENT FOR APPROVAL CS-3-22 Moss Side Plantation (Flag Lot)**  
 Proposed flag lot minor subdivision on property located on the south side of Perkins Road, west of Quail Oak Drive, on the F.F. Luck Tract of Moss Side Plantation (Council District 12 - Racca)  
**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, 7-0**  
[Application](#) [Staff Report](#) [Plans](#)
26. **CONSENT FOR APPROVAL S-6-21 Cypress at Ardendale Subdivision Revision**  
 Proposed revision to a major subdivision with public streets on property located west of North Ardenwood Drive, south of Greenwell Springs Road, on Tract X-1-A-1 of the Ardendale Subdivision and a portion of Tract X-2-A of the former C.C. Bird Property (Council District 6 - Dunn Jr.)  
**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, 7-0**  
[Application](#) [Staff Report](#) [Plans](#)
27. **CONSENT FOR APPROVAL 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)  
**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, 7-0**  
[Application](#) [Staff Report](#) [Plans](#)

28. **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 May 16 by Councilmember Noel***  
[Application](#)
29. **SS-4-22 Claude Clinton Reams Estate**  
Proposed minor subdivision with a private street on property located on the south side of Stoney Point Burch Road, east of Liberty Road, on Tract B-3-A-1 of the Claude Clinton Reams Estate (Council District 1 - Noel)  
**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, 7-0***  
[Application](#) [Staff Report](#) [Plans](#)
30. **INITIATION OF TEXT AMENDMENT – To revise Section 17.5.2.A.3 (Front Loaded Garage Setbacks)**  
***Motion to approve carried, 7-0***

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**