

AGENDA
METROPOLITAN COUNCIL ZONING MEETING
Wednesday, April 19, 2023
4:00 PM
Metropolitan Council Chambers City Hall
Third Floor

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. 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 using one of the monitors outside of the Metropolitan Council Chambers or 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 Metropolitan Council Members may ask questions and make comments in accordance with applicable law but are urged to cooperate in an effort to spend no 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. 23-00360 **PA-3-23 16481 Old Scenic Highway**
To amend the Comprehensive Land Use Plan from Agricultural/Rural to Commercial on property located on the west side of Old Scenic Highway, north of Miraval Avenue, on property now or formerly known as Tract C-1 of the Lucy Crumholt Property. Section 78, T5S, R1W, GLD, EBRP, LA (Council District 1 - Noel)
PLANNING STAFF FINDINGS: Recommend denial, based upon the proposed land use designation of Commercial appearing too intense for the development pattern in the area
COMMISSION ACTION: Motion to withdraw carried, 7-0
Related to Case 7-23

Withdrawn by the applicant on March 16
[Application](#) [Staff Report](#)

2. 23-00361 **Case 7-23 16481 Old Scenic Highway**
 To rezone from Rural to Light Commercial Two (LC2) on property located on the west side of Old Scenic Highway, north of Miraval Avenue, on a portion of property now or formerly known as Tract C-1 of the Lucy Crumholt Property. Section 78, T5S, R1W, GLD, EBRP, LA (Council District 1 - Noel)
PLANNING STAFF FINDINGS: Staff cannot certify that the proposed request meets the criteria for a change in zoning. Request is inconsistent with the Comprehensive Plan Amendment and incompatible with the existing character of established residential land uses
COMMISSION ACTION: Motion to withdraw carried, 7-0
Related to PA-3-23

Withdrawn by the applicant on March 16
[Application](#) [Staff Report](#)
3. 23-00362 **PA-4-23 4850 Joor Road, 9150 and 9180 North Ridgewood Drive**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the east side of Joor Road, south of North Ridgewood Drive, on a portion of property now or formerly known as Tract LM-3-A-1 of Sunnybrook Annex (Council District 5 - Hurst)
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, 7-0
Related to Case 9-23
[Application](#) [Staff Report](#)
4. 23-00363 **Case 9-23 4850 Joor Road, 9150 and 9180 North Ridgewood Drive**
 To rezone from Single Family Residential (A1) to Light Commercial Two (LC2) on property located on the east side of Joor Road, south of North Ridgewood Drive, on a portion of property now or formerly known as Tract LM-3-A-1 of Sunnybrook Annex. Section 48, 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, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-4-23
[Application](#) [Staff Report](#)
5. 23-00364 **PA-5-23 9455 Greenwell Springs Road**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the north side of Greenwell Springs Road, east of Joor Road, on property now or formerly known as Tract W-3-A-1 of the John Evans Morgan Jr. Property. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)
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, 7-0
Related to Case 10-23
[Application](#) [Staff Report](#)
6. 23-00365 **Case 10-23 9455 Greenwell Springs Road**
 To rezone from Single Family Residential (A1), Transition (B1) and Light Commercial (C1) to Light Commercial Three (LC3) on property located on the north side of Greenwell Springs Road, east of Joor Road, on a portion of property now or formerly known as Tract W-3-A-1 of the John Evans Morgan Jr. Property. Section 48, 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, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-5-23

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

7. 23-00379 **Case 5-23 2943 Perkins Road**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) on property located on north side of Perkins Road, west of Hollydale Avenue, on a portion of property now or formerly known as Lot 5 of Hundred Oaks Park Subdivision, Square 25. Section 94, 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve C-AB-1 carried, 8-0
Applicant revised request to C-AB-1 on March 17
[Application](#) [Staff Report](#)
8. 23-00381 **Case 8-23 10143 Patriot Drive**
 To rezone from Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) to Heavy Commercial One (HC1) on property located at the end of Patriot Drive, west of Emmett Bourgeois Lane, on property now or formerly known as Lot 7-D-2 of Patriot Commerce Park. Section 87, 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
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
9. 23-00383 **Case 11-23 535 Saint Rose Avenue**
 To rezone from Single Family Residential (A2) to Neighborhood Office (NO) on property located on the east side of Saint Rose Avenue, south of Government Street, on a portion of property now or formerly known as Lot 3-A of McGrath Heights, Square 1. Section 74, T7S, R1W, 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 carried, 7-1
[Application](#) [Staff Report](#)
10. 23-00385 **Case 12-23 3151 College Drive**
 To rezone from Commercial Alcoholic Beverage (restaurant) (C-AB-1) to Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) on property located on the east side of College Drive, south of Concord Avenue, on a portion of property now or formerly known as Lot Z-1-A-1 of Aldrich Acres. Section 94, 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)

11. 23-00386 **Case 13-23 2903 and 2919 Perkins Road**
To rezone from Light Commercial (C1) and Commercial Alcoholic Beverage (restaurant)(C-AB-1) to on Commercial Alcoholic Beverage (restaurant)(C-AB-1) and Light Commercial One (LC1) on property located on the north side of Perkins Road, east of Christian Street, on portions of property now or formerly known as Lots 1, 27-A and 28 of Hundred Oaks Park, Square 25. Section 94, 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
12. 23-00427 **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. Section 74, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the existing use that was permitted and constructed; however, the request is inconsistent with the Comprehensive Plan and the Unified Development Code dimensional requirements. Rezoning addresses the permitted nonconforming use
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)

ADJOURN