

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**222 St. Louis Street, Room 348**  
**Monday, May 16, 2022**  
**5:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **April 18, 2022**  
**Motion to approve carried, 7-0**  
[April 18, 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**

**2, 12**

**CONSENT - ITEMS FOR APPROVAL**

**7, 8, 9, 10, 11, 14, 15**

**REGULAR AGENDA**

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

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

2. **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)

**Deferred to June 20 by the Parish Attorney**

[Application](#)

3. **TA-1-22 Driveway Widths**

Unified Development Code amendment to revise Chapter 17, Parking and Loading to establish new standards for two car garages.

**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC

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

[Staff Report](#)

4. **TA-4-22 Chapter 19, Definitions**

Unified Development Code amendment to revise and simplify definitions associated with other chapters.

**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC

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

[Staff Report](#)

5. **Case 20-22 10760 Industriplex Boulevard**

To rezone from Heavy Commercial (C2) to Town House (A2.5) on property located on the north side of Industriplex Boulevard, west of Siegen Lane, on Tract 4-C-1-B of the A.J. Kleinpeter Property. Section 38, 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

***Related to S-4-22***

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

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

6. **S-4-22 760 @ Industriplex Subdivision**

Proposed major townhome subdivision with private streets on property located on the north side of Industriplex Boulevard, west of Siegen Lane, on Tract 4-C-1-B of the A.J. Kleinpeter Property (Council District 11 - Adams)

**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 20-22***

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

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

7. **CONSENT FOR APPROVAL Case 27-22 9702-9718 Greenwell Springs Road**

To rezone from Light Commercial (C1), Off-Street Parking (B) and Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) to Light Commercial Three (LC3) on property located on the south side of Greenwell Springs Road, west of Platt Drive, on Tract A-1 of the Henry W.A. Lee Tract. Sections 26 and 35, T6S, 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 carried, 7-0***

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

8. **CONSENT FOR APPROVAL Case 28-22 7670 Realtors Avenue**  
 To rezone from Light Industrial (M1) to Heavy Commercial One (HC1) on property located on the south side of Realtors Avenue, east of Kornmeyer Plaza Drive, on Lot 12-A of Kornmeyer Plaza. 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  
**Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#)
9. **CONSENT FOR APPROVAL Case 29-22 10770 Greenwell Springs Road**  
 To rezone from Single Family Residential (A1) to Light Commercial Two (LC2) on property located on the south side of Greenwell Springs Road, east of Lassen Drive, on an approximately 1.92 acre tract of the former One Way Deliverance Ministries Property. Section 66, 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, 7-0**  
[Application](#) [Staff Report](#)
10. **CONSENT FOR APPROVAL Case 30-22 6401 Bluebonnet Boulevard, Suite 550**  
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the west side of Mall of Louisiana Boulevard, east of Bluebonnet Boulevard, on a portion of Parcel ML-1 of the Mall of Louisiana, Phase I and II. 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](#)
11. **CONSENT FOR APPROVAL Case 32-22 4225 Nicholson Drive, Suite 104**  
 To rezone from Infill Small Planned Unit Development (ISPUD) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the east side of Nicholson Drive, north of East Boyd Drive, on a portion of Tract 2B-1-C of the James T. Amiss Property. Section 66, T7S, R1W, 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  
**Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#)
12. **PUD-14-06 Mickens Road, Concept Plan Revision 3**  
 Proposed revision to reallocate Phase IV commercial area into high density residential use on property located on the south side of Mickens Road, west of Joor road, on Tract A-1-A-1-C-1 and A-1-A-1-C-3 of the Nell P. Stipe Tract. Section 44, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)  
**Deferred for 90 days to August 15 by Councilmember Hurst**  
[Application](#)

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

- 13. **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)  
**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, 6-1**  
[Application](#) [Staff Report](#) [Plans](#)
  
- 14. **CONSENT FOR APPROVAL CUP-5-19 GeoPrep Academy, New Middle School Building**  
 Proposed educational building and football field on property located on the west side of North Sherwood Forest Drive, south of Darryl Drive, on Lots 1, 2-B-1 and 2-B-2 of the Paul Pino Tract. Section 1, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)  
**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](#)
  
- 15. **CONSENT FOR APPROVAL 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)  
**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](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**