

AGENDA
METROPOLITAN COUNCIL ZONING MEETING
Wednesday, May 18, 2022
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. 22-00545 **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
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 21-22
[Application](#) [Staff Report](#)

2. 22-00546 **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
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-10-22
[Application](#) [Staff Report](#)
3. 22-00547 **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
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 22-22
[Application](#) [Staff Report](#)
4. 22-00548 **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
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-11-22
[Application](#) [Staff Report](#)
5. 22-00549 **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
COMMISSION ACTION: Motion to defer to May 16 carried, 7-0
[Application](#) [Staff Report](#) [Letter of No Objection](#)
6. 22-00550 **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
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 25-22 and S-8-22 that does not require Metro Council approval
[Application](#) [Staff Report](#)

7. 22-00551 **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
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-13-22 and S-8-22 that does not require Metro Council approval
[Application](#) [Staff Report](#)
8. 22-00552 **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
[Staff Report](#)
9. 22-00553 **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
COMMISSION ACTION: Motion to approve carried, 7-0
[Staff Report](#)
10. 22-00554 **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
COMMISSION ACTION: Motion to approve carried, 7-0
[Staff Report](#)
11. 22-00555 **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
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
12. 22-00556 **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
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)

13. 22-00557 **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
COMMISSION ACTION: Motion to approve failed, 3-4
[Application](#) [Staff Report](#)
14. 22-00558 **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
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#) [Plans](#)
15. 22-00573 **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
[Application](#) [Staff Report](#)

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