

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, July 17, 2023
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **June 20, 2023**
Motion to approve carried, 7-0
[June 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.

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

4, 5, 8

CONSENT - ITEMS FOR APPROVAL

10, 11, 12

REGULAR AGENDA

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

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-7-23 1880 Flonacher Road**

To amend the Comprehensive Land Use Plan from Agricultural/Rural to Employment Center located on the south side of Flonacher Road, west of High Plains Drive, on property now or formerly known as Lot C-1 of the West Holmon Tract. Section 68, T4S, R1W, GLD, EBRP, LA (Council District 1 - Noel)

PLANNING STAFF FINDINGS: Recommend denial, based upon the land use designation of Agricultural/Rural appearing appropriate with the development pattern in the area

Related to Case 31-23

Motion to approve carried, 7-0

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

3. **Case 31-23 1880 Flonacher Road**

To rezone property from Rural to Light Industrial (M1) located on the south side of Flonacher Road, west of High Plains Drive, on property now or formerly known as Lot C-1 of the West Holmon Tract. Section 68, T4S, 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, and incompatible with the existing character of established residential land uses

Related to PA-7-23

Motion to approve carried, 7-0

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

4. **CONSENT FOR DEFERRAL PA-8-23 9509 Jefferson Highway**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office located on the north side of Jefferson Highway, west of Bluebonnet Boulevard, on property now or formerly known as Lot A of the S.D. Porter Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

Related to Case 34-23

Deferred to August 21 by the Planning Director

[Application](#)

5. **CONSENT FOR DEFERRAL Case 34-23 9509 Jefferson Highway**

To rezone property from Neighborhood Office (NO) to General Office Low Rise (GOL) located on the north side of Jefferson Highway, west of Bluebonnet Boulevard, on property now or formerly known as Lot A of the S.D. Porter Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

Related to PA-8-23

Deferred to August 21 by the Planning Director

[Application](#)

6. **PA-9-23 16470 and 16600-16700 Old Scenic Highway**

To amend the Comprehensive Land Use Plan from Agricultural/Rural to Neighborhood Center and Residential Neighborhood located on the east side of Old Scenic Highway, north of Groom Road, on a portion of property now or formerly known as the M.M. Miller Property and the W.N. McVea Property. Section 76, T5S, R1W, GLD, EBRP, LA (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Recommend approval, based upon changing development activity in the area and compatibility with surrounding higher intensity land use designations

Related to Case 38-23

Motion to approve carried, 7-0

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

7. **Case 38-23 16470 and 16600-16700 Old Scenic Highway**
 To rezone property from Rural to Light Commercial Three (LC3) located on the east side of Old Scenic Highway, north of Groom Road, on a portion of property now or formerly known as the M.M. Miller Property and the W.N. McVea Property. Section 76, T5S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
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 the changing development activity in the area, and conforming to the Unified Development Code requirements
Related to PA-9-23
- Motion to approve carried, 7-0*
[Application](#) [Staff Report](#)
8. **CONSENT FOR DEFERRAL Case 39-23 11023 Devall Lane**
 To rezone property from Rural to Light Commercial One (LC1) located on the west side of Devall Lane, north of Blount Road, on property now or formerly known as Lot A-1 of Gibbens Place. Section 74, T6S, R1E, GLD, EBRP, LA (Council District 2 - Banks)
Deferred to August 21 by Councilmember Banks
[Application](#) [Staff Report](#)
9. **MCUP-1-23 Aurora Park**
 Proposed event center serving alcohol located on the north side of Jefferson Highway, east of Alder Drive, on property now or formerly known as the W. Denham Tract and Tract A of the Heard Tract. Section 38, T8S, 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 being UDC requirements
Motion to approve fails, 2-5
[Application](#) [Staff Report](#) [Plans](#)

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

10. **CONSENT FOR APPROVAL PUD-2-00 Benny's B-Quik, Burbank University, Final Development Plan Revision**
 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)
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](#)
11. **CONSENT FOR APPROVAL CUP-1-16 Our Lady of Mercy, Parking Addition**
 Proposed parking added to religious and educational institution campus on property located on the west side of Marquette Avenue, south of Florida Boulevard, on property now or formerly known as Lots 9 and 10 of Marquette Place. Section 82, 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](#)

- 12. **CONSENT FOR APPROVAL CS-11-23 L.U. Jarreau Tract (Flag Lot)**
Proposed flag lot minor subdivision on property located on the east side of Airline Highway, west of Baringer Foreman Road, on property now or formerly known as Tracts D and E-1 of the L.U. Jarreau Tract (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](#)

- 13. **CONSIDERATION TO ESTABLISH ADDITIONAL MEETING DATE ON AUGUST 14**
Motion to approve carried, 7-0

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN