

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

ROLL CALL

APPROVAL OF MINUTES

1. **June 20, 2022**
Motion to approved carried, 9-0
[June 20, 2022](#)

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, 16

CONSENT - ITEMS FOR APPROVAL

8, 10, 12, 13, 14, 15, 17, 18

REGULAR AGENDA

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

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **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
Motion to defer to August 15 carried, 8-0
[Application](#) [Staff Report](#)

3. **PA-16-22 10473 Pecue Lane**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located on the east side of Pecue Lane, north of Highland Road, on Lots 4-A and 4-B of the Camille F. Bodin Property. Section 61, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend denial, based upon the land use designation of Agricultural/Rural appearing appropriate with the development pattern in the area
Motion to approved carried, 6-3
[Application](#) [Staff Report](#)
4. **CONSENT FOR DEFERRAL PA-17-22 2563, 2565 and 2569 Lydia Avenue**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Neighborhood Center on property located on the north side of Lydia Avenue, east of Perkins Road, on Lot 7 of Zeeland Place, Square 1. Section 53, T7S, R1W, GLD, EBRP, LA (Council District 7 - Cole)
Related to Case 45-22

Deferred to August 15 by Councilmember Cole
[Application](#) [Staff Report](#)
5. **CONSENT FOR DEFERRAL Case 45-22 2563, 2565 and 2569 Lydia Avenue**
 To rezone from Single Family Residential (A1) to Light Commercial One (LC1) on property located on the north side of Lydia Avenue, east of Perkins Road, on Lot 7 of Zeeland Place, Square 1. Section 53, T7S, R1W, GLD, EBRP, LA (Council District 7 - Cole)
Related to PA-17-22

Deferred to August 15 by Councilmember Cole
[Application](#) [Staff Report](#)
6. **Case 42-22 2575 O'Neal Lane**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the east side of O'Neal Lane, north of South Harrell's Ferry Road, on a portion of Lot 1 of the E.F. Hart Tract. Section 46, T7S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)
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 deny carried unanimously, 8-0
[Application](#) [Staff Report](#)
7. **Case 43-22 2809, 2827 and 2845 Dougherty Drive**
 To rezone from Light Industrial (M1) to Two-Family (A2.9) on property located northwest of the intersection of Dougherty Drive and Underwood Avenue, on Lots 29, 30 and 31 of Dougherty Place. Section 61, T6S, R1E, 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
Motion to approved carried, 9-0
[Application](#) [Staff Report](#)

8. **CONSENT FOR APPROVAL Case 44-22 464 East Boyd Drive**
 To rezone from General Residential (A4) to Light Commercial One (LC1) on property located on the west side of East Boyd Drive, north of Burbank Drive, on Lots 1 and 2 of University View Homesites. 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 approved carried, 9-0
[Application](#) [Staff Report](#)
9. **Case 46-22 11402 Florida Boulevard and 205 South Sherwood Boulevard**
 To rezone from Single Family Residential (A1) to Light Commercial One (LC1) on property located on the east side of South Sherwood Forest Boulevard, south of Florida Boulevard and north of Archery Drive, on a portion of Lot 2-A of the Broussard Tract and Lot 5 of North Sherwood Forest Subdivision. Section 37, T7S, R2E, GLD, EBRP, LA (Council District 4 - Moak)
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 approved carried, 9-0
[Application](#) [Staff Report](#)
10. **CONSENT FOR APPROVAL Case 49-22 3166 and 3192 Balis Drive**
 To rezone from Limited Residential (A3.1) to Light Commercial Two (LC2) on property located on west side of Balis Drive, north of Perkins Road, on Lot 32-B-1 of the Balis Property. 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
Motion to approved carried, 9-0
[Application](#) [Staff Report](#)
11. **PUD-1-94 Citiplace, Concept Plan Revision 8**
 Proposed change on Phase V to allow for hotel use on property located on the south side of Corporate Boulevard, north of Interstate 10, on Lots A, C, D, E, F, G, JTS-1-A-1, JTS-1-B-1, JTS-A-D-1-A, JTS-1-D-1-B, JTS-1-C-1-A, L-1-A, L-2-A, L-2-B, M-1-A, N-1-A, N-1-B of the Cedar Lodge Plantation Property. Section 93, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to deny carried unanimously, 9-0
[Application](#) [Staff Report](#) [Plans](#)

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

12. **CONSENT FOR APPROVAL SPUD-10-06 The Office Park at the Reserve Revision 5**
 Proposed new sign on property located on the south side of Jefferson Highway, east of Highland Road, on Tracts Y-1-A and Y-1-B of the H.L. Leathers Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
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 approved carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)

13. **CONSENT FOR APPROVAL PUD-1-11 Phase 1, Parts 1 - 10, Pointe-Marie, Final Development Plan Revision 10**
 Proposed change to reduce setback in Phase 1, Part 1 and revise lot sizes on property located on the north side of River Road, southwest of Nicholson Drive, on the Pointe-Marie Part 1, Phase 1 Subdivision. Sections 78 and 79, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with 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 approved carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)
14. **CONSENT FOR APPROVAL TND-1-07 Mixed Use Office and Residential Development, Rouzan, Final Development Plan**
 Proposed office and residential development on property located east of Glasgow Avenue, south of Perkins Road, on Tract RZ-3-B-3-A of the Ralph M. Ford Property. Section 94, T7S, R1E, 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 for a Traditional Neighborhood Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approved carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)
15. **CONSENT FOR APPROVAL CUP-3-22 Unified Jewish Congregation of Baton Rouge**
 Proposed expansion of a religious institution on property located on the east side of Parker Street, north of Broussard Street, on Lot 5-A-1 of the Hundred Oaks Farm Subdivision. 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 approved carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)
16. **CONSENT FOR DEFERRAL CS-6-22 Julia T. Lather Property (Flag Lot)**
 Proposed flag lot minor subdivision on property located on the west side of Anderson Road, north of Peairs Road, on Tract B of the Julia T. Lather Property (Council District 1 - Noel)
Deferred to August 15 by Councilmember Noel
[Application](#)
17. **CONSENT FOR APPROVAL CS-7-22 William E. Alford Property (Flag Lot)**
 Proposed flag lot minor subdivision on property located on the east side of Pettit Road, north of Comite Drive, on a 20 acre tract of the William E. Alford 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 approved carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)
18. **CONSENT FOR APPROVAL SS-6-22 Ike Bozeman Sr. Tract**
 Proposed minor subdivision with a private street on property located on the east side of Plank Road, north of W.J. Wicker Road, on Tract E-1-E-1 of the Ike Bozeman Sr. 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 approved carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN