

AGENDA
METROPOLITAN COUNCIL ZONING MEETING
Wednesday, July 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. 23-00826 **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
[Application](#) [Staff Report](#)
2. 23-00827 **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

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

3. 23-00828 **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
[Application](#)
4. 23-00829 **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
[Application](#)
5. 23-00830 **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
[Application](#) [Staff Report](#)
6. 23-00831 **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
[Application](#) [Staff Report](#)
7. 23-00832 **PA-10-23 14159 Jefferson Highway**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial located on the north side of Jefferson Highway, west of Ridge Way Avenue, on property now or formerly known as Tract B-1-A of the Nathan Knox Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
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 33-23
[Application](#) [Staff Report](#)

8. 23-00833 **Case 33-23 14159 Jefferson Highway**
 To rezone property from Rural to Light Commercial One (LC1) located on the north side of Jefferson Highway, west of Ridge Way Avenue, on property now or formerly known as Tract B-1-A of the Nathan Knox Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
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-10-23
[Application](#) [Staff Report](#)
9. 23-00834 **Case 29-23 11169 Plank Road**
 To rezone property from Heavy Commercial (C2) to Light Industrial (M1) located on the west side of Plank Road, north of Blount Road, on property now or formerly known as the remaining portion of Lot 10 of Gibbens Place. Section 75, T6S, R1E, GLD, EBRP, LA (Council District 2 - Banks)
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](#)
10. 23-00835 **Case 30-23 2109 Perkins Road**
 To rezone property from Transition (B1) to Neighborhood Office (NO) located on the east side of Perkins Road, south of Lydia Avenue, on property now or formerly known as Lot 1 of Hundred Oaks Park, Square 2. Section 53, 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, 7-0
[Application](#) [Staff Report](#)
11. 23-00836 **Case 32-23 6280 Siegen Lane**
 To rezone property from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) located on the west side of Siegen Lane, north of Siegen Holiday Circle, on property now or formerly known as Tract 4-C-3-A-1 of the A.J. Kleinpeter Tract. 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
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
12. 23-00837 **Case 36-23 5725 Essen Lane, Suite A**
 To rezone property from Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) located on the east side of Essen Lane, south of Anselmo Lane, on property now or formerly known as Lot Y-2-A of Silverside Plantation. Section 53, 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](#)

13. 23-00839 **ISPUD-1-21 Lotus Village I Senior Housing, Revision 1**
To rezone property from High Density Multi-Family Residential (A3.3) to Infill Small Planned Unit Development (ISPUD) and add common refuse area for housing located on the north side of Spanish Town Road, east of North 16th Street, on property now or formerly known as the remainder of Lot 1, Lot X, W, and G-1-A of Suburb Gracie, Square 19. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria of the Infill Small 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](#)
14. 23-00840 **RV-1-23 Capital Heights (15 foot right-of-way)**
Proposed revocation of a 15 foot public alley located south of Government Street, between St. Tammany Street and Acadia Street, within Capital Heights, Square 16. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)

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