



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

OFFICIAL PUBLIC NOTICE

August 12, 2022

This is to officially advise of a Meeting of the City-Parish Planning and Zoning Commission which shall be at the following time and place and at which Public Hearing the following items will appear:

- 1. The Planning and Zoning Commission will meet on Monday, August 15, 2022, starting at 5:00 p.m. in Room 348 (Council Chambers) located at 222 St. Louis Street, Baton Rouge, LA 70802, for the purpose of hearing the following:**

SEE ATTACHED AGENDA

This is a public meeting. In Accordance with Title 1, Section 1.2©(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comments. 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 by filing 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 Chairman.

**Ryan L. Holcomb, AICP, Planning Director
Office of the Planning Commission
1100 Laurel Street, Suite 104
Baton Rouge, LA 70802
(225) 389-3144**

In accordance with the Americans with Disabilities Act, if you need special assistance, please call (225) 389-3129, describing the assistance that is needed.

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, August 15, 2022
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **July 18, 2022**
[July 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, 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

22

CONSENT - ITEMS FOR DEFERRAL

6, 7, 11, 17, 21

CONSENT - ITEMS FOR APPROVAL

12, 13, 15, 16, 18, 19, 23, 24

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
[Application](#) [Staff Report](#) [Letter of No Objection](#)

3. **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)
PLANNING STAFF FINDINGS: Recommend denial, based upon the land use designation of Residential Neighborhood appearing appropriate with the development pattern in the area
Related to Case 45-22
[Application](#) [Staff Report](#)

4. **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)
PLANNING STAFF FINDINGS: Staff cannot certify that the proposed request meets the criteria for a change of zoning. It is inconsistent with the Comprehensive Plan and incompatible with existing character or usage of the neighborhood
Related to PA-17-22
[Application](#) [Staff Report](#)

5. **PA-18-22 Scotlandville Small Area Plan**
 The Scotlandville Plan focuses on the area of Scotlandville bounded by Blount Road to the north, Plank Road to the east, Airline Highway to the south and the KCS railroad to the west (Council District 2-Banks and 10-Coleman)
PLANNING STAFF FINDINGS: Planning Commission staff recommends approval, considering consistency with the comprehensive plan and the public engagement process utilized by CPEX in partnership with Southern University
[Application](#) [Staff Report](#) [Small Area Plan](#)

6. **CONSENT FOR DEFERRAL PA-19-22 4663 and 5000-5100 Joor Road**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the west side of Joor Road, south of Greenwell Street, on Tracts G and H of the former Wilderness Plantation. Sections 48 and 49, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)
Related to PUD-2-22

Deferred to September 19 by the Planning Director
[Application](#)

7. **CONSENT FOR DEFERRAL PUD-2-22 Joor Place, Concept Plan**
 To rezone from Single Family Residential (A1) to Planned Unit Development (PUD) on property located on the west side of Joor Road, south of Greenwell Street, on Tracts G and H of the former Wilderness Plantation. Sections 48 and 49, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)
Related to PA-19-22

Deferred to September 19 by the Planning Director
[Application](#)

8. **TA-6-22 Beauregard Town Local Historic District**
 Unified Development Code amendment to Chapter 3, § 3.7.4.A Certificates of Appropriateness and § 3.7.5 Demolition by Neglect; and Chapter 10, § 10.4, Historic Overlay Districts, to add Beauregard Town Historic Overlay
PLANNING STAFF FINDINGS: Staff certifies that the proposed UDC amendment is consistent with the comprehensive plan
Related to Case 57-22 and Beauregard Town Design Guidelines
[Staff Report](#)
9. **Case 57-22 Beauregard Town Local Historic District Overlay**
 To revise the Official Zoning District Map to designate the boundary for the Beauregard Town Local Historic District to include the area generally bounded to the south side of North Boulevard, west side of South 10th Street, north side of Interstate 10, and east side of Saint Louis Street (Council District 10-Coleman) (Council District 10 - Coleman)
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 TA-6-22 and Beauregard Town Design Guidelines
[Staff Report](#)
10. **Beauregard Town Design Guidelines**
 Proposed adoption of Design Guidelines for Historic Beauregard Town.
PLANNING STAFF FINDINGS: Planning Commission staff certifies that the proposed design guidelines were done in accordance with standards set by the National Park Service, United States Department of the Interior, the federal agency tasked with historic preservation.
Related to TA-6-22 and Case 57-22
[Cover Letter](#) [Design Guidelines](#)
11. **CONSENT FOR DEFERRAL Case 47-22 1419 Julia Street**
 To rezone from High Density Multi-Family Residential (A3.3) to General Office Low Rise (GOL) on property located on the north side of Julia Street, west of South 15th Street, on Lot 10 and a portion of Lots 11 and 12 of Suburb Swart. Section 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
Deferred to September 19 by the Planning Director
[Application](#)
12. **CONSENT FOR APPROVAL Case 50-22 8391 Anselmo Lane**
 To rezone from Single Family Residential (A1) to Heavy Commercial Two (HC2) on property located on the north side of Anselmo Lane, south of Picardy Avenue and east of Madeira Drive, on Lot B-1-B of the Lawrence Messina Tract. Section 56, 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
[Application](#) [Staff Report](#)
13. **CONSENT FOR APPROVAL Case 51-22 10830 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, west of North Sherwood Forest Drive, on Lot B of the Kirby Place Subdivision. 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](#)

14. **Case 52-22 4601 and T4701 Stumberg Lane**
 To rezone from Light Commercial (C1) and Off-Street Parking (B) to Light Commercial Three (LC3) on property located on the east side of Stumberg Lane, south of Coursey Boulevard, on Tract X-1-A-1 and X-1-A-2 of the M.G. Harelson Tract. Section 57, 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
[Application](#) [Staff Report](#)
15. **CONSENT FOR APPROVAL Case 53-22 20239 Highland Road**
 To rezone from Rural (R) to Heavy Commercial Two (HC2) on property located on the north side of Highland Road, east of Airline Highway, on Tract C of the Camille Dixon Tract. Section 38, 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
16. **CONSENT FOR APPROVAL Case 54-22 1440 Government Street**
 To rezone from Light Industrial (M1) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the south side of Government Street, east of South 14th Street, on a portion of Lots 1 through 8 of Suburb Favrot, Square 343A. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
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](#)
17. **CONSENT FOR DEFERRAL 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 to September 19 by the Planning Director
[Application](#)
18. **CONSENT FOR APPROVAL PUD-13-06 Pecue Place, Concept Plan Revision**
 Proposed revision to revise and add new uses on property located east of Pecue Lane, north of Interstate 10, on Tract 4-B-1-A-1 of the L.R. Kleinpeter Estate. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
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
[Application](#) [Staff Report](#) [Plans](#)

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

19. **CONSENT FOR APPROVAL SP-6-22 Waters at Bluebonnet**
 Proposed multi-family residential development on property located on the south side of Bluebonnet Boulevard, west of Airline Highway, on Lots 17-A, 18-A and a portion of 19 of Inniswold Estates (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
[Application](#) [Staff Report](#) [Plans](#)

20. **WT-1-22 AT&T/Vertical Bridge Wireless Facility (1215 South Flannery Road)**
Proposed wireless communication tower on property located on the east side of South Flannery Road, north of Old Hammond Highway, on Tract Z of the A.A. Stander & M.M. Bannerman Property (Council District 4 - Moak)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
21. **CONSENT FOR DEFERRAL WT-2-22 AT&T/Vertical Bridge Wireless Facility (5467 North Foster Drive)**
Proposed wireless communication tower on property located at the southwest intersection of North Foster Drive and Hollywood Street, on Lot A of the Lena Inc Property (Council District 5 - Hurst)
Deferred to September 19 by Councilmember Hurst
[Application](#)
22. **CONSENT FOR WITHDRAWAL 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)
Withdrawn by the applicant on August 1
[Application](#)
23. **CONSENT FOR APPROVAL CS-8-22 Highland Estates (Flag Lot)**
Proposed flag lot minor subdivision on property located on the south side of Highland Road, west of Grand Lakes Drive, on Lot 16 of Highland Estates (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
24. **CONSENT FOR APPROVAL CS-9-22 Audubon Plantation II (Flag Lot)**
Proposed flag lot minor subdivision on property located on the south side of Hoo Shoo Too Road, east of Wood Duck Drive, on Lot 4-A of Audubon Plantation II (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
[Application](#) [Staff Report](#) [Plans](#)
25. **INITIATION OF TEXT AMENDMENT At the request of the Parish Attorney's Office, to revise graphic in UDC, Appendix C, Billboard Prohibited Areas; Section D.7.g, Manchac Swamp.**

COMMUNICATIONS**DIRECTOR'S COMMENTS****COMMISSIONERS' COMMENTS****ADJOURN**