

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, August 21, 2023
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **July 17, 2023**
Motion to approve carried, 6-0
[July 17, 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

17

CONSENT - ITEMS FOR DEFERRAL

2, 3, 22

CONSENT - ITEMS FOR APPROVAL

10, 11, 12, 13, 14, 15, 16, 20

REGULAR AGENDA

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

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **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 September 18 by the Parish Attorney
[Application](#)

3. **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 September 18 by the Parish Attorney
[Application](#)

4. **PA-11-23 16481 Old Scenic Highway**
To amend the Comprehensive Land Use Plan from Agricultural/Rural and Residential Neighborhood to Employment Center located on the west side of Old Scenic Highway, north of Miraval Avenue, on a portion of property now or formerly known as Tract C-1 of the Lucy E. Crumholt Property. Sections 76, 78 and 84, T5S, R1W, GLD, EBRP, LA (Council District 1 - Noel)
PLANNING STAFF FINDINGS: Recommend denial, based upon the proposed land use designation of Employment Center appearing too intense for the development pattern in the area
Related to PUD-2-23

Motion to approve carried, 6-0
[Application](#) [Staff Report](#)

5. **PUD-2-23 Old Scenic Highway**
To rezone property from Rural to Planned Unit Development (PUD) located on the west side of Old Scenic Highway, north of Miraval Avenue, on a portion of property now or formerly known as Tract C-1 of the Lucy E. Crumholt Property. Sections 76, 78 and 84, T5S, R1W, GLD, EBRP, LA (Council District 1 - Noel)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, compatible with surrounding uses, and conforming to Unified Development Code requirements, if companion Comprehensive Plan amendment is approved
Related to PA-11-23

Motion to approve carried, 6-0
[Application](#) [Staff Report](#) [Plans](#)

6. **PA-12-23 3540 Jones Creek Road**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office located on the west side of Jones Creek Road, south of Terrell Road, on property now or formerly known as Lot C of the Lessie Russell Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
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 44-23

Motion to approve carried, 7-0
[Application](#) [Staff Report](#)

7. **Case 44-23 3540 Jones Creek Road**
 To rezone property from Rural to General Office Low Rise (GOL) located on the west side of Jones Creek Road, south of Terrell Road, on property now or formerly known as Lot C of the Lessie Russell Tract. Section 52, 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, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to PA-12-23
- Motion to approve carried, 7-0*
[Application](#) [Staff Report](#)
8. **Case 37-23 2083 Dallas Drive**
 To rezone property from Heavy Industrial (M2) to Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) located on the west side of Dallas Drive, north of Waco Avenue, on portions of property now or formerly known as Lots 311 and 312 of Wooddale Center, 6th Filing. Section 72, 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
Motion to approve fails, 4-3 for lack of 5 affirmative votes
[Application](#) [Staff Report](#)
9. **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)
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 approve carried, 7-0
[Application](#) [Staff Report](#)
10. **CONSENT FOR APPROVAL Case 40-23 1920 Carolyn Sue Drive**
 To rezone property from Transition (B1) to Heavy Commercial One (HC1) located on the west side of Carolyn Sue Drive, north of Old Hammond Highway, on property now or formerly known as Lot 11 of Hillcrest Acres Subdivision. Section 85, 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
Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
11. **CONSENT FOR APPROVAL Case 41-23 11858 South Harrell's Ferry Road**
 To rezone property from Rural to Light Commercial Two (LC2) located on the south side of South Harrell's Ferry Road, west of Eastgate Drive, on property now or formerly known as Tract B of Max Tobias Property. Section 48, 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
Motion to approve carried, 6-0
[Application](#) [Staff Report](#)

12. **CONSENT FOR APPROVAL Case 42-23 1917 Minnesota Street**
 To rezone property from Limited Residential (A3.1) to Medium Density Multi-Family Residential (A3.2) located on east side of Minnesota Street, south of Van Buren Street, on property now or formerly known as the South 60ft of Lots 13 and 15 with North 60ft of Lots 12 and 14 of Suburb South Baton Rouge, Square 25. Section 53, 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
Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
13. **CONSENT FOR APPROVAL Case 43-23 1580 Nicholson Drive**
 To rezone property from Light Commercial (C1), Heavy Commercial (C2), Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) and Light Industrial (M1) to Heavy Commercial One (HC1) located on the west side of Nicholson Drive, north of McClung Street, on property now or formerly known as Lot 20-A of the Jesse L. Webb Subdivision. Sections 51 and 52, 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
Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
14. **CONSENT FOR APPROVAL Case 45-23 7115, 7125, 7135 and 7145 Pecue Lane**
 To rezone property from Rural to Light Commercial Two (LC2) located on the east side of Pecue Lane, south of Rue de la Vie, on property now or formerly known as Lot 7-A of Harelson Road and the Johnson Tract. Section 32, T7S, 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
Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
15. **CONSENT FOR APPROVAL Case 46-23 6955 Pecue Lane**
 To rezone property from Light Industrial (M1) to Light Commercial Two (LC2) located on the east side of Pecue Lane, north of Rue de la Vie, on property now or formerly known as Lot 4-A of Harelson Road. Section 32, T7S, 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
Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
16. **CONSENT FOR APPROVAL Case 47-23 1300-1400 Myrtle Street**
 To rezone property from Light Industrial (M1) to Light Commercial One (LC1) located on the north side of Myrtle Street, east of Eddie Robinson Sr. Drive, on property now or formerly known as Lot 11 of Suburb Swart, Square 252. Section 49, 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
Motion to approve carried, 6-0
[Application](#) [Staff Report](#)

17. **CONSENT FOR WITHDRAWAL Case 48-23 T 1700 Innovation Park Drive**
To rezone property from Rural to Heavy Commercial Two (HC2) located on the west side of Innovation Park Drive, east of Nicholson Drive, on property now or formerly known as Tract C-1 of Chatsworth Plantation. Section 78, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
Withdrawn by the applicant on August 15, 2023
[Application](#)
18. **Case 49-23 10150, 10390, 10420, 10660 and 10750 Pecue Lane**
To rezone from Rural to Residential Estate/Agriculture One (RE/A1) located on the west side of Pecue Lane, between Highland Road and Perkins Road, on property now or formerly known as Lots 4-B-1-A, 4-B-2-A, 6-B, 7-A, and 11-A-1 of the Mary E. Harelson Heirs Property. Section 61, T8S, R2E, 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
Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
19. **Case 50-23 10345, 10381 and 10709 Pecue Lane**
To rezone from Rural to Residential Estate/Agriculture One (RE/A1) located on the east side of Pecue Lane, between Highland Road and Perkins Road, on property now or formerly known as Lots 6-A and 7-A of the Camille F. Bodin Property and Lot 2 of Highland Hill Estates. Section 61, 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
Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
- THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**
20. **CONSENT FOR APPROVAL CS-12-23 T.L. and Julia E. Aubin Tract**
Proposed flag lot minor subdivision on property located on the south side of Julia Aubin Lane, west of Siegen Lane, on property now or formerly known as Tract 18-A-1-A of the T.L. and Julia E. Aubin Tract (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
Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
21. **CS-13-23 S.D. Porter Tract**
Proposed flag lot minor subdivision on property 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 (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
Motion to approve carried, 5-2
[Application](#) [Staff Report](#)
22. **CONSENT FOR DEFERRAL SS-6-23 Dr. C.S. McConnell Property**
Proposed residential subdivision with a private street located south of the dead end of Knollwood Drive, on Lots X and Y of the Dr. C.S. McConnell Property (Council District 12 - Racca)
Deferred to September 18 by Councilmember Racca
[Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN