

AGENDA
METROPOLITAN COUNCIL ZONING MEETING
Wednesday, September 15, 2021
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. 21-01156 **PA-16-21 3535 Mohican Street**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Urban Neighborhood on property located on the north side of Mohican Street, south of Prescott Road, west of Lynn Street, on Tract Y of the original Fairacre Farms and Tunica Subdivision. Sections 56 and 57, T6S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Recommend denial, based on upon the land use designation of Residential Neighborhood appearing appropriate with the development pattern in the area
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 60-21
[Application](#) [Staff Report](#)

2. 21-01157 **Case 60-21 3535 Mohican Street**
 To rezone from Single Family Residential (A2) to High Density Multi-Family Residential (A3.3) on property located on the north side of Mohican Street, south of Prescott Road, west of Lynn Street, on Tract Y of the original Fairacre Farms and Tunica Subdivision. Sections 56 and 57, T6S, R1E, 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, though conforms to the Unified Development Code dimensional requirements, it is inconsistent with the Comprehensive Plan, incompatible with existing character of usage of the neighborhood
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-16-21
[Application](#) [Staff Report](#)
3. 21-01158 **PA-17-21 159 and 169 South Ardenwood Drive**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the east side of South Ardenwood Drive, north of Glenwood Drive, on the Mary C. Wall and Ethel Mary Allen Tracts of the former William Odom Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
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 deny carried, 6-1
Related to ISPUD-5-21
[Application](#) [Staff Report](#)
4. 21-01159 **ISPUD-5-21 D'Une Terre**
 To rezone from Single Family Residential (A1) to Infill Small Planned Unit Development (ISPUD) for proposed medium density single family residential development on property located on the east side of South Ardenwood Drive, north of Glenwood Drive, on the Mary C. Wall and Ethel Mary Allen Tracts of the former William Odom Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development, being compatible with surrounding uses, and conforming to Unified Development Code requirements, if companion Comprehensive Plan Amendment is approved
COMMISSION ACTION: Motion to deny carried, 6-1
Related to PA-17-21
[Application](#) [Staff Report](#) [Plans](#)
5. 21-01160 **Case 53-21 2504, 2544 Government Street and 535 Saint Rose Avenue**
 To rezone from Light Commercial (C1) and Single Family Residential (A2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) and Neighborhood Commercial (NC) on property located on the southeast corner of Government Street and Saint Rose Avenue, on portions of Lot 3-A of McGrath Heights. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7 - Cole)
COMMISSION ACTION: Motion to defer to September 20 carried, 7-0
[Application](#)
6. 21-01161 **Case 54-21 9405 Greenwell Springs Road**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the north side of Greenwell Springs Road, east of Joor Road, on Tract Y of the J. Evans Morgan, Jr. Tract. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
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](#)

7. 21-01162 **Case 55-21 2310 Scenic Highway**
 To rezone from Light Industrial (M1) and Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the east side of Scenic Highway, north of Adams Avenue, on portions of Lots 5, 6, 7, 8, 11 and 12 of Suburb Istrouma. Section 39, 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
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
8. 21-01163 **Case 56-21 7315 Picardy Avenue**
 To rezone from Limited Residential (A3.1) to Heavy Commercial One (HC1) on property located on the southeast corner of Picardy Avenue and O'Donovan Drive, on Lot 1 of Calais Office Park, 3rd Filing, Part 1. Section 41, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies 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](#)
9. 21-01164 **Case 57-21 8751 Siegen Lane**
 To rezone from Rural to Heavy Commercial One (HC1) on property located on the east side of Siegen Lane, north of Perkins Road, on Tract B of the Irene Kleinpeter Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies 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. 21-01165 **Case 58-21 1747 O'Neal Lane**
 To rezone from Rural to Heavy Commercial Two (HC2) and Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the east side of O'Neal Lane, north of the Interstate 12 Highway, on Lot CB of the Robert B. Aldrich Tract. Section 10, 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
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
11. 21-01166 **Case 59-21 11670 Airline Highway**
 To rezone from Rural to Heavy Commercial One (HC1) on property located on the south side of Airline Highway, east of Siegen Lane, on Tract E-1 of the Earl V. Wilkinson Tract. Section 58, T7S, R2E, 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. 21-01167 **Case 61-21 18483, 18583, 18615, 18624, 18625, 18731, 18751, 18925, 19019 South Harrell's Ferry Road**
 To rezone from Rural and Single Family Residential (A1) to Residential Estate/Agriculture One (RE/A1) on property located on South Harrell's Ferry Road, east of White Shadows Drive, on Lots 15, 17, 18-A, 18-B, 20, N-1-A, N-2-A, and N-3-B-1, called the N.C. Palmer Property and the Original Riverside Lodge; and Lot GD-2 of the Sartwell Property. Sections 45 & 54, 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
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
13. 21-01169 **Case 62-21 9348 Scenic Highway**
 To rezone from Heavy Commercial (C2) and Limited Residential (A3.1) to Heavy Commercial One (HC1) on property located on the east side of Scenic Highway, south of Rosenwald Road, on Lot 94 of Suburb North Baton Rouge. Section 75, T6S, 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, 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](#)
14. 21-01170 **Case 63-21 8401 Greenwell Springs Road**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) on property located on the north side Greenwell Springs Road, east of Greentree Drive, on Lot A-1 of Sunny Brook Farms Subdivision. Section 74, T7S, 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
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
15. 21-01171 **TND-1-07 Rouzan, Concept Plan Revision 16**
 Revise to add six low density residential lots, on property located south of Perkins Road, east of Glasgow Avenue, on Tract RZ-1 of the Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
COMMISSION ACTION: Motion to defer to September 20 carried, 7-0
[Application](#)
16. 21-01175 **RV-9-21 Adelia at Old Goodwood Revocation**
 A request to revoke a 12 foot public utility servitude, located north of Adelia Lane and east of Goodridge Way, on Lot 48-A of Adelia at Old Goodwood Subdivision (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Planning Staff certifies that the proposed request meets the minimum requirements of the UDC
COMMISSION ACTION: No hearing before the Planning Commission required, per UDC Section 3.6.3
[LONO Development](#) [LONO Transportation and Drainage](#) [MC Exhibit](#) [Aerial Map](#)
[Zoning Map](#) [LONO Utilities](#)

ADJOURN