

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**222 St. Louis Street, Room 348**  
**Monday, September 18, 2023**  
**5:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **August 14, 2023**  
**Motion to approve carried, 8-0**  
[August 14, 2023](#)
2. **August 21, 2023**  
**Motion to approve carried, 8-0**  
[August 21, 2023](#)

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

This is a public meeting. Any interested member of the public who wishes to comment on an item from this agenda may comment in person at City Hall, 222 St. Louis Street, 3rd-floor, Room 348, during the meeting. 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 by filling out a "request to speak" card indicating which item you wish to speak and place it in the designated location prior to the meeting.

1. Applicant and applicant representatives for the proposal will speak first for a total (or combined) period not to exceed 15 minutes.
2. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. Speakers are requested to limit their remarks by avoiding duplication in their presentations.
3. Applicant will be allowed a total period of five minutes for rebuttal. Opponents will not be allowed to rebut.
4. Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public at the meeting who wishes to speak on the item. In such cases, the proposal will follow the standard procedure.

**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**

**3, 4**

**CONSENT - ITEMS FOR DEFERRAL**

**13, 20**

**CONSENT - ITEMS FOR APPROVAL**

**7, 8, 9, 10, 11, 12, 14, 15, 16, 21**

**REGULAR AGENDA**

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

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

3. **CONSENT FOR WITHDRAWAL 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**

**Withdrawn by the applicant on August 22, 2023**

[Application](#)

4. **CONSENT FOR WITHDRAWAL 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**

**Withdrawn by the applicant on August 22, 2023**

[Application](#)

5. **PA-13-23 5466 Douglas Avenue**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial located on the east side of Douglas Avenue, south of Hollywood Street, on property now or formerly known as Lots 1 and 2 of Hollywood Subdivision, Square 15. Section 38, T6S, R1W, GLD, EBRP, LA (Council District 5 - Hurst)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

**Related to Case 54-23**

**Motion to approve carried, 8-0**

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

6. **Case 54-23 5466 Douglas Avenue**

To rezone property from Single Family Residential (A2) to Heavy Commercial One (HC1) located on the east side of Douglas Avenue, south of Hollywood Street, on property now or formerly known as Lots 1 and 2 of Hollywood Subdivision, Square 15. Section 38, T6S, R1W, GLD, EBRP, LA (Council District 5 - Hurst)

**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-13-23**

**Motion to approve carried, 8-0**

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

7. **CONSENT FOR APPROVAL Case 51-23 10611 Greenwell Springs Road**

To rezone property from Single Family Residential (A1) to Light Commercial Two (LC2) located on the north side of Greenwell Springs Road, west of Lassen Drive, on property now or formerly known as Lot 4 of the H.E. Hooper Tract. 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

**Motion to approve carried, 8-0**

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

8. **CONSENT FOR APPROVAL Case 52-23 2574 North Acadian Thruway East**  
 To rezone property from Light Industrial (M1) to Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) located on the east side of North Acadian Thruway East, south of Seneca Street, on a portion of property now or formerly known as Lot G-1 of Nellie D. Prescott Property. Section 75, 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  
***Motion to approve carried, 8-0***  
[Application](#) [Staff Report](#)
9. **CONSENT FOR APPROVAL Case 53-23 8400-8500 Nicholson Drive**  
 To rezone property from Rural to Heavy Commercial Two (HC2) located on the east side of Nicholson Drive, north of Innovation Park Drive, on property now or formerly known as Tract C-1 of the Beverly L. East Tract. Section 78, T8S, R1E, 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, 8-0***  
[Application](#) [Staff Report](#)
10. **CONSENT FOR APPROVAL Case 55-23 1600-1700 Oak Villa Boulevard**  
 To rezone property from Heavy Commercial (C2) to Commercial Warehousing Three (CW3) located on the north side of Tom Drive, west of Oak Villa Boulevard, on a portion of property now or formerly known as Tract Z-2-A-1 of Cortana Plantation and Witter Estate. Section 69, 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  
***Related to SP-6-23***  
  
***Motion to approve carried, 8-0***  
[Application](#) [Staff Report](#)
11. **CONSENT FOR APPROVAL SP-6-23 Crescent Crown Warehouse Addition**  
 Proposed warehouse addition to existing facility located on the north side of Tom Drive, west of Oak Villa Boulevard, on a portion of property now or formerly known as Tract Z-2-A-1 and Z-2-A-2 of Cortana Plantation and Witter Estate. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements, if the rezoning is approved, being compatible with surrounding uses, and conforming to the Unified Development Code  
***Related to Case 55-23, requires Planning Commission approval only***  
  
***Motion to approve carried, 8-0***  
[Application](#) [Staff Report](#) [Plans](#)
12. **CONSENT FOR APPROVAL RV-2-23 Mourning Dove Drive Roundabout**  
 To revoke a portion of the roundabout right-of-way for Mourning Dove Drive, a 15-foot public utility servitude and a 15-foot public sewer servitude along Rigolets Avenue located on the west side of Mourning Dove Drive, between Jefferson Highway and Stumberg Lane, on property now or formerly known as Lots A-2-A-1, A-3-A-1 and A-7 of the Milton G. Harelson Tract. Section 57, T7S, R2E, GLD, EBRP, LA (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  
***Motion to approve carried, 8-0***

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

13. **CONSENT FOR DEFERRAL MCUP-2-23 38611, 39400-39600 Greenwell Springs Road and 23100-23200 Lee Price Road**  
 Proposed sand and gravel mining operation located on the west side of Greenwell Springs Road, south of Lee Price Road, on portions of property now or formerly known as the Tullie Hatcher Tracts. Sections 38, 40 & 42, T4S, R3E, GLD, EBRP, LA (Council District 1 - Noel)  
**Deferred for 30 days by the Planning Director and 30 days by Councilmember Noel to November 13**  
[Application](#)

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

14. **CONSENT FOR APPROVAL PUD-17-06 Great Hearts School, The Preserve at Harveston, Final Development Plan Revision**  
 To provide monument signage for educational institution located on the south side of Bluebonnet Boulevard, east of Nicholson Drive, on property now or formerly known as Tract Y-1-A of the Longwood and Burtville Plantation Property. Section 44, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the 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 approve carried, 8-0**  
[Application](#) [Staff Report](#) [Plans](#)
15. **CONSENT FOR APPROVAL PUD-1-11 Phase 2 - Part 1, Pointe Marie, Final Development Plan**  
 Proposed subdivision with internal private street located north of River Road, west of Village Center Drive, on property now or formerly known as Tract F-1-A-1-A-1-A of Pointe-Marie Subdivision, Phase 1, Part 1. Sections 78 & 79, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the 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 approve carried, 8-0**  
[Application](#) [Staff Report](#) [Plans](#)
16. **CONSENT FOR APPROVAL CS-14-23 E.E. Shively Tract**  
 Proposed flag lot minor subdivision on property located on the north side of Tom Drehr Road, west of Port Hudson-Pride Road, on property now or formerly known as Tract X-1-C of the E.E. Shively 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 approve carried, 8-0**  
[Application](#) [Staff Report](#)
17. **S-2-23 Keystone Square**  
 Proposed major residential subdivision with public streets located on the east side of Old Scenic Highway, south of Heck Young Road, on property now or formerly known as the M.M. Miller Property and the W.N. McVea Property (Council District 2 - Banks)  
**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, 8-0**  
[Application](#) [Staff Report](#) [Plans](#)

18. **S-3-23 Trivento**  
 Proposed major residential subdivision with public streets located on the east side of Old Scenic Highway, north of Groom Road, on property now or formerly known as a 350 acre parcel of the Goldie Hause Kizer Property (Council District 2 - Banks)  
**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 failed, 4-4*  
[Application](#) [Staff Report](#) [Plans](#)
19. **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)  
**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, 8-0*  
[Application](#) [Staff Report](#)
20. **CONSENT FOR DEFERRAL SS-7-23 Suburb North Baton Rouge**  
 Proposed residential subdivision with a private street located on the north side of Central Road, east of Scenic Highway, on property now or formerly known as Lot 60-C of Suburb North Baton Rouge (Council District 2 - Banks)  
*Deferred to October 16 by Councilmember Banks*  
[Application](#)
21. **CONSENT FOR APPROVAL SS-8-23 E.D. Annison Tract**  
 Proposed residential subdivision with a private street located on the west side of Old Scenic Highway, south of Port Hudson-Pride Road, on property now or formerly known as Tract B-4-A of the E.D. Annison 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 approve carried, 8-0*  
[Application](#) [Staff Report](#)

## **COMMUNICATIONS**

### **DIRECTOR'S COMMENTS**

### **COMMISSIONERS' COMMENTS**

## **ADJOURN**