

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, September 19, 2022
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **August 15, 2022**
Motion to approve carried, 6-0
[August 15, 2022](#)

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

7, 8

CONSENT - ITEMS FOR DEFERRAL

10, 30, 32

CONSENT - ITEMS FOR APPROVAL

11, 14, 15, 17, 19, 22, 23, 24, 28, 29, 31

REGULAR AGENDA

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

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **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)

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

Related to PUD-2-22

Motion to approve carried, 7-0

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

3. **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)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, being compatible with surrounding uses, and conforming to Unified Development Code requirements, if companion Comprehensive Plan Amendment is approved

Related to PA-19-22

Motion to approve carried, 7-0

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

4. **PA-20-22 1576 O'Neal Lane**

To amend the Comprehensive Land Use Plan from Commercial to Compact Neighborhood on property located on the west side of O'Neal Lane, north of Honeycutt Road, on property now or formerly known as Tract B-1-A-1 of the William D. Edmonston Property. Section 9, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

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 58-22 and S-10-22

Motion to approve carried, 7-0

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

5. **Case 58-22 1576 O'Neal Lane**

To rezone from Light Commercial (C1), Commercial Alcoholic Beverage (restaurant) (C-AB-1) and Rural to Two-Family (A2.9) on property located on the west side of O'Neal Lane, north of Honeycutt Road, on property now or formerly known as Tract B-1-A-1 of the William D. Edmonston Property. Section 9, 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-20-22 and S-10-22

Motion to approve carried, 7-0

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

6. **S-10-22 Willow Springs**

Proposed major residential subdivision on property located on the west side of O'Neal Lane, north of Honeycutt Road, on property now or formerly known as Tract B-1-A-1 of the William D. Edmonston Property (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the plan amendment and rezoning are approved

Related to PA-20-22 and Case 58-22

Motion to approve carried, 7-0

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

7. **CONSENT FOR WITHDRAWAL PA-21-22 4745, 4755, and 4765 Claycut Road**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the north side of Claycut Road, east of Moore Street, on property now or formerly known as Lots 16-A, 17-A, and 18-A of Capital Heights Subdivision. Section 95, T7S, R1E, 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 62-22**

Withdrawn by the applicant on September 16

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

8. **CONSENT FOR WITHDRAWAL Case 62-22 4745, 4755, and 4765 Claycut Road**
To rezone from Single Family Residential (A2) to Town House (A2.5) on property located on the north side of Claycut Road, east of Moore Street, on property now or formerly known as Lots 16-A, 17-A, and 18-A of Capital Heights Subdivision. Section 95, T7S, 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. It is inconsistent with the Comprehensive Plan and incompatible with existing character or usage of the neighborhood
- Related to PA-21-22**

Withdrawn by the applicant on September 16

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

9. **TA-7-22 Short Term Rentals**
Unified Development Code amendment to revise Chapter 9, Use Regulations and Chapter 19, Definitions to establish regulations for short term rentals.
- PLANNING STAFF FINDINGS:** Staff certifies that the proposed UDC amendment is consistent with the comprehensive plan
- Motion to approve carried, 7-0 with the following stipulation for proposed Section 9.4.5.D, Short-Term Rental, Non Owner Occupied shall read as follows:**

D. Short-term rentals operating prior to adoption of these regulations providing evidence demonstrating operation which is satisfactory to the Planning Director and Parish Attorney, are allowed to continue with the limitations below:

- 1. Must obtain or show proof of an occupational license to remit sales, use and occupancy taxes or prove a registered online platform is utilized to remit sales, use and occupancy taxes; and,***
- 2. No expansion of the use is allowed.***

[Staff Report](#)

10. **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 property now or formerly known as Lots 10-A, 11 and 12-A of Suburb Swart, Square 277. Section 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
- Deferred to October 17 by Councilmember Coleman**
- [Application](#)

11. **CONSENT FOR APPROVAL Case 55-22 Jefferson Terrace, 6th Filing, Parts 3 and 4**
To rezone from Heavy Commercial (C2) to Single Family Residential (A2) on property located east of Hollybrook Drive, on property now or formerly known as Lot 107 of Jefferson Terrace, 6th Filing, Part 3 and Lots 132 through 175 of Jefferson Terrace, 6th Filing, Part 4. 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
Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
12. **Case 56-22 930 South Eugene Street**
et To rezone from Single Family Residential (A2) to Single Family Residential (A2.7) on property located on the west side of South Eugene Street, north of Myrtle Avenue, on property now or formerly known as Lot A of the Lessman Tract. Section 74, 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
Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
13. **Case 59-22 2207 North Foster Drive**
To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located northwest of the intersection of North Foster Drive and Madison Avenue, on a portion of property now or formerly known as Lot 5 of East Fairfields Subdivision, Square 2. 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 deny carried unanimously, 7-0
[Application](#) [Staff Report](#)
14. **CONSENT FOR APPROVAL Case 60-22 10060 Burbank Drive**
To rezone from Light Commercial One (LC1) to Heavy Commercial One (HC1) on property located on the south side of Burbank Drive, east of Pecan Tree Drive, on property now or formerly known as Lot C-161-A of the Burbank Subdivision. Section 72, 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, 6-0
[Application](#) [Staff Report](#)
15. **CONSENT FOR APPROVAL Case 61-22 355 West Lee Drive**
To rezone from Light Commercial (C1) to Heavy Commercial One (HC1) on property located east of the intersection of Burbank Drive and West Lee Drive, on property now or formerly known as Parcel 7 of the Circle N Ranch Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)
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. **Case 63-22 15959 Hewwood Avenue**
 To rezone from Rural and Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Light Commercial One (LC1) on property located on the north side of Hewwood Avenue, west of O'Neal Lane, on property now or formerly known as Lot A-1 of Wedgewood, Seventh Filing. Section 47, 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 deny carried unanimously, 7-0
[Application](#) [Staff Report](#)
17. **CONSENT FOR APPROVAL Case 64-22 9440 Perkins Road**
 To rezone from Light Commercial Two (LC2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the west side of Perkins Road, west of Bluebonnet Boulevard, on a portion of property now or formerly known as Tract C-1-A-3-A-1 of the Vito Roppolo Tract. Section 59, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
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](#)
18. **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)
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
Motion to defer for 90 days to December 12 carried, 7-0
[Application](#) [Staff Report](#) [Plans](#)
19. **CONSENT FOR APPROVAL SNC-2-22 Somerset Street to Morris Jackson Jr. Street**
 Proposed street name change for Somerset Street, located south of 75th Avenue (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Motion to approve carried, 6-0
[Application](#) [Staff Report](#)

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

20. **PUD-5-07 The Grove, Concept Plan Revision 5**
 Proposed revision to add high density residential units to Phases 1A and 1B on property located south of Interstate 10, east of the Mall of Louisiana Boulevard, on property now or formerly known as Tracts WG-2A and WG-2B-1 of the Mary E. and Robert L. Kleinpeter Property. Sections 56 and 57, T8S, R1E; Sections 58 and 59, T7S, R1E; GLD, EBRP, LA (Council District 11 - Adams)
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
Related to PUD-5-07 FDP
Motion to approve carried, 7-0
[Application](#) [Staff Report](#) [Plans](#)

21. **PUD-5-07 The Grove, Phase 1, Parts I & II, Final Development Plan Revision 4**
 Proposed revision to add high density residential units and remove commercial/office area on property located south of Interstate 10, east of the Mall of Louisiana Boulevard, on property now or formerly known as Tracts WG-2A and WG-2B-1 of the Mary E. and Robert L. Kleinpeter Property. Sections 56 and 57, T8S, R1E; Sections 58 and 59, T7S, R1E; GLD, EBRP, LA (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the approved Concept Plan if the companion Concept Plan is approved 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
Related to PUD-5-07 CP

Motion to approve carried, 7-0
[Application](#) [Staff Report](#) [Plans](#)
22. **CONSENT FOR APPROVAL PUD-4-08 Materra, McCall Drive and Materra Boulevard, Final Development**
 Proposed road and infrastructure improvements on property located on the north side of Airline Highway, east of Stumberg Lane, on property now or formerly known as Tracts X-1-C-2-A and X-1-D-1-A-1 of the Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
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, 6-0
[Application](#) [Staff Report](#) [Plans](#)
23. **CONSENT FOR APPROVAL SPUD-1-20 Chapel Hill**
 Proposed revision to change location of subdivision entryway signage on property located on the north side of South Harrell's Ferry Road, east of O'Neal Lane, on property now or formerly known as Tracts X-1 and X-2 within the Chapel Hill Subdivision. Section 46, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the surrounding uses and conforming to Unified Development Code requirements
Motion to approve carried, 6-0
[Application](#) [Staff Report](#) [Plans](#)
24. **CONSENT FOR APPROVAL S-11-22 Kodiak Business Park**
 Proposed major commercial subdivision with a public street on property located on the east side of Baringer Foreman Road, north of Airline Highway, on property now or formerly known as Tract A of the L.G. Kleinpeter and V.J. Broussard Property (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, 6-0
[Application](#) [Staff Report](#)
25. **S-12-22 Highland Industrialplex**
 Proposed major commercial subdivision with a public street on property located on the north side of Highland Road, east of Airline Highway, on property now or formerly known as Tracts C, D and F-1-1 of the Camille Dixon Tract (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, 7-0
[Application](#) [Staff Report](#)

26. **S-13-22 Winter Gardens**
 Proposed major residential subdivision with public streets on property located west of South Kenilworth Parkway, south of Burbank Drive, on property now or formerly known as Tract W-2 of the Chatsworth Plantation Tract (Council District 3 - Gaudet)
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](#)
27. **S-14-22 Autumn Gardens**
 Proposed major residential subdivision with public streets on property located on the north side of Innovation Park Drive, west of Sehdeva Memorial Drive, on property now or formerly known as Tract Y-1 of the Chatsworth Plantation Tract (Council District 3 - Gaudet)
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](#)
28. **CONSENT FOR APPROVAL CS-10-22 Thompson Place (Flag Lot)**
 Proposed flag lot minor subdivision on property located on the south side of Prescott Road, west of Lanier Drive, on property now or formerly known as Lot C of Thompson Place (Council District 5 - Hurst)
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](#)
29. **CONSENT FOR APPROVAL CS-11-22 Susie G. Anderson Tract (Flag Lot)**
 Proposed flag lot minor subdivision on property located on the west side of Reames Road, south of Milldale Road, on property now or formerly known as Tract 5 of the Susie Griffin Anderson Property (Council District 5 - Hurst)
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](#)
30. **CONSENT FOR DEFERRAL SS-7-22 Griffin Place**
 Proposed minor subdivision with a private street on property located on the north side of Griffin Court, west of Omega Court, on property now or formerly known as Lot 1-X of Griffin Place (Council District 1 - Noel)
Deferred to October 17 by the Planning Director
[Application](#)
31. **CONSENT FOR APPROVAL SS-8-22 T.M. Hoffman Property**
 Proposed medium density multi-family residential development on property located on the south side of Burbank Drive, east of South Kenilworth Parkway, west of Sehdeva Memorial Drive, on property now or formerly known as Tract Z of the Chatsworth Plantation Tract (Council District 3 - Gaudet)
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](#)

32. **CONSENT FOR DEFERRAL SP-9-22 Four Seasons Apartment Complex**
Proposed medium density multi-family residential development on property located on the south side of Burbank Drive, east of South Kenilworth Parkway, west of Sehdeva Memorial Drive, on property now or formerly known as Tract Z of the Chatsworth Plantation Tract (Council District 3 - Gaudet)
Deferred to October 17 by the Planning Director
[Application](#)
33. **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)
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, 7-0
[Application](#) [Staff Report](#) [Plans](#)
34. **INITIATION OF TEXT AMENDMENT**
Request to review and propose revisions to the allowable Industrial Uses in UDC, Chapter 9, Use Regulations, Section 9.2.8, Table 9.G.
Motion to approve carried, 7-0

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN