

AGENDA
METROPOLITAN COUNCIL ZONING MEETING
Wednesday, September 20, 2023
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. 23-00828 **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)
COMMISSION ACTION: Motion to defer to September 18 carried, 6-0
Related to Case 34-23

Withdrawn by the applicant on August 22, 2023
[Application](#)
2. 23-00829 **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)
COMMISSION ACTION: Motion to defer to September 18 carried, 6-0
Related to PA-8-23

Withdrawn by the applicant on August 22, 2023

[Application](#)

3. 23-00928 **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
COMMISSION ACTION: Motion to approve carried, 7-0
This item was deferred from August 16, 2023
[Application](#) [Staff Report](#)
4. 23-00838 **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
COMMISSION ACTION: Motion to approve fails, 4-3
[Application](#) [Staff Report](#)
5. 23-01095 **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
COMMISSION ACTION: Motion to approve carried, 6-0
Related to PUD-2-23
[Application](#) [Staff Report](#)
6. 23-01096 **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
COMMISSION ACTION: Motion to approve carried, 6-0
Related to PA-11-23
[Application](#) [Staff Report](#) [Other](#)
7. 23-01097 **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
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 44-23

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

8. 23-01098 **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
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-12-23
[Application](#) [Staff Report](#)
9. 23-01099 **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
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
10. 23-01100 **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
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
11. 23-01101 **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
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)

12. 23-01102 **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
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
13. 23-01103 **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
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
14. 23-01104 **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
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
15. 23-01105 **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
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#)
16. 23-01107 **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
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)

17. 23-01108 **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](#)

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