

**AGENDA**  
**METROPOLITAN COUNCIL ZONING MEETING**  
**Wednesday, September 21, 2022**  
**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.

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**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. 22-00681 **Case 27-22 9702-9718 Greenwell Springs Road**  
To rezone from Light Commercial (C1), Off-Street Parking (B) and Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) to Light Commercial Three (LC3) on property located on the south side of Greenwell Springs Road, west of Platt Drive, on Tract A-1 of the Henry W.A. Lee Tract. Sections 26 and 35, T6S, 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 carried, 7-0  
***This item was deferred from June 15, 2022***  
[Application](#) [Staff Report](#)

2. 22-00791 **PA-15-22 2695 North Sherwood Forest Drive**  
 To amend the Comprehensive Land Use Plan from Institutional to Employment Center on property located on the west side of North Sherwood Forest Drive, north of South Choctaw Drive on Lot GSA PROP, GSA Depot Subdivision. Section 36, 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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
*Related to Case 33-22*  
[Application](#) [Staff Report](#)
3. 22-00792 **Case 33-22 2695 North Sherwood Forest Drive**  
 To rezone from Light Industrial (M1) and Single Family Residential (A1) to Light Industrial (M1) on property located on the west side of North Sherwood Forest Drive, north of South Choctaw Drive on Lot GSA PROP, GSA Depot Subdivision. Section 36, 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, if the Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
*Related to PA-15-22*  
[Application](#) [Staff Report](#)
4. 22-01084 **PA-18-22 Scotlandville Small Area Plan**  
 The Scotlandville Plan focuses on the area of Scotlandville bounded by Blount Road to the north, Plank Road to the east, Airline Highway to the south and the KCS railroad to the west (Council District 2-Banks and 10-Coleman)  
**PLANNING STAFF FINDINGS:** Planning Commission staff recommends approval, considering consistency with the comprehensive plan and the public engagement process utilized by CPEX in partnership with Southern University  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#) [Small Area Plan](#)
5. 22-01085 **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  
**COMMISSION ACTION:** Motion to approve carried, 7-0  
*Related to PUD-2-22*  
[Application](#) [Staff Report](#)
6. 22-01086 **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  
**COMMISSION ACTION:** Motion to approve carried, 7-0  
*Related to PA-19-22*  
[Application](#) [Staff Report](#) [Plans](#)

7. 22-01087 **Case 47-22 1419 Julie 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)  
**COMMISSION ACTION:** Motion to defer to September 19 carried, 8-0  
[Application](#)
8. 22-01088 **Case 50-22 8391 Anselmo Lane**  
To rezone from Single Family Residential (A1) to Heavy Commercial Two (HC2) on property located on the north side of Anselmo Lane, south of Picardy Avenue and east of Madeira Drive, on Lot B-1-B of the Lawrence Messina Tract. Section 56, 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, 8-0  
[Application](#) [Staff Report](#)
9. 22-01089 **Case 51-22 10830 Greenwell Springs Road**  
To rezone from Single Family Residential (A1) to Light Commercial Two (LC2) on property located on the south side of Greenwell Springs Road, west of North Sherwood Forest Drive, on Lot B of the Kirby Place Subdivision. 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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)
10. 22-01090 **Case 52-22 4601 and T4701 Stumberg Lane**  
To rezone from Light Commercial (C1) and Off-Street Parking (B) to Light Commercial Three (LC3) on property located on the east side of Stumberg Lane, south of Coursey Boulevard, on Tract X-1-A-1 and X-1-A-2 of the M.G. Harelson Tract. Section 57, 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, 7-0  
[Application](#) [Staff Report](#)
11. 22-01091 **Case 53-22 20239 Highland Road**  
To rezone from Rural (R) to Heavy Commercial Two (HC2) on property located on the north side of Highland Road, east of Airline Highway, on Tract C of the Camille Dixon Tract. Section 38, 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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)

12. 22-01092 **Case 54-22 1440 Government Street**  
 To rezone from Light Industrial (M1) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the south side of Government Street, east of South 14th Street, on a portion of Lots 1 through 8 of Suburb Favrot, Square 343A. Section 74, 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, 8-0  
[Application](#) [Staff Report](#)
13. 22-01093 **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  
**COMMISSION ACTION:** Motion to defer to December 12 carried, 7-0  
[Application](#) [Staff Report](#) [Other](#)
14. 22-01094 **PUD-13-06 Pecue Place, Concept Plan Revision**  
 Proposed revision to revise and add new uses on property located east of Pecue Lane, north of Interstate 10, on Tract 4-B-1-A-1 of the L.R. Kleinpeter Estate. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**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  
**COMMISSION ACTION:** Motion to approve carried, 7-0  
[Application](#) [Staff Report](#) [Plans](#)
15. 22-01120 Provide findings of a study in regard to Residential Lot Size and Density in Rural Zoning as requested of the Planning Commission in Resolution 55900  
[Rural Lot Size and Density Study](#) [Exhibit 1](#) [Exhibit 2](#) [Exhibit 3](#)

**ADJOURN**