

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
Monday, October 16, 2023  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

1. September 18, 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**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

None

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

2. **PA-14-23 3470 Wayne Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on the west side of Wayne Drive, north of Winbourne Avenue, on property now or formerly known as Lot 10 of Babin Subdivision, Square 3. Section 57, T6S, R1E, GLD, EBRP, LA (Council District 7-Cole) **Related to Case 57-23** [Application](#)
3. **Case 57-23 3470 Wayne Drive** To rezone property from Single Family Residential (A2) to Limited Residential (A3.1) located on the west side of Wayne Drive, north of Winbourne Avenue, on property now or formerly known as Lot 10 of Babin Subdivision, Square 3. Section 57, T6S, R1E, GLD, EBRP, LA (Council District 7-Cole) **Related to PA-14-23** [Application](#)
4. **Case 56-23 662 South Foster Drive** To rezone property from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) located on the west side of South Foster Drive, north of Capital Heights Avenue, on a portion of property now or formerly known as Lot 20 of Capital Heights Subdivision, Square 13. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
5. **Case 58-23 T1501, T1503, and T1541 Terrace Street** To rezone property from Heavy Commercial (C2) and Limited Residential (A3.1) to General Residential (A4) located on the north side of Terrace Street, east of South 15<sup>th</sup> Street, on property now or formerly known as Lots 81-A, 82-A, and 83-B of Addition to Suburb Swart, Square 354. Section 50, T7S, R1W, GLD, EBRP, LA (Council District 10-Coleman) [Application](#)
6. **Case 59-23 4975 Choctaw Drive** To rezone property from Light Industrial (M1) to Heavy Commercial One (HC1) located on the north side of Choctaw Drive, west of North Foster Drive, on property now or formerly known as an undesignated parcel of the J. Allen Dougherty Property. Section 75, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
7. **Case 60-23 7474 Corporate Boulevard, Suites 106 and 107** To rezone property from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) located on the south side of Corporate Boulevard, west of Jefferson Highway, on a portion of property now or formerly known as Tracts A-1-B-1 and A-1-B-2-A of Cedar Lodge Plantation. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
8. **Case 61-23 T 5660 Winchester Avenue** To rezone property from General Residential (A4) to Single Family Residential (A2.7) located on the east side of Winchester Avenue, south of Greenwell Street, on property now or formerly known as Lot 1-1 of Suburb Loudon, Square 2. Section 39, T6S, R1E, GLD, EBRP, LA (Council District 5-Hurst) [Application](#)

9. **Case 62-23 8408, 8416, 8418 and 8428 Scotland Avenue, 1363 and 1379 Swan Avenue, 1344 and 1350 Sora Street** To rezone property from Heavy Commercial (C2) and Limited Residential (A3.1) to General Residential (A4) located on the east side of Scotland Avenue, between Swan Avenue and Sora Street, on property now or formerly known as Lots 4, 5, 6, 9, 10, 15-A, 16, 17 and 18 of Suburb North Baton Rouge, Square 6. Section 39, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks) [Application](#)
10. **Case 63-23 205 Kimbro Avenue** To rezone property from Planned Unit Development (PUD) to Single Family Residential (A1) located on the west side of Kimbro Drive, south of Menlo Drive, on property now or formerly known as Lot 5-A-1-A of Laurel Lea Subdivision. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) **Related to PUD-1-23** [Application](#)
11. **PUD-1-23 Benton (formerly The Village at Magnolia Woods), Concept Plan Revision** To revise boundary limits and rezone property from Single Family Residential (A1) to Planned Unit Development (PUD) located on the north side of Highland Road, east of Magnolia Wood Avenue, on property now or formerly known as a 0.483 acre tract of the Vernon Triche Property, an undesignated tract of the J.A. Triche Succession, Tracts 114, 115, 116-A, 117 and 119-A of the Magnolia Woods Subdivision, Fifth Filing, and the remaining Emma C. Benton Property. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) **Related to Case 63-23** [Application](#)
12. **ISPUD-2-23 Goodwood Villa** To rezone property from Single Family Residential (A1) to Infill Small Planned Unit Development (ISPUD) for three single family residential lots located on the south side of Goodwood Boulevard, west of Colonial Drive, on property now or formerly known as Lot 1 of Goodwood Villa, First Filing. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

13. **PUD-4-08 The Heights at Materra, Woman's Hospital, Final Development Plan** Proposed high density multifamily residential development located on the west side of McCall Drive, east of Stumberg Lane, on property now or formerly known as Tract X-1-E-1 of the Eola McCall Anderson Tract and a 150-foot Entergy right-of-way. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
14. **CS-15-23 Lawrence and Mary Square Estate Property** Proposed flag lot minor subdivision on property located on the west side of Hunt Road, south of Jackson Road, on property now or formerly known as Lot 3 of the Lawrence and Mary Square Estate Property (Council District 1-Noel) [Application](#)

15. **S-4-23**      **North Park Subdivision** Proposed commercial subdivision with public streets located on the east side of Airline Highway, north of Greenwell Street, on property now or formerly known as Parcel B of the Keener Tract and the Charity Hospital Tract (Council District 5-Hurst) **Related to SP-9-23** [Application](#)
  
16. **SP-9-23**      **North Park, Phase 1** Proposed mixed use development consisting of multifamily residential and commercial uses located on the east side of Airline Highway, north of Greenwell Street, on property now or formerly known as Parcel B of the Keener Tract and the Charity Hospital Tract (Council District 5-Hurst) **Related to S-4-23** [Application](#)
  
17. **SS-9-23**      **Carl Elton Chaney Property** Proposed residential subdivision with a private street located on the west side of Chaney Road, north of Milldale Road, on property now or formerly known as Tract N-1-B of the Carl Elton Chaney Property (Council District 1-Noel) [Application](#)
  
18. **SP-7-23**      **Capitol City Produce Expansion** Proposed warehouse addition to existing facility located on the south side of Commercial Avenue, east of O’Neal Lane, on property now or formerly known as Tract Z-2-A-1 of Commercial Avenue Extension (Council District 9-Hudson) [Application](#)

**COMMUNICATIONS**

**DIRECTOR’S COMMENTS**

**COMMISSIONERS’ COMMENTS**

**ADJOURN**