

**AGENDA**  
**METROPOLITAN COUNCIL ZONING MEETING**  
**Wednesday, October 18, 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.

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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. 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  
***This item was deferred from September 20, 2023***  
[Application](#) [Staff Report](#)

2. 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](#)
3. 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](#)
4. 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](#)
5. 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](#)
6. 23-01288 **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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
*Related to Case 54-23*  
[Application](#) [Staff Report](#)

7. 23-01289 **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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
*Related to PA-13-23*  
[Application](#) [Staff Report](#)
8. 23-01290 **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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)
9. 23-01291 **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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)
10. 23-01292 **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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)
11. 23-01293 **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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)

12. 23-01294 **RV-2-23 Mourning Dove Drive**

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

**COMMISSION ACTION:** Motion to approve carried, 8-0

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

**ADJOURN**