

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**222 St. Louis Street, Room 348**  
**Monday, November 14, 2022**  
**5:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **October 17, 2022**  
**Motion to approve carried, 6-0**  
[October 17 2022](#)

**COMPREHENSIVE PLAN UPDATE**

**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](http://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**

**CONSENT - ITEMS FOR DEFERRAL**

**CONSENT - ITEMS FOR APPROVAL**

**2, 3, 4, 5, 6, 7, 8, 9, 10, 15**

**REGULAR AGENDA**

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

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

2. **CONSENT FOR APPROVAL Case 72-22 1381 North Acadian Thruway West**  
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the west side of North Acadian Thruway West, south of Cain Street, on a portion of property now or formerly known as Lot 139 of Colonial Hill. Section 96, 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 approve carried, 7-0**  
[Application](#) [Staff Report](#)
  
3. **CONSENT FOR APPROVAL Case 73-22 5701 Siegen Lane**  
 To rezone from Rural to Heavy Commercial Two (HC2) on property located on the east side of Siegen Lane, south of Airline Highway, on property now or formerly known as Tract B-1-B of the Cashio Property. Section 58, T7S, R2E, 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, 7-0**  
[Application](#) [Staff Report](#)
  
4. **CONSENT FOR APPROVAL Case 74-22 11714 Newcastle Avenue**  
 To rezone from Rural to Light Commercial Three (LC3) on property located on the south side of Newcastle Avenue, east of South Sherwood Forest Boulevard, on property now or formerly known as Tract C-2-A-1 of Kingsbridge Subdivision. Section 51, 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 approve carried, 7-0**  
[Application](#) [Staff Report](#)
  
5. **CONSENT FOR APPROVAL Case 75-22 8300-8500 Picardy Avenue**  
 To rezone from Light Industrial (M1) to General Residential (A4) on property located on the south side of Picardy Avenue, east of Mancuso Lane, on property now or formerly known as Tract 2X of the Anderson Dunham, Inc. Tract. Section 55, 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, 7-0**  
[Application](#) [Staff Report](#)
  
6. **CONSENT FOR APPROVAL Case 76-22 Lakeshore Gardens, 1st, 2nd and 3rd Filings**  
 To rezone from Heavy Commercial (C2) to Zero Lot Line (A2.1) on property located east of Oliphant Road, east of Chestnut Oak Drive, on property now or formerly known as Lots 1 through 137 of Lakeshore Gardens, 1st, 2nd and 3rd Filings. 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, 7-0**  
[Application](#) [Staff Report](#)

7. **CONSENT FOR APPROVAL PUD-1-11 Pointe Marie, Concept Plan Revision 7**  
Revision to reallocate residential uses and green space area on property located on the north side of River Road, west of L'Auberge Avenue, on all property now or formerly known as the Pointe-Marie Subdivision, Phase 1. Section 78 and 79, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

**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 approve carried, 7-0***

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

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

8. **CONSENT FOR APPROVAL SPUD-1-01 Cardinal Hill Revision**  
Revision of building layouts for remaining undeveloped office use area on property located on the north side of Jefferson Highway, west of Weber Drive, on property now or formerly known as Tract B-2 of the A.B. Singletary Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

**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, 7-0***

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

9. **CONSENT FOR APPROVAL PUD-2-22 The Reserve at Joor Place & Morningside at Joor Place, Final Development Plan**

Proposed medium density multifamily residential developments on property located west of Joor Road, south of Greenwell Street, on property now or formerly known as 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 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, 7-0***

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

10. **CONSENT FOR APPROVAL TND-1-07 Belfleur Street Extension, Rouzan, Final Development Plan Revision 1**

Revision to add subdivision entry signage on property located on the south side of Perkins Road, north of Deaux Parc Drive, on property now or formerly known as Tracts RZ-3-D-1-A-1-A-1 through RZ-3-D-1-A-1-A-4 of the Ralph Ford Tract. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Traditional Neighborhood Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Motion to approve carried, 7-0***

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

11. **S-16-22 Leland Lakes Subdivision**

Proposed major subdivision with public streets on property located on the north side of Comite Drive, south of Creole Drive, on property now or formerly known as Tract 4-D-1-7-A-5 of the Weiland Tract. Sections 32 & 33, T5S, R1E; Sections 4 & 5, T6S, R1E; GLD, EBRP, LA (Council District 2 - Banks)

**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](#)

12. **SS-9-22 Elliot's Meadow and Elliot Development Corporation Property**  
 Proposed minor subdivision with a private street on property located north of Browning Lane, west of Elliot Road, on property now or formerly known as Lot 27-A of Elliot's Meadow, 1st Filing and Lot L-3-A of the Elliot Development Corporation 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, 7-0**  
[Application](#) [Staff Report](#)
13. **SS-10-22 Joseph E. Penny Tract**  
 Proposed minor subdivision with a private street on property located on the south side of Chaney Road, west of Liberty Road, on property now or formerly known as Tract A-3 of the Joseph E. Penny Tract (Council District 1 - Noel)  
**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](#)
14. **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)  
**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](#)
15. **CONSENT FOR APPROVAL SP-14-22 Showtown Cottages**  
 Proposed multifamily residential development on property located south of Coursey Boulevard, west of South Sherwood Forest Boulevard, on property now or formerly known as Tract B-1-B-3 of Sherwood Common Office Park, First Filing (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  
**Motion to approve carried, 7-0**  
[Application](#) [Staff Report](#) [Plans](#)
16. **SP-15-22 A.C. Lewis YMCA**  
 Proposed health club and multifamily residential development on property located on the west side of South Foster Drive, north of Government Street, on property now or formerly known as Lot A-1 of the former Russel Nicolosi Property (Council District 7 - Cole)  
**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](#)

## **COMMUNICATIONS**

### **DIRECTOR'S COMMENTS**

### **COMMISSIONERS' COMMENTS**

ADJOURN