

AGENDA
METROPOLITAN COUNCIL ZONING MEETING
Wednesday, December 6, 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. 23-01542 **PA-16-23 FUTUREBR Update**
Amending FUTUREBR, the 20-year Comprehensive Land Use and Development Plan for the City of Baton Rouge and Parish of East Baton Rouge (Parishwide)
PLANNING STAFF FINDINGS: Recommend approval, based upon successful public outreach and the need to update FUTUREBR to address changing conditions, eliminate redundant/inconsistent provisions, and examination of land use patterns in greater detail
COMMISSION ACTION: Motion to approve carried, 7-0
[Staff Report](#)
2. 23-01543 **PA-15-23 7300 Greenwell Street**
To amend the Comprehensive Land Use Plan from Park to Commercial located on the south side of Greenwell Street, west of Loring Drive, on property now or formerly known as the undesignated 5.60 acre, northern portion of Tract 48 of Victoria Farms. Section 50, 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 a change in conditions since adoption of plan
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 66-23
[Application](#) [Staff Report](#)

3. 23-01544 **Case 66-23 7300 Greenwell Street**
 To rezone property from Single Family Residential (A1) to Light Commercial Two (LC2) located on the south side of Greenwell Street, west of Loring Drive, on property now or formerly known as the undesignated 5.60 acre, northern portion of Tract 48 of Victoria Farms. Section 50, 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 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-15-23
[Application](#) [Staff Report](#)
4. 23-01545 **TA-4-23 Chapter 9, Use Regulations**
 Unified Development Code amendment to revise Table 9.A and add Section 9.4.2, to create conditions for Commercial Recreation, Outdoor uses.
PLANNING STAFF FINDINGS: Staff certifies that the proposed UDC amendment is consistent with the comprehensive plan
COMMISSION ACTION: Motion to approve carried, 7-0
[Staff Report](#)
5. 23-01546 **Case 64-23 4041 Government Street**
 To rezone property from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) located on the north side of Government Street, east of Richland Avenue, on a portion of property now or formerly known as Lots 16, 17 and 18 of Bernard Terrace Addition, Square 5. Section 81, 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, 6-0
[Application](#) [Staff Report](#)
6. 23-01547 **Case 65-23 10255 Mollylea Drive**
 To rezone property from Single Family Residential (A1) to Neighborhood Commercial (NC) located on the north side of Mollylea Drive, west of Sharp Road, on property now or formerly known as Lot 69 of North Broadmoor, 3rd Filing. Section 86, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)
PLANNING STAFF FINDINGS: Staff cannot certify that the proposed request meets the criteria for a change in zoning. The request has inconsistencies with the Comprehensive Plan and is incompatible with the existing character or usage of the neighborhood
COMMISSION ACTION: Motion to deny carried unanimously, 6-0
[Application](#) [Staff Report](#)
7. 23-01441 **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)
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 deny carried, 8-1
Related to PUD-1-23
[Application](#) [Staff Report](#)

8. 23-01442 **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, 119-A and 120 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)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being compatible with surrounding uses, and conforming to Unified Development Code requirements

COMMISSION ACTION: Motion to deny carried, 8-1

Related to Case 63-23

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

ADJOURN