

**AGENDA**  
**METROPOLITAN COUNCIL ZONING MEETING**  
**Wednesday, January 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. 22-01093 **PUD-14-06 Mickens Road, Concept Plan Revision 3**  
Proposed revision to reallocate Phase IV commercial area into medium 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)  
**COMMISSION ACTION:** Motion to defer to January 17 carried, 5-0  
***Withdrawn by the applicant on January 3, 2023***  
[Application](#)
2. 22-00947 **PA-16-22 10473 Pecue Lane**  
To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located on the east side of Pecue Lane, north of Highland Road, on Lots 4-A and 4-B of the Camille F. Bodin Property. Section 61, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Recommend denial, based upon the land use designation of Agricultural/Rural appearing appropriate with the development pattern in the area  
**COMMISSION ACTION:** Motion to approve carried, 6-3  
***This item was deferred from August 17, 2022 and October 19, 2022***  
[Application](#) [Staff Report](#)

3. 22-01663 **PA-24-22 5825 North Foster Drive**  
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Industrial on property located on the west side of North Foster Drive, north of Greenwell Street, on property now or formerly known as Lot 12 of Wilkerson Place. Sections 39, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)  
**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 defer 60 days until February 13 carried, 5-0  
*Related to Case 65-22*  
[Application](#) [Staff Report](#)
4. 22-01664 **Case 65-22 5825 North Foster Drive**  
 To rezone from Single Family Residential (A2) to Light Industrial (M1) on property located on the west side of North Foster Drive, north of Greenwell Street, on property now or formerly known as Lot 12 of Wilkerson Place. Sections 39, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)  
**PLANNING STAFF FINDINGS:** Staff cannot certify that the proposed request meets the criteria for a change of zoning. Request is inconsistent with the Comprehensive Plan, and incompatible with the existing character of the established residential neighborhood  
**COMMISSION ACTION:** Motion to defer 60 days until February 13 carried, 5-0  
*Related to PA-24-22*  
[Application](#) [Staff Report](#)
5. 22-01665 **PA-25-22 2100-2200 Millerville Road**  
 To amend the Comprehensive Land Use Plan from Commercial to Compact Neighborhood on property located east of Millerville Road, south of Hunter's Ridge Drive, on property now or formerly known as Tract C of the John J. Kohler Estate. Section 47, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)  
**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 defer to January 17 carried, 5-0  
*Related to SPUD-2-22*  
[Application](#) [Staff Report](#)
6. 22-01666 **SPUD-2-22 The Gates at Millerville**  
 To rezone from Heavy Commercial (C2) to Small Planned Unit Development (SPUD) for a medium density residential development on property located east of Millerville Road, south of Hunter's Ridge Drive, on property now or formerly known as Tract C of the John J. Kohler Estate. Section 47, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request will meet the minimum criteria for a Small 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 defer to January 17 carried, 5-0  
*Related to PA-25-22*  
[Application](#) [Staff Report](#) [Plans](#)
7. 22-01667 **Case 70-22 9494 Greenwell Springs Road**  
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the south side of Greenwell Springs Road, west of Oak Forest Avenue, on a portion of property now or formerly known as Lot 103-A of Oak Forest. Section 48, 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, 5-0  
[Application](#) [Staff Report](#)

8. 22-01668 **Case 77-22 9702 Greenwell Springs Road**  
 To rezone from Light Commercial Three (LC3) to Heavy Commercial One (HC1) on property located on the south side of Greenwell Springs Road, west of Platt Drive, on a portion of property now or formerly known as 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, 5-0  
[Application](#) [Staff Report](#)
9. 22-01670 **Case 79-22 2801 Nicholson Drive**  
 To rezone from Infill Small Planned Unit Development (ISPUD) to Light Commercial One (LC1) on property located on the east side of Nicholson Drive, south of West Garfield Street, on property now or formerly known as Lot 21-A of South Baton Rouge, Square 112. Section 54, 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, 5-0  
[Application](#) [Staff Report](#)
10. 22-01671 **Case 80-22 6767 Plank Road**  
 To rezone from Light Industrial (M1) to Light Commercial Three (LC3) on property located on the west side of Plank Road, north of Monte Sano Avenue, on a portion property now or formerly known as Tract A-1-A-2-A of the Rosalie G. Moyse Property. Section 37, T6S, R1E, 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, 5-0  
[Application](#) [Staff Report](#)
11. 22-01672 **Case 81-22 4630 Bluebonnet Boulevard**  
 To rezone from Single Family Residential (A1) to Bluebonnet Design District (BDD) on property located on the west side of Bluebonnet Boulevard, north of Oliphant Road, on property now or formerly known as Lot 69-A-2 of Inniswold Estates, Section 1. Section 39, 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, 5-0  
[Application](#) [Staff Report](#)
12. 22-01673 **PUD-3-22 Northridge (formerly Templeton Ridge)**  
 Proposed submittal of an expired Planned Unit Development (PUD) for a low density residential development on property located on the west side of Old Scenic Highway, west of Groom Road, on property now or formerly known as a portion of Tract TR-1, Tract TR-2 and TR-3 of the V.E. Montan Property. Section 85, 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 5-0  
[Application](#) [Staff Report](#) [Plans](#)

**ADJOURN**