

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
February 13, 2023
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. January 17, 2023

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, 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.

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-24-22 5825 North Foster Drive (Deferred from October 17 by Councilmember Hurst and December 12 by the Parish Attorney's Office)** 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) **Related to Case 65-22 [Application](#)**
- 3. Case 65-22 5825 North Foster Drive (Deferred from October 17 by Councilmember Hurst and December 12 by the Parish Attorney's Office)** 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) **Related to PA-24-22 [Application](#)**
- 4. PA-2-23 8439 and 8400-8500 Highland Road** To amend the Comprehensive Land Use Plan from Residential Neighborhood and Neighborhood Center to Neighborhood Center on property located on the north side of Highland Road, east of Magnolia Wood Avenue, on a portion of property now or formerly known as the remaining Emma C. Benton Property. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) **Related to PUD-1-23 [Application](#)**
- 5. PUD-1-23 The Village at Magnolia Woods** A proposed mixed use development with low and medium density residential and commercial/office uses on property located on the north side of Highland Road, east of Magnolia Wood Avenue, on property now or formerly known as the remaining Emma C. Benton Property and Tracts 114 through 119-A of the Magnolia Woods Subdivision, Fifth Filing. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) **Related to PA-1-23 [Application](#)**
- 6. Case 2-23 210 South 14th Street** To rezone from Light Industrial (M1) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the west side of South 14th Street, south of North Boulevard, on a portion of property now or formerly known as Lot 27 of the Bonnacaze Subdivision. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 10-Coleman) **[Application](#)**
- 7. Case 3-23 9130, 9136 and 9142 Metairie Drive** To rezone from Transition (B1) to Zero Lot Line (A2.6) on property located on the west side of Metairie Drive, north of Perkins Road, on property now or formerly known as Lots A-1-A-2, A-1-A-3, and A-1-A-4 of the Perkins Village Commercial Subdivision. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9-Hudson) **[Application](#)**
- 8. Case 5-23 2943 Perkins Road** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) on property located on north side of Perkins Road, west of Hollydale Avenue, on a portion of property now or formerly known as Lot 5 of Hundred Oaks Park Subdivision, Square 25. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) **[Application](#)**

9. **Case 6-23 6651 Bluebonnet Boulevard** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the east side of Bluebonnet Boulevard, west of Picardy Avenue, on a portion of property now or formerly known as Lot 4-A of the Mall of Louisiana, Phase I and II. Section 58, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
10. **Case 7-23 4366 Maribel Drive** To rezone from Single Family Residential (A1) to Rural on property located on the east side of Maribel Drive, south of Maribel Court, on property now or formerly known as the remaining portion of Lot 107 of Victoria Farms. Section 50, T6S, R1E, GLD, EBRP, LA (Council District 5-Hurst) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

11. **PUD-1-11 Phase 2, Parts 20-23, Pointe-Marie, Final Development Plan** Proposed low density single family residential development on property located on the north side of River Road, west of L'Auberge Avenue, on property now or formerly known as Lot F-1-A-1-A-1-A of Ponte-Marie Subdivision, Phase 1, Part 1. Sections 78 & 79, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
12. **PUD-2-00 Burbank University, Concept Plan Revision 12** Proposed revision to provide an additional vehicular connection on property located on the north side of Nicholson Drive, east of Ben Hur Road, on property now or formerly known as Tract C-2-A-3-A-1 of the Nelson Tract. Section 1, T8S, R1W, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
13. **PUD-4-12 RV Shop (Phase 2), The Greens at Millerville, Final Development Plan Revision 2** Revision to add billboard signage on property located on the north side of Millerville Greens Boulevard, west of Millerville Road, on property now or formerly known as Parcel 5 of The Greens at Millerville Subdivision. Section 38, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
14. **PUD-13-06 Penske** Proposed commercial truck rental development on property located east of Pecue Lane, north of Interstate 10, on property now or formerly known as Tract 4-B-1-A-1-A of the Leon R. Kleinpeter Property. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9-Huson) [Application](#)
15. **CS-3-23 Broadmoor Plaza** Proposed flag lot minor subdivision on property located on the east side of Airline Highway, south of Delcourt Avenue, on property now or formerly known as Tracts C and D of Broadmoor Plaza, First Filing (Council District 6-Dunn Jr.) [Application](#)
16. **CS-4-23 Inez Calloway Tract** Proposed flag lot minor subdivision on property located on the west side of Greenwell Springs Road, south of Alphonse Forbes Road, on property now or formerly known as 19.7 acres of the Inez Calloway Tract (Council District 1-Noel) [Application](#)

- 17. SS-2-23 A.J. Kleinpeter Tract** Proposed commercial subdivision with public streets on property located on the west side of Siegen Lane, north of Industriplex Boulevard, on property now or formerly known as Tracts 4-C-1-A-2-A, 4-C-1-A-1-D-1-A-1, 4-C-3-A-1, 4-C-1-A-1-B, 4-C-1-A-1-C-1 and 4-C-1-A-1-A-2 of the A.J. Kleinpeter Tract (Council District 11-Adams) [Application](#)
- 18. SS-3-23 W.M. Riddle Property** Proposed minor subdivision with a private street on property located on the west side of Charlton Road, south of Comite Acres Avenue, on property now or formerly known as Tract C-1-A of the W.M. Riddle Property (Council District 1-Noel) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN