

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, February 21, 2022
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **January 18, 2021**
[January 18, 2021](#)

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. In an effort to social distance, capacity will be limited and overflow will be directed to the 8th Floor. 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.

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

8, 9

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

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

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-4-22 1725 North Sherwood Forest Drive**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the west side of North Sherwood Forest Drive, north of Red Oak Drive, on Lot 100 of Oakwood Subdivision. Section 1, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)

PLANNING STAFF FINDINGS: Recommend denial, based upon the land use designation of Residential Neighborhood appearing appropriate with the development pattern in the area

Related to Case 6-22[Application](#) [Staff Report](#)**3. Case 6-22 1725 North Sherwood Forest Drive**

To rezone from Single Family Residential (A1) to Light Commercial One (LC1) on property located on the west side of North Sherwood Forest Drive, north of Red Oak Drive, on Lot 100 of Oakwood Subdivision. Section 1, 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 of zoning. While it conforms to the Unified Development Code dimensional requirements, it is inconsistent with the Comprehensive Plan and incompatible with existing character or usage of the neighborhood

Related to PA-4-22[Application](#) [Staff Report](#)**4. PA-5-22 1979 Beaumont Drive**

To amend the Comprehensive Land Use Plan from Industrial to Employment Center on property located on the west side of Beaumont Drive, north of Waco Avenue, on Lots 227-A, 228, 229 and 230 of Wooddale Center Subdivision, 6th Filing. Sections 71 and 72, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

Related to Case 7-22[Application](#) [Staff Report](#)**5. Case 7-22 1979 Beaumont Drive**

To rezone from Heavy Industrial (M2) to Heavy Commercial Two (HC2) on property located on the west side of Beaumont Drive, north of Waco Avenue, on Lots 227-A, 228, 229 and 230 of Wooddale Center Subdivision, 6th Filing. Sections 71 and 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, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to PA-5-22[Application](#) [Staff Report](#)**6. PA-6-22 20000-20100 Samuels Road**

To amend the Comprehensive Land Use Plan from Agricultural/Rural to Commercial on property located on the east side of Samuels Road, north of Mount Pleasant-Zachary Road, on a portion of the Clara L. Annison Property, also known as the J.N. Lipscomb Tract. Section 73, T4S, R1W; Sections 65 and 88, T5S, R1W, GLD, EBRP, LA (Council District 1 - Noel)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

Related to Case 8-22[Application](#) [Staff Report](#)**7. Case 8-22 20000-20100 Samuels Road**

To rezone from Rural to Light Commercial Three (LC3) on property located on the east side of Samuels Road, north of Mount Pleasant-Zachary Road, on a portion of the Clara L. Annison Property, also known as the J.N. Lipscomb Tract. Section 73, T4S, R1W; Sections 65 and 88, T5S, R1W, GLD, EBRP, LA (Council District 1 - Noel)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to PA-6-22[Application](#) [Staff Report](#)

8. **CONSENT FOR DEFERRAL PA-7-22 19822 Hoo Shoo Too Road**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located southeast of the intersection of Hoo Shoo Too Road and South Tiger Bend Road, on an approximately 60.54 Acre Tract of the original Martha Menefee Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
Related to S-2-22

Deferred to March 21 by Councilmember Hudson
[Application](#)
9. **CONSENT FOR DEFERRAL S-2-22 Woodhill Subdivision**
 Proposed major subdivision with public streets on property located southeast of the intersection of Hoo Shoo Too Road and South Tiger Bend Road, on an approximately 60.54 Acre Tract of the original Martha Menefee Property (Council District 9 - Hudson)
Related to PA-7-22

Deferred to March 21 by Councilmember Hudson
[Application](#)
10. **PA-8-22 5580 Government Street**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed-Use on property located on the south side of Government Street, west of Franklin Street, on Lot 29 of Capital Heights Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
Related to Case 11-22
[Application](#) [Staff Report](#)
11. **Case 11-22 5580 Government Street**
 To rezone from Single Family Residential (A2) and Light Commercial (C1) to Light Commercial One (LC1) and a portion of Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the south side of Government Street, west of Franklin Street, on Lots 29, 30, 31 and 32 of Capital Heights Subdivision. Section 82, 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, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to PA-8-22
[Application](#) [Staff Report](#)
12. **Case 9-22 8099 and 8181 Siegen Lane**
 To rezone from Rural, Light Commercial One (LC1) and Commercial Alcoholic Beverage (restaurant)(C-AB-1) to LC1 and a portion of C-AB-1 on property located on the east side of Siegen Lane, south of Ward Creek and the Kansas City Southern Railroad, on Lots A-1 and A-2 of the Rev. V.K. Kleinpeter Property. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)
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
[Application](#) [Staff Report](#)

13. **Case 10-22 15913 Old Hammond Highway**
To rezone from Rural to Heavy Commercial One (HC1) on property located at the northwest intersection of Old Hammond Highway and O'Neal Lane, on a portion of the Monroe Mall Theater, Inc. Property. Section 74, T7S, R2E, GLD, EBRP, LA (Council District 4 - Moak)
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
[Application](#) [Staff Report](#)
14. **Case 12-22 1029 La Crete Lane**
To rezone from Rural to Light Industrial (M1) on property located southwest of the intersection of La Crete Lane and Old Perkins Road, on Lots A-1 and B-2 of the Acadian Engineering Inc. Property. Sections 49 and 61, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
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
[Application](#) [Staff Report](#)
15. **SPUD-1-22 Brightside North II**
To rezone from High Density Multi-Family Residential (A3.3) to Small Planned Unit Development (SPUD) for a proposed semi-detached residential development on property located north of Brightside Drive, west of Nicholson Drive, on Lots 28, 29 and 48 of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)
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
[Application](#) [Staff Report](#) [Plans](#)

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

16. **PUD-4-08 Southeast Connector, Woman's Hospital, Final Development Plan**
Proposed public street connecting development to Airline Highway on property located on the north side of Airline Highway, east of Stumberg Lane, on a portion of Tract X-1-D-1-A of the Eola McCall Anderson Tract. Sections 5 and 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the proposed 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
[Application](#) [Staff Report](#) [Plans](#)
17. **PUD-4-12 The Waters at Millerville, Greens at Millerville, Final Development Plan Revision 1**
Proposed revision adds one new accessory building and increases total building square footage on property located on the north side of Millerville Greens Boulevard, west of Millerville Road, on Parcel 2-A of The Greens at Millerville Subdivision. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
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
[Application](#) [Staff Report](#) [Plans](#)

- 18. **CUP-4-19 Corban Early Learning Center (18151 Hoo Shoo Too Road)**
Request for re-approval of a proposed early learning center on property located on the north side of Hoo Shoo Too Road, west of Elliot Road, on Tract A-4-A-1 of the D.J. Richardson Tract. Section 40, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)

- 19. **CUP-1-22 St. Jean Vianney, Classroom Building**
Proposed replacement of buildings for educational use on property located on the south side of South Harrell's Ferry Road, east of O'Neal Lane, on Tract A-6 of the A.W. Furnish Property. Section 22, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)

- 20. **INITIATION OF TEXT AMENDMENT To revise Section 17.5.3, Design Standards for Parking Areas**

- 21. **INITIATION OF TEXT AMENDMENT To revise Section 3.1.4 and Section 4.1.2, Coordination with Others**

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN