

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
March 20, 2023  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

1. February 13, 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](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.

**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-3-23 16481 Old Scenic Highway** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Commercial on property located on the west side of Old Scenic Highway, north of Miraval Avenue, on property now or formerly known as Tract C-1 of the Lucy Crumholt Property. Section 78, T5S, R1W, GLD, EBRP, LA (Council District 1-Noel) **Related to Case 7-23** [Application](#)
3. **Case 7-23 16481 Old Scenic Highway** To rezone from Rural to Light Commercial Two (LC2) on property located on the west side of Old Scenic Highway, north of Miraval Avenue, on a portion of property now or formerly known as Tract C-1 of the Lucy Crumholt Property. Section 78, T5S, R1W, GLD, EBRP, LA (Council District 1-Noel) **Related to PA-3-23** [Application](#)
4. **PA-4-23 4850 Joor Road, 9150 and 9180 North Ridgewood Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the east side of Joor Road, south of North Ridgewood Drive, on a portion of property now or formerly known as Tract LM-3-A-1 of Sunnybrook Annex. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5-Hurst) **Related to Case 9-23** [Application](#)
5. **Case 9-23 4850 Joor Road, 9150 and 9180 North Ridgewood Drive** To rezone from Single Family Residential (A1) to Light Commercial Two (LC2) on property located on the east side of Joor Road, south of North Ridgewood Drive, on a portion of property now or formerly known as Tract LM-3-A-1 of Sunnybrook Annex. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5-Hurst) **Related to PA-4-23** [Application](#)
6. **PA-5-23 9455 Greenwell Springs Road** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the north side of Greenwell Springs Road, east of Joor Road, on property now or formerly known as Tract W-3-A-1 of the John Evans Morgan Jr. Property. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5-Hurst) **Related to Case 10-23** [Application](#)
7. **Case 10-23 9455 Greenwell Springs Road** To rezone from Single Family Residential (A1), Transition (B1) and Light Commercial (C1) to Light Commercial Three (LC3) on property located on the east side of Joor Road, south of North Ridgewood Drive, on a portion of property now or formerly known as Tract LM-3-A-1 of Sunnybrook Annex. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5-Hurst) **Related to PA-5-23** [Application](#)
8. **Case 8-23 10143 Patriot Drive** To rezone from Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) to Heavy Commercial One (HC1) on property located at the end of Patriot Drive, west of Emmett Bourgeois Lane, on property now or formerly known as Lot 7-D-2 of Patriot Commerce Park. Section 87, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)

9. **Case 11-23 535 Saint Rose Avenue** To rezone from Single Family Residential (A2) to Neighborhood Office (NO) on property located on the east side of Saint Rose Avenue, south of Government Street, on a portion of property now or formerly known as Lot 3-A of McGrath Heights, Square 1. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
  
10. **Case 12-23 3151 College Drive** To rezone from Commercial Alcoholic Beverage (restaurant) (C-AB-1) to Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) on property located on the east side of College Drive, south of Concord Avenue, on a portion of property now or formerly known as Lot Z-1-A-1 of Aldrich Acres. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
  
11. **Case 13-23 2903 and 2919 Perkins Road** To rezone from Light Commercial (C1) and Commercial Alcoholic Beverage (restaurant)(C-AB-1) to on Commercial Alcoholic Beverage (restaurant)(C-AB-1) and Light Commercial One (LC1) on property located on the north side of Perkins Road, east of Christian Street, on portions of property now or formerly known as Lots 1, 27-A and 28 of Hundred Oaks Park, Square 25. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

12. **PUD-13-06 Penske, Pecue Place, Final Development Plan (Deferred from February 13 by the Planning Director)** 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](#)
  
13. **PUD-2-00 C-Store, Burbank University, Final Development Plan** Proposed convenience store 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](#)
  
14. **PUD-3-22 Phase I, Northridge, Final Development Plan** Proposed single family residential development on property located on the west side of Old Scenic Highway, south of Miraval Avenue, on property now or formerly known as Tracts TR-1, TR-2 and TR-3 of the V.E. Montan Property. Sections 85 and 86, T5S, R1W, GLD, EBRP, LA (Council District 1-Noel) [Application](#)
  
15. **CS-6-23 George Hughes Tract (Flag Lot)** Proposed flag lot minor subdivision on property located on the south side of Jackson Road, east of Reames Road, on property now or formerly known as an undesignated tract of S. Shavers and Tract 5 of the George Hughes Tract (Council District 1-Noel) [Application](#)
  
16. **CS-7-23 Carey Sanford Tract (Flag Lot)** Proposed flag lot minor subdivision on property located on the north side of Port Hudson-Pride Road, east of Cook Road, on property now or formerly known as Lots 1-A-1, 1-B-1-A-1, 1-B-1-B-1 and 1-B-1-B-2 of the Carey Sanford Tract (Council District 1-Noel) [Application](#)

- 17. SS-2-23     A.J. Kleinpeter Tract (Deferred from February 13 by the Planning Director)**  
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](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**