

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

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **February 13, 2023**  
[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.

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**

**2, 3**

**CONSENT - ITEMS FOR DEFERRAL**

**CONSENT - ITEMS FOR APPROVAL**

**9, 11, 12, 14, 15, 16, 17**

**REGULAR AGENDA**

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

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

2. **CONSENT FOR WITHDRAWAL 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****Withdrawn by the applicant on March 16****3. CONSENT FOR WITHDRAWAL 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**

**Withdrawn by the applicant on March 16****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. (Council District 5 - Hurst)

**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 9-23**

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

**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)

**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

**Related to PA-4-23**

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

**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)

**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 10-23**

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

**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 north side of Greenwell Springs Road, east of Joor Road, on a portion of 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)

**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

**Related to PA-5-23**

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

8. **Case 5-23 2943 Perkins Road**  
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) 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)  
**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  
*Applicant revised request to C-AB-1 on March 17, 2023*  
[Application](#) [Staff Report](#)
9. **CONSENT FOR APPROVAL 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)  
**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](#)
10. **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)  
**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](#)
11. **CONSENT FOR APPROVAL 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)  
**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](#)
12. **CONSENT FOR APPROVAL 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)  
**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](#)

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

13. **PUD-13-06 Penske, Pecue Place, Final Development Plan**  
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 - Hudson)  
**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](#)
14. **CONSENT FOR APPROVAL 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)  
**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](#)
15. **CONSENT FOR APPROVAL 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)  
**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](#)
16. **CONSENT FOR APPROVAL 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)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
[Application](#) [Staff Report](#)
17. **CONSENT FOR APPROVAL 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)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration  
[Application](#) [Staff Report](#)
18. **INITIATION OF TEXT AMENDMENT Request to clarify language in the UDC regarding regulations for fences and walls**

**COMMUNICATIONS****DIRECTOR'S COMMENTS****COMMISSIONERS' COMMENTS**

ADJOURN