

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
June 19, 2023  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

1. **May 15, 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-7-23**      **1880 Flonacher Road** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Employment Center located on the south side of Flonacher Road, west of High Plains Drive, on property now or formerly known as Lot C-1 of the West Holmon Tract. Section 68, T4S, R1W, GLD, EBRP, LA (Council District 1-Noel) [Application](#) **Related to Case 31-23**
  
3. **Case 31-23**    **1880 Flonacher Road** To rezone property from Rural to Light Industrial (M1) located on the south side of Flonacher Road, west of High Plains Drive, on property now or formerly known as Lot C-1 of the West Holmon Tract. Section 68, T4S, R1W, GLD, EBRP, LA (Council District 1-Noel) [Application](#) **Related to PA-7-23**
  
4. **PA-8-23**      **9509 Jefferson Highway** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office located on the north side of Jefferson Highway, west of Bluebonnet Boulevard, on property now or formerly known as Lot A of the S.D. Porter Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#) **Related to Case 34-23**
  
5. **Case 34-23**    **9509 Jefferson Highway** To rezone property from Neighborhood Office to General Office Low Rise (GOL) located on the north side of Jefferson Highway, west of Bluebonnet Boulevard, on property now or formerly known as Lot A of the S.D. Porter Tract. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#) **Related to PA-8-23**
  
6. **PA-9-23**      **16470 and 16600-16700 Old Scenic Highway** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Neighborhood Center and Residential Neighborhood located on the east side of Old Scenic Highway, north of Groom Road, on a portion of property now or formerly known as the M.M. Miller Property and the W.N. McVea Property. Section 76, T5S, R1W, GLD, EBRP, LA (Council District 2-Banks) [Application](#) **Related to Case 38-23**
  
7. **Case 38-23**    **16470 and 16600-16700 Old Scenic Highway** To rezone property from Rural to Light Commercial Three (LC3) located on the east side of Old Scenic Highway, north of Groom Road, on a portion of property now or formerly known as the M.M. Miller Property and the W.N. McVea Property. Section 76, T5S, R1W, GLD, EBRP, LA (Council District 2-Banks) [Application](#) **Related to PA-9-23**
  
8. **PA-10-23**     **14159 Jefferson Highway** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial located on the north side of Jefferson Highway, west of Ridge Way Avenue, on property now or formerly known as Tract B-1-A of the Nathan Knox Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#) **Related to Case 33-23**  
[Application](#)

9. **Case 33-23 14159 Jefferson Highway** To rezone property from Rural to Light Commercial One (LC1) located on the north side of Jefferson Highway, west of Ridge Way Avenue, on property now or formerly known as Tract B-1-A of the Nathan Knox Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#) **Related to PA-10-23**
10. **Case 29-23 11169 Plank Road** To rezone property from Heavy Commercial (C2) to Light Industrial (M1) located on the west side of Plank Road, north of Blount Road, on property now or formerly known as the remaining portion of Lot 10 of Gibbens Place. Section 75, T6S, R1E, GLD, EBRP, LA (Council District 2-Banks) [Application](#)
11. **Case 30-23 2109 Perkins Road** To rezone property from Transition (B1) to Neighborhood Office (NO) located on the east side of Perkins Road, south of Lydia Avenue, on property now or formerly known as Lot 1 of Hundred Oaks Park, Square 2. Section 53, T7S, R1W, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
12. **Case 32-23 6280 Siegen Lane** To rezone property from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) located on the west side of Siegen Lane, north of Siegen Holiday Circle, on property now or formerly known as Tract 4-C-3-A-1 of the A.J. Kleinpeter Tract. Section 38, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
13. **Case 36-23 5725 Essen Lane, Suite A** To rezone property from Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) located on the east side of Essen Lane, south of Anselmo Lane, on property now or formerly known as Lot Y-2-A of Silverside Plantation. Section 53, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
14. **Case 37-23 2083 Dallas Drive** To rezone property from Heavy Industrial (M2) to Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) located on the west side of Dallas Drive, north of Waco Avenue, on portions of property now or formerly known as Lots 311 and 312 of Wooddale Center, 6<sup>th</sup> Filing. Section 72, T7S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) [Application](#)
15. **ISPUD-1-21 Lotus Village I Senior Housing, Revision 1** To rezone property from High Density Multi-Family Residential (A3.3) to Infill Small Planned Unit Development (ISPUD) and add common refuse area for housing located on the north side of Spanish Town Road, east of North 16<sup>th</sup> Street, on property now or formerly known as the remainder of Lot 1, Lot X, W, and G-1-A of Suburb Gracie, Square 19. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10-Coleman) [Application](#)
16. **RV-1-23 Capital Heights (15 foot right-of-way)** Proposed revocation of a 15 foot public alley located south of Government Street, between St. Tammany Street and Acadia Street, within Capital Heights, Square 16 (Council District 7-Cole) [Application](#)

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

17. **ISPUD-3-21 Lotus Village III Senior Housing, Revision 1** Revision to change external vehicular connection and add common refuse area for housing located on the west side of North 16<sup>th</sup> Street, south of Gayosa Street, on property now or formerly known as Lot 6-A of Suburb Gracie, Square 13. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10-Coleman) [Application](#)
18. **PUD-1-23 The Village at Magnolia Woods, Final Development Plan (Deferred from May 15 by the Planning Director)** Proposed single family residential, townhome and commercial development located on the north side of Highland Road, east of Magnolia Wood Avenue, on property now or formerly known as a 0.483 acre tract of the Vernon Triche Property, an undesignated tract of the J.A. Triche Succession, Tracts 114 through 119-A of the Magnolia Woods Subdivision, Fifth Filing, the remaining Emma C. Benton Property, and Lot 5-A-1-A of Laurel Lea Subdivision. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca) [Application](#)
19. **CUP-4-17 IDEA Innovation Park Academy Revision** Proposed phase two of the school located on the south side of Innovation Park Drive, east of Gulf South Parkway, on property now or formerly known as Tract Y-2-A-2 of the Baton Rouge Area Foundation Property. Sections 40 and 77, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
20. **CUP-1-23 Aurora Park (Deferred from May 15 by the Council Member Hudson)** Proposed event center located on the north side of Jefferson Highway, east of Alder Drive, on property now or formerly known as the W. Denham Tract and Tract A of the Heard Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson) [Application](#)
21. **CS-9-23 Lee B. Fleniken Property (Flag Lot)** Proposed flag lot minor residential subdivision located on the north side of Pride-Baywood Road, east of Jim Price Road, on property now or formerly known as Tract TH-2 of the Lee B. Fleniken Property (Council District 1-Noel) [Application](#)
22. **CS-10-23 Louis Dipuma Property (Flag Lot)** Proposed flag lot minor subdivision on property located on the west side of Oak Shadow Avenue, north of Oak Hollow Drive, on property now or formerly known as Tract 9-A of the Louis Dipuma Property (Council District 11-Adams) [Application](#)
23. **SS-5-23 John L. Anderson Estate** Proposed residential subdivision with a private street located on the east side of Reames Road, north of Peairs Road, on property now or formerly known as Tract G of the John L. Anderson Estate (Council District 1-Noel) [Application](#)

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**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**