

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

ROLL CALL

FORMALLY MOVE THE REGULARLY SCHEDULED MEETING TO JUNE 20

APPROVAL OF MINUTES

1. **May 15, 2023**
[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, 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

20

CONSENT - ITEMS FOR DEFERRAL

2, 3, 4, 5, 6, 7

CONSENT - ITEMS FOR APPROVAL

10, 12, 13, 15, 16, 17, 19, 21, 22

REGULAR AGENDA

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

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **CONSENT FOR DEFERRAL 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)
PLANNING STAFF FINDINGS: Recommend denial, based upon the land use designation of Agricultural/Rural appearing appropriate with the development pattern in the area
Related to Case 31-23

Deferred to July 17 due to no response from Zachary pursuant to UDC § 3.1.4.B
[Application](#) [Staff Report](#)
3. **CONSENT FOR DEFERRAL 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)
PLANNING STAFF FINDINGS: Staff cannot certify that the proposed request meets the criteria for a change in zoning. Request is inconsistent with the Comprehensive Plan, and incompatible with the existing character of established residential land uses
Related to PA-7-23

Deferred to July 17 due to no response from Zachary pursuant to UDC § 3.1.4.B
[Application](#) [Staff Report](#)
4. **CONSENT FOR DEFERRAL 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)
Related to Case 34-23

Deferred to July 17 by Councilmember Adams
[Application](#)
5. **CONSENT FOR DEFERRAL Case 34-23 9509 Jefferson Highway**
 To rezone property from Neighborhood Office (NO) 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)
Related to PA-8-23

Deferred to July 17 by Councilmember Adams
[Application](#)
6. **CONSENT FOR DEFERRAL 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)
PLANNING STAFF FINDINGS: Recommend approval, based upon changing development activity in the area and compatibility with surrounding higher intensity land use designations
Related to Case 38-23

Deferred to July 17 due to no response from Zachary pursuant to UDC § 3.1.4.B
[Application](#) [Staff Report](#)

7. **CONSENT FOR DEFERRAL 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)
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 the changing development activity in the area, and conforming to the Unified Development Code requirements
Related to PA-9-23
- Deferred to July 17 due to no response from Zachary pursuant to UDC § 3.1.4.B*
[Application](#) [Staff Report](#)
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)
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 33-23
[Application](#) [Staff Report](#)
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)
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-10-23
[Application](#) [Staff Report](#)
10. **CONSENT FOR APPROVAL 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)
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. **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)
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 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)
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. **CONSENT FOR APPROVAL 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)
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 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, 6th Filing. Section 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
15. **CONSENT FOR APPROVAL 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 16th 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)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria of the Infill Small 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 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. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
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](#)

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

17. **CONSENT FOR APPROVAL 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 16th 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)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria of the Infill Small 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. **PUD-1-23 The Village at Magnolia Woods, Final Development Plan**
 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)
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](#)
19. **CONSENT FOR APPROVAL 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)
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. **CONSENT FOR WITHDRAWAL CUP-1-23 Aurora Park**
 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)
Withdrawn by the applicant on June 12
[Application](#)
21. **CONSENT FOR APPROVAL 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)
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](#)
22. **CONSENT FOR APPROVAL 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](#) [Staff Report](#)

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)

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](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN