

**AGENDA**  
**METROPOLITAN COUNCIL ZONING MEETING**  
**Wednesday, July 20, 2022**  
**4:00 PM**  
**Metropolitan Council Chambers City Hall**  
**Third Floor**

**ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS**

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information prior to the meeting using one of the monitors outside of the Metropolitan Council Chambers or by filling out a "request to speak" card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Metropolitan Council Members may ask questions and make comments in accordance with applicable law but are urged to cooperate in an effort to spend no more than 30 minutes on any one zoning case.

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**CALL TO ORDER**

**ROLL CALL**

**AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:**

1. 22-00549 **PA-12-22 Major Street Plan Amendment - Midway Connector**  
To remove a segment of the Midway connector extending between Anselmo Lane and Picardy Avenue from the Major Street Plan (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Recommend approval, based on review of the area in greater level of detail and considering the determination from the Department of Transportation and Drainage that removal would be appropriate  
**COMMISSION ACTION:** Motion to defer to July 18 carried, 8-0  
***This item was deferred from May 18, 2022***  
[Application](#) [Staff Report](#) [Letter of No Objection](#)
2. 22-00791 **PA-15-22 2695 North Sherwood Forest Drive**  
To amend the Comprehensive Land Use Plan from Institutional to Employment Center on property located on the west side of North Sherwood Forest Drive, north of South Choctaw Drive on Lot GSA PROP, GSA Depot Subdivision. Section 36, 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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
***Related to Case 33-22***  
[Application](#) [Staff Report](#)

3. 22-00792 **Case 33-22 2695 North Sherwood Forest Drive**  
 To rezone from Light Industrial (M1) and Single Family Residential (A1) to Light Industrial (M1) on property located on the west side of North Sherwood Forest Drive, north of South Choctaw Drive on Lot GSA PROP, GSA Depot Subdivision. Section 36, 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 Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
*Related to PA-15-22*  
[Application](#) [Staff Report](#)
4. 22-00793 **TA-5-22 Garage Setbacks**  
 Unified Development Code amendment to revise Chapter 17, Section 17.5.2.A.3, Garage Setbacks  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Staff Report](#)
5. 22-00794 **Case 35-22 415 Bedford Drive**  
 To rezone from Limited Residential (A3.1) and Light Commercial (C1) to Limited Residential (A3.1) on property located on the east side of Bedford Drive, north of Government Street, on a lot comprised on the North 40 feet of Lot 11 and South 30 feet of Lot 13 of the Ogden Park Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 10 - Coleman)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, even though not consistent with the Comprehensive Plan, is compatible with surrounding uses and zoning, lessens the extent of inconsistency, and conforms to the Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)
6. 22-00795 **Case 36-22 350 South Foster Drive**  
 To rezone from Light Commercial (C1) and Heavy Commercial One (HC1) to Heavy Commercial One (HC1) on property located on the west side of South Foster Drive, north of Government Street, on Lot A-1 of the William L. Albiton Tract. 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)
7. 22-00796 **Case 37-22 8760 Greenwell Springs Road**  
 To rezone from Transition (B1) and Light Commercial (C1) to Heavy Commercial One (HC1) on property located on the south side of Greenwell Springs Road, east of Joyce Drive, on Lot Remainder of 17 of the Sunny Brooks Farm Subdivision. Section 4, T6S, 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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)

8. 22-00797 **Case 38-22 T 10811 Burbank Drive**  
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the north side of Burbank Drive, east of Bluebonnet Drive, on a portion of Lot 13 of the Gulf Union Property Subdivision. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)  
**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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)
9. 22-00798 **Case 39-22 216 Lee Drive, Suite D**  
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the east side of Lee Drive, north of Highland Road, on a portion of Lot A-3-1-A of the H.J. Nolan Tract. Section 45, 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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)
10. 22-00799 **Case 40-22 1700 Government Street**  
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Government Street, east of South 17th Street, on a portion of Lots 1 and 7 of Rosedale, Square 1. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)  
**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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)
11. 22-00800 **Case 41-22 8316 Picardy Avenue**  
 To rezone from Light Industrial (M1) to Heavy Commercial Two (HC2) on property located on the south side of Picardy Avenue, east of Mancuso Lane, on Tract BB-1-B-2 of the B.F. Carroll and Anderson Dunham Property. Section 55, 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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#)
12. 22-00801 **ISPUD-2-22 D'Unne Terre**  
 To rezone from Single Family Residential (A1) to Infill Small Planned Unit Development (ISPUD) for proposed low density single family residential development on property located on the east side of South Ardenwood Drive, north of Glenwood Drive, on the Mary C. Wall and Ethel Mary Allen Tracts of the former William Odom Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#) [Plans](#)

13. 22-00802 **SPUD-4-13 Kenilworth School (formerly Crawfish Aquatics)**  
 Proposed educational institution on property located on the west side of Siegen Lane, north of Perkins Road, on Lot F-4 of the Louis B. Kleinpeter Property. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**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  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
[Application](#) [Staff Report](#) [Plans](#)
14. 22-00803 **PUD-1-94 Citiplace, Concept Plan Revision 8**  
 Proposed change on Phase V to allow for hotel use on property located on the south side of Corporate Boulevard, north of Interstate 10, on Lots A, C, D, E, F, G, JTS-1-A-1, JTS-1-B-1, JTS-A-D-1-A, JTS-1-D-1-B, JTS-1-C-1-A, L-1-A, L-2-A, L-2-B, M-1-A, N-1-A, N-1-B of the Cedar Lodge Plantation Property. Section 93, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to defer to July 18 carried, 8-0  
[Application](#) [Staff Report](#) [Plans](#)
15. 22-00804 **PUD-17-06 The Preserve at Harveston, Concept Plan Revision 4**  
 Proposed changes to add exterior vehicular access locations and Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) uses on property located east of the intersection of Bluebonnet Boulevard and Nicholson Drive, on Tracts V, W, X, Y-1-A, Y-1-B, Z, A-1, SS-4-A and SS-5-A of the Longwood and Burtville Plantation Property; and The Preserve at Harveston, Phase 1, Parts 1 through 3B. Sections 44, 50, 51 and 53, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 8-0  
*Related to PUD 17-06, Final Development Plan, Revision 1 that does not require Metro Council approval*  
[Application](#) [Staff Report](#) [Plans](#)
16. 22-00805 **RV-4-22 Hundred Oaks Farms Revocation and Relocation**  
 A request to revoke and relocate a 10 foot public drainage servitude, located north of Broussard Street and east of Parker Street, on Lot 5-A-1 of the Hundred Oaks Farms Subdivision (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Planning Staff certifies that the proposed request meets the minimum requirements of the UDC  
**COMMISSION ACTION:** No hearing before the Planning Commission required, per UDC Section 3.6.3  
[MC Exhibit](#) [Vicinity map Aerial](#) [Vicinity map Zoning](#) [LONO from DOD](#) [LONO from DOT](#) [Utility LONO's](#) [LONO from Entergy](#) [MC Report](#) [Memo to Metro Council](#)
17. 22-00680 **Case 20-22 10760 Industriplex Boulevard**  
 To rezone from Heavy Commercial (C2) to Town House (A2.5) on property located on the north side of Industriplex Boulevard, west of Siegen Lane, on Tract 4-C-1-B of the A.J. Kleinpeter Property. 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  
**COMMISSION ACTION:** Motion to approve carried, 7-0  
*Related to S-4-22 that does not require Metro Council approval*

**ADJOURN**