

AGENDA
METROPOLITAN COUNCIL ZONING MEETING
Wednesday, November 15, 2023
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.

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. 23-00838 **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
COMMISSION ACTION: Motion to approve fails, 4-3
This item was deferred from September 20, 2023 and October 18, 2023
[Application](#) [Staff Report](#)

2. 23-01433 **PA-14-23 3470 Wayne Drive**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on the east side of Wayne Drive, north of Winbourne Avenue, on property now or formerly known as Lot 10 of Babin Subdivision, Square 3. Section 57, T6S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Recommend denial, based upon the land use designation of Residential Neighborhood appearing appropriate
COMMISSION ACTION: Motion to approve carried, 9-0
Related to Case 57-23
[Application](#) [Staff Report](#)

3. 23-01434 **Case 57-23 3470 Wayne Drive**
 To rezone property from Single Family Residential (A2) to Limited Residential (A3.1) located on the east side of Wayne Drive, north of Winbourne Avenue, on property now or formerly known as Lot 10 of Babin Subdivision, Square 3. Section 57, T6S, 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, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)

4. 23-01435 **Case 56-23 662 South Foster Drive**
 To rezone property from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) located on the west side of South Foster Drive, north of Capital Heights Avenue, on a portion of property now or formerly known as Lot 20 of Capital Heights Subdivision, Square 13. 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 defer to November 13 carried, 9-0
[Application](#) [Staff Report](#)

5. 23-01436 **Case 58-23 T1501, T1503, and T1541 Terrace Street**
 To rezone property from Heavy Commercial (C2) and Limited Residential (A3.1) to General Residential (A4) located on the north side of Terrace Street, east of South 15th Street, on property now or formerly known as Lots 81-A, 82-A, and 83-B of Addition to Suburb Swart, Square 354. Section 50, 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 Motion to app
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)

6. 23-01437 **Case 59-23 4975 Choctaw Drive**
 To rezone property from Light Industrial (M1) to Heavy Commercial One (HC1) located on the north side of Choctaw Drive, west of North Foster Drive, on property now or formerly known as an undesignated parcel of the J. Allen Dougherty Property. Section 75, 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, 9-0
[Application](#) [Staff Report](#)

7. 23-01438 **Case 60-23 7474 Corporate Boulevard, Suites 106 and 107**
 To rezone property from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) located on the south side of Corporate Boulevard, west of Jefferson Highway, on a portion of property now or formerly known as Tracts A-1-B-1 and A-1-B-2-A of Cedar Lodge Plantation. Section 91, 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, 9-0
[Application](#) [Staff Report](#)
8. 23-01439 **Case 61-23 T5660 Winchester Avenue**
 To rezone property from General Residential (A4) to Single Family Residential (A2.7) located on the east side of Winchester Avenue, south of Greenwell Street, on property now or formerly known as Lot 1-1 of Suburb Loudon, Square 2. Section 39, 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
9. 23-01440 **Case 62-23 8408, 8416, 8418 and 8428 Scotland Avenue, 1363 and 1379 Swan Avenue, 1344 and 1350 Sora Street**
 To rezone property from Heavy Commercial (C2), Limited Residential (A3.1) and Commercial Alcoholic Beverage (restaurant) (C-AB-1) to General Residential (A4) and Commercial Alcoholic Beverage (restaurant) (C-AB-1) located on the east side of Scotland Avenue, between Swan Avenue and Sora Street, on property now or formerly known as Lots 4, 5, 6, 9, 10, 15-A, 16, 17 and 18 of Suburb North Baton Rouge, Square 6. Section 39, T6S, 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
10. 23-01441 **Case 63-23 205 Kimbro Avenue**
 To rezone property from Planned Unit Development (PUD) to Single Family Residential (A1) located on the west side of Kimbro Drive, south of Menlo Drive, on property now or formerly known as 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 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 deny carried, 8-1
Related to PUD-1-23
[Application](#) [Staff Report](#)

11. 23-01442 **PUD-1-23 Benton (formerly The Village at Magnolia Woods), Concept Plan Revision**
 To revise boundary limits and rezone property from Single Family Residential (A1) to Planned Unit Development (PUD) 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, 115, 116-A, 117, 119-A and 120 of the Magnolia Woods Subdivision, Fifth Filing, and the remaining Emma C. Benton Property. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to deny carried, 8-1
Related to Case 63-23
[Application](#) [Staff Report](#) [Plans](#)
12. 23-01443 **ISPUD-2-23 Goodwood Villa**
 To rezone property from Single Family Residential (A1) to Infill Small Planned Unit Development (ISPUD) for three single family residential lots located on the south side of Goodwood Boulevard, west of Colonial Drive, on property now or formerly known as Lot 1 of Goodwood Villa, First Filing. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)
COMMISSION ACTION: Deferred to November 13 by the Planning Director
[Application](#)
13. 23-01486 **MCUP-2-23 38611, 39400-39600 Greenwell Springs Road and 23100-23200 Lee Price Road**
 Proposed sand and gravel mining operation located on the west side of Greenwell Springs Road, south of Lee Price Road, on portions of property now or formerly known as the Tullie Hatcher Tracts. Sections 38, 40 & 42, T4S, R3E, GLD, EBRP, LA (Council District 1 - Noel)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Major Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)

ADJOURN