

METROPOLITAN COUNCIL
GREATER BATON ROUGE AIRPORT AUTHORITY
EAST BATON ROUGE SEWERAGE COMMISSION
CAPITOL IMPROVEMENTS DISTRICT
CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE

Wednesday, February 15, 2023

4:00 PM

The Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge convened in zoning session on Wednesday, February 15, 2023 at 4:00 PM, in the Council Chambers of the Governmental Building, Room 348, Baton Rouge, Louisiana.

The Meeting was called to order by the Presiding Officer and the following members were present:

Present: Adams, Amoroso, Banks, Coleman, Dunn Jr., Gaudet, Hudson, Hurst, Moak, Noel, Racca

Absent: Cole

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PRESENTATIONS AND RECOGNITIONS

Councilwoman Chauna Banks recognized Couples being inducted into the East Baton Rouge Parish Metropolitan Council Hall of Fame.

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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:

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The following proposed ordinance was introduced by Ms. Banks and read in full at the meeting of the Metropolitan Council on December 14, 2022. On January 18, 2023, the public hearing was held and final action deferred until February 15, 2023. With a public hearing called thereon for this meeting, the proposed ordinance was read in full.

ORDINANCE 18751

PA-24-22 AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF 2018, SO AS TO CHANGE THE FUTURE LAND USE ON THE PROPERTY LOCATED ON THE WEST SIDE OF NORTH FOSTER DRIVE, NORTH OF GREENWELL STREET, ON PROPERTY NOW OR FORMERLY KNOWN AS LOT 12 OF WILKERSON PLACE. SECTIONS 39, T6S, R1E, GLD, EBRP, LA, FROM RESIDENTIAL NEIGHBORHOOD TO INDUSTRIAL, AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.

WHEREAS, at its meeting of February 13, 2023, the Planning Commission denied an amendment to the Residential Neighborhood Future Land Use hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Land Use Plan of the City of Baton Rouge and Parish of East Baton Rouge for the year 2018, as amended, and its accompanying Plan Map, be and the same is hereby amended so as to create an Industrial Future Land Use, which shall include the following described property, to wit:

A certain piece or portion of ground, together with all the buildings and improvements on the property located on the west side of North Foster Drive, north of Greenwell Street, on property now or formerly known as Lot 12 of Wilkerson Place. Sections 39, T6S, R1E, GLD, EBRP, LA,

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on February 15, 2023, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.

The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Mr. Hurst and seconded by Mr. Moak to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

- Yeas: Adams, Amoroso, Coleman, Dunn Jr., Gaudet, Hurst, Moak, Noel, Racca
- Nays: None
- Abstains: None
- Did Not Vote: None
- Objecting: Hudson
- Absent: Banks, Cole

With 10 yeas, 0 nays, 0 abstains, 0 not voting, and 2 absent, the motion was adopted.

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The following proposed ordinance was introduced by Ms. Banks and read in full at the meeting of the Metropolitan Council on December 14, 2022. On January 18, 2023, the public hearing was held and final action deferred until February 15, 2023. With a public hearing called thereon for this meeting, the proposed ordinance was read in full.

ORDINANCE 18752

CASE 65-22 AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF 2018, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE", AS AMENDED, SO AS TO CHANGE THE ZONING ON THE PROPERTY LOCATED ON THE WEST SIDE OF NORTH FOSTER DRIVE, NORTH OF GREENWELL STREET, ON PROPERTY NOW OR FORMERLY KNOWN AS LOT 12 OF WILKERSON PLACE. SECTION 39, T6S, R1E, GLD, EBRP, LA, TO REZONE SINGLE FAMILY RESIDENTIAL (A2) TO LIGHT INDUSTRIAL (M1), AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED

WHEREAS, at its meeting of February 13, 2023, the Planning Commission denied an amendment to the Single Family Residential (A2) District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, and the same is hereby amended so as to create a Light Industrial (M1) District, which shall include the following described property, to wit:

Property located on the west side of North Foster Drive, north of Greenwell Street, on property now or formerly known as Lot 12 of Wilkerson Place. Section 39, T6S, R1E, GLD, EBRP, LA

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on February 15, 2023, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.

The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Mr. Hurst and seconded by Mr. Moak to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

- Yeas: Adams, Amoroso, Coleman, Dunn Jr., Gaudet, Hurst, Moak, Noel, Racca
- Nays: None
- Abstains: None
- Did Not Vote: None
- Objecting: Hudson
- Absent: Banks, Cole

With 9 yeas, 0 nays, 0 abstains, 0 not voting, 1 objecting, and 2 absent, the motion was adopted.

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The following proposed ordinance was introduced by Mr. Hudson and read in full at the meeting of the Metropolitan Council on January 18, 2023. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

PROPOSED ORDINANCE

PA-1-23 18910 OLD SCENIC HIGHWAY
TO AMEND THE COMPREHENSIVE LAND USE PLAN FROM RESIDENTIAL NEIGHBORHOOD TO COMMERCIAL ON PROPERTY LOCATED ON THE EAST SIDE OF OLD SCENIC HIGHWAY, SOUTH OF COPPERMILL BOULEVARD, ON PROPERTY NOW OR FORMERLY KNOWN AS TRACT A OF THE HAROLD WHEELER TRACT. SECTION 58, T5S, R1W, GLD, EBRP, LA (COUNCIL DISTRICT 1 - NOEL)

The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. An interested citizen speaking in favor of the proposed ordinance was Bryant Butler.

A motion was made by Mr. Noel and seconded by Ms. Adams to defer the proposed ordinance to the council meeting on March 15, 2023. A "Yea" and "Nay" vote was called for and resulted as follows:

- Yeas: Adams, Amoroso, Coleman, Dunn Jr., Gaudet, Hudson, Hurst, Moak, Noel, Racca
- Nays: None
- Abstains: None
- Did Not Vote: None
- Absent: Banks, Cole

With 10 yeas, 0 nays, 0 abstains, 0 not voting, and 2 absent, the motion was adopted.

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The following proposed ordinance was introduced by Mr. Hudson and read in full at the meeting of the Metropolitan Council on January 18, 2023. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

PROPOSED ORDINANCE

CASE 1-23 18910 OLD SCENIC HIGHWAY

TO REZONE FROM RURAL TO LIGHT COMMERCIAL TWO (LC2) ON PROPERTY LOCATED ON THE EAST SIDE OF OLD SCENIC HIGHWAY, SOUTH OF COPPERMILL BOULEVARD, ON PROPERTY NOW OR FORMERLY KNOWN AS TRACT A OF THE HAROLD WHEELER TRACT. SECTION 58, T5S, R1W, GLD, EBRP, LA (COUNCIL DISTRICT 1 - NOEL)

The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. An interested citizen speaking in favor of the proposed ordinance was Bryant Butler.

A motion was made by Mr. Noel and seconded by Ms. Adams to defer the proposed ordinance to the council meeting on March 15, 2023. A "Yea" and "Nay" vote was called for and resulted as follows:

- Yeas: Adams, Amoroso, Coleman, Dunn Jr., Gaudet, Hudson, Hurst, Moak, Noel, Racca
- Nays: None
- Abstains: None
- Did Not Vote: None
- Absent: Banks, Cole

With 10 yeas, 0 nays, 0 abstains, 0 not voting, and 2 absent, the motion was adopted.

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The following proposed ordinance was introduced by Mr. Hudson and read in full at the meeting of the Metropolitan Council on January 18, 2023. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 18753

TA-8-22 AMENDING TITLE 7 (PLANNING AND ZONING), CHAPTER 9, (USE REGULATIONS) REPEALING AND REPLACING SECTION 9.2.8, TABLE 9.G INDUSTRIAL USES, IN THE CODE OF ORDINANCES OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE.

BE IT ORDAINED BY THE METROPOLITAN COUNCIL OF THE PARISH OF EAST BATON ROUGE AND CITY OF BATON ROUGE THAT:

Section 1. Title 7, Chapter 9, (Use Regulations) to repeal and replace Section 9.2.8, Table 9.G in the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge is hereby amended, and shall read as follows:

“Section 9.2.8 Principal Uses in Industrial Districts

The principal uses allowed in industrial zoning districts are identified in Table 9.G, Principal Uses Allowed in Industrial Zoning Districts.

**Table 9.G
Principal Uses Allowed in Industrial Zoning Districts**

Uses	M1	M2	Notes
Agricultural Uses (none allowed)			
Residential Uses (none allowed)			
Public/Institutional Uses			
Cemetery/Columbarium/Mausoleum			
Convention Center			
Educational Institution			
Fraternal Organization			
Governmental Facility	P	P	
Hospital			
Museum			
Park			
Philanthropic Organization			
Religious Institution	P	P	
Utility Facility	P	P	
Wireless Comm. Tower	L	L	Sec 14.2
Office Uses			
Bank	P	P	
Medical Office or Clinic	P	P	
Office	P	P	
Veterinary Office/Animal Hospital	P	P	
Commercial Uses			
Adult Entertainment			
Art Gallery	P	P	
Art Studio	P	P	
Bar or Lounge			
Bed and Breakfast			
Building Material Sales	P	P	
Cabinet Making/Millwork	P	P	
Car Wash	P	P	
Commercial Recreation, Indoor	P	P	
Commercial Recreation, Outdoor	P	P	
Contractor's Yard	P	P	
Convenience Store	P	P	
Convenience Store with Gasoline Sales/ Gas Station	P	P	
Country Club			
Day Care, Child or Adult	P		
Dry Cleaner	P	P	
Farmer's Market			
Film and Sound Production	P	P	
Funeral Home	P		
Gaming			
Glass Installation	P	P	
Health Club	P		
Heavy Equipment Sales/Rental and Service	P	P	
Hotel/Motel			
Kennel	P		
Laboratory	P	P	
Laundromat	P		
Lawn Maintenance Facility	P	P	
Live/Work			
Manufactured Home Park			
Microbrewery/Microdistillery	P	P	
Motor Vehicle Repair	P	P	
Motor Vehicle Sales/Rental	P		
Office/Warehouse	P		
Parking Facility	P	P	
Passenger Terminal	P		
Personal Service Establishment	P		
Plant Nursery	P		

Reception Hall			
Recreational Vehicle Park			
Research and Development Facility	P	P	
Restaurant (with alcohol)			
Restaurant (without alcohol)	P		
Retail Sales	P	P	
Self Storage	P	P	
Shooting Range, Indoor	P	P	
Shooting Range, Outdoor/Skeet Shooting Range			
Small Equipment Repair	P	P	
Snowball Stand	P		
Stadium			
Theater (with alcohol)			
Theater (without alcohol)			
Trade/Business School	P	P	
Warehouse Uses			
Cold Storage	P	P	
Freight Terminal	P	P	
Outdoor Storage	L	P	• No outdoor storage within 15 ft of any public right-of-way
Truck Terminal	P	P	
Vehicle Storage, Wrecked	L		• No outdoor storage within 15 ft of any public right-of-way • No wrecked vehicles held for more than 180 days
Warehouse	P	P	
Wholesale Sales	P	P	
Industrial Uses			
Assembly, Furniture and Electronics	P	P	
Assembly, Manufactured Parts	P	P	
Concrete Batching/Mixing	P	P	
Food Processing	P	P	
Foundry	P	P	
Junk Yard		L	• No junked material within 15 ft of any public right-of-way
Well Drilling Services	P	P	
Miscellaneous Uses			
Airport			
Billboard	P	P	
Sand and Gravel Mining	M	M	Sec 9.4.5"

Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstances shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Mr. Hudson and seconded by Mr. Moak to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

- Yeas: Adams, Amoroso, Coleman, Dunn Jr., Gaudet, Hudson, Hurst, Moak, Noel, Racca
- Nays: None
- Abstains: None
- Did Not Vote: None
- Absent: Banks, Cole

With 10 yeas, 0 nays, 0 abstains, 0 not voting, and 2 absent, the motion was adopted.

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The following proposed ordinance was introduced by Mr. Hudson and read in full at the meeting of the Metropolitan Council on January 18, 2023. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 18754

TND-1-07 CONCEPT PLAN REVISION 16 AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF 2018, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE", AS AMENDED, SO AS TO REVISE THE EXISTING TRADITIONAL NEIGHBORHOOD DEVELOPMENT LOCATED ON THE SOUTH SIDE OF PERKINS ROAD, EAST OF GLASGOW AVENUE, INCLUDING PROPERTY NOW OR FORMERLY KNOWN AS LOT 3-A OF FORMER LOTS 55 AND 57 OF RICHLAND PLANTATION, PORTIONS OF THE FORMER RALPH FORD PROPERTY AND ROUZAN TND. SECTION 94, T7S, R1E, GLD, EBRP, LA. TO EXPAND THE OVERALL BOUNDARY AND REZONE LOT 3-A FROM SINGLE FAMILY RESIDENTIAL (A1) TO TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) AND REVISING STIPULATION "E" IN ORDER TO INCREASE THE COMMERCIAL/OFFICE FROM 100,000 SF TO 165,000 SF, AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.

WHEREAS, at its meeting of January 17, 2023, the Planning Commission approved an amendment to the Single Family Residential (A1) District and revising stipulation "e" in order to increase the commercial/office from 100,000 sf to 165,000 sf, after due advertisement and the conduct of a public hearing, pursuant to law; and,

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, be and the same is hereby amended to revise a Traditional Neighborhood Development (TND) District, which shall include the following described property, to wit:

Property located on the south side of Perkins Road, east of Glasgow Avenue, including property now or formerly known as Lot 3-A of former Lots 55 and 57 of Richland Plantation, portions of the former Ralph Ford Property and Rouzan TND. Section 94, T7S, R1E, GLD, EBRP, LA.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on February 15, 2023, according to the provisions of L.R.S. 33:4721-4730, and subject to the following stipulations:

- a) Residential density shall not exceed 805 residential units;
- b) Height of structures in the Neighborhood Center may not exceed the higher of 55 feet or 5 stories;
- c) Height of structures in the Mixed Residential areas north of Coldwater Creek may not exceed 40 feet;
- d) Height of structures in the Mixed Residential areas south of Coldwater Creek and Neighborhood Edge areas may not exceed 35 feet;
- e) Commercial areas shall consist of 165,000 square feet;
- f) Square footage allotted to any single use by an single user shall not exceed 25,000 square feet;
- g) Parking garage (if needed) may not exceed the height of the building it primarily services;
- h) Applicant shall abide by the highest standards for traditional neighborhood developments with regard to drive-throughs;
- i) No service stations selling gasoline shall be allowed in the Traditional Neighborhood District;
- j) No more than 35% of attached residential units shall be located on the proposed block bounded by Glasgow Street, Tupelo Street, and the first proposed north/south street within the TND District and Perkins Road;
- k) No more than 60% of apartments within the TND District shall be located on the proposed block bounded by Glasgow Street, Tupelo Street, and the first proposed north/south street within the TND District and Perkins Road;
- l) Applicant shall make every effort to have no more than two (2) TND District lots line up with one (1) existing lot in the surrounding neighborhoods;
- m) Applicant shall establish a Green Belt edge with an average of 40 feet along east side of Glasgow Street between Perkins Road and Tupelo Street and is measured from the edge of pavement along Glasgow Street. Greenbelt is measured from original street pavement at inception of TND (excluding new turn lane at Glasgow Street and Perkins Road);
- n) Minimum lot size within the Neighborhood Edge area shall be 55 feet by 110 feet;
- o) Applicant shall preserve as many trees along Glasgow Street as possible;

- p) Construction vehicles shall enter the TND District from Perkins Road when possible;
- q) Development must tie into Dauphine in lieu of Sweetbriar;
- r) Deleted;
- s) Sub-surface drainage is to be provided in lieu of the current open ditch on the east side of Glasgow Avenue abutting Rouzan;
- t) Sidewalks and bike paths are to be along the east side of Glasgow Avenue abutting Rouzan;
- u) A solution to the current drainage problem existing at the rear of Glasgow Middle School shall be incorporated into drainage improvements;
- v) Developer shall coordinate with Glasgow Middle School for improved traffic circulation;
- w) Woodchase Drainage problem as it exists on Lot #24 of Woodchase Subdivision shall be resolved;
- x) No Bars within Rouzan;
- y) Deleted;
- z) Revised plan shall incorporate more of the site's natural features; and
- aa) Notwithstanding the requirements of stipulation "f", one (1) single use by a single user which contains up to 33,000 square feet may be allowed in the TND.

The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. An interested citizen speaking in favor of the proposed ordinance was Charles Landry.

A motion was made by Ms. Racca and seconded by Mr. Hurst to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

- Yeas: Adams, Amoroso, Banks, Coleman, Dunn Jr., Gaudet, Hudson, Hurst, Moak, Noel, Racca
- Nays: None
- Abstains: None
- Did Not Vote: None
- Absent: Cole

With 11 yeas, 0 nays, 0 abstains, 0 not voting, and 1 absent, the motion was adopted.

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FUTUREBR UPDATE 5-YEAR UPDATE TIMELINE AND PROCESS

The Presiding Officer announced that a public hearing on the above report was in order at this time. No interested citizens spoke either for or against the proposed report.

The report was received.

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RECEIVING THE ANNUAL REPORT OF PROJECT APPLICATIONS IN THE NORTH BATON ROUGE OPPORTUNITY ZONE IN ACCORDANCE WITH ORDINANCE 16215. BY PLANNING DIRECTOR.

The Presiding Officer announced that a public hearing on the above resolution was in order at this time. No interested citizens spoke either for or against the proposed resolution.

The report was received.

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ADJOURN

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A motion was made by Ms. Racca and seconded by Ms. Amoroso to adjourn. A "Yea" and "Nay" vote was called for and resulted as follows:

- Yeas: Adams, Amoroso, Banks, Coleman, Dunn Jr., Gaudet, Hudson, Hurst, Moak, Noel, Racca
- Nays: None
- Abstains: None
- Did Not Vote: None
- Absent: Cole

With 11 yeas, 0 nays, 0 abstains, 0 not voting, and 1 absent, the motion was adopted.

The Presiding Officer declared the meeting adjourned

Council Administrator/Treasurer

Mayor-President Pro-Tempore