

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**222 St. Louis Street, Room 348**  
**February 13, 2023**  
**5:00 P.M.**

Chairman Washington called the meeting to order at 5:03 p.m.

**ROLL CALL**

Members Present: Rossie Washington, Jr., Chairman; Clifford Grout, Vice-Chairman; Jayme Ellender; Vincent Latino; Evan Scroggs and Todd Sterling.

Members Absent: Ulysses Addison; Chauna Banks and April Hawthorne.

Staff Present: Ryan Holcomb, Planning Director; Gilles Morin, Assistant Planning Director; Glenn Hanna, Current Planning Manager; Blanca Tejera, Site Plan and Plat Manager; Donnicha London, Senior Planner; Caroline Marse, Planner II and Courtney Humphrey, Assistant Parish Attorney

**APPROVAL OF THE MINUTES**

**1. January 17, 2023**

**Motion to approve:** Ellender, Sterling second  
Motion carried, 6-0

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Vice-Chairman Grout described the rules for conducting a public hearing.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

7, 9, 12, 16

**CONSENT - ITEMS FOR APPROVAL**

5, 6, 8, 10, 11, 13, 14, 15, 17

**Motion to approve:** Grout, Scroggs second  
Motion carried, 6-0

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

Mr. Holcomb acknowledged that items 2 and 3 could be taken together.

2. **PA-24-22 5825 North Foster Drive (Deferred from October 17 by Councilmember Hurst and December 12 by the Parish Attorney's Office)** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Industrial on 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 (Council District 5-Hurst) **Related to Case 65-22**

Mr. Holcomb acknowledged that staff attended a community meeting on February 2<sup>nd</sup> and no one present at the meeting was in opposition to the change of zoning. Also, the applicant submitted a petition of signatures all in support of the change in zoning.

The applicant, Elton Dunn, Jr., spoke in support.

**Motion to approve:** Sterling, Scroggs second

Motion failed, 2-4 with Washington, Grout, Ellender and Latino voting no.

3. **Case 65-22 5825 North Foster Drive (Deferred from October 17 by Councilmember Hurst and December 12 by the Parish Attorney's Office)** To rezone from Single Family Residential (A2) to Light Industrial (M1) on 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 (Council District 5-Hurst) **Related to PA-24-22**

Mr. Holcomb acknowledged that staff attended a community meeting on February 2<sup>nd</sup> and no one present at the meeting was in opposition to the change of zoning. Also, the applicant submitted a petition of signatures all in support of the change in zoning.

The applicant, Elton Dunn, Jr., spoke in support.

**Motion to approve:** Sterling, Scroggs second

Motion failed, 2-4, with Washington, Grout, Ellender and Latino voting no.

4. **TA-1-23 Chapter 5, Waivers** Unified Development Code amendment to revise Chapter 5, Waivers, to be consistent with the new Chapter 15 adopted with Ordinance 18731.

**Motion to approve:** Washington, Grout second

Motion carried, 6-0

5. **Case 2-23 210 South 14<sup>th</sup> Street** To rezone from Light Industrial (M1) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the west side of South 14<sup>th</sup> Street, south of North Boulevard, on a portion of property now or formerly known as Lot 27 of the Bonnezaze Subdivision. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 10-Coleman)

Approved 6-0, with the consent agenda

- 6. Case 3-23 9130, 9136 and 9142 Metairie Drive** To rezone from Transition (B1) to Zero Lot Line (A2.6) on property located on the west side of Metairie Drive, north of Perkins Road, on property now or formerly known as Lots A-1-A-2, A-1-A-3, and A-1-A-4 of the Perkins Village Commercial Subdivision. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9-Hudson)

Approved 6-0, with the consent agenda.

- 7. Case 5-23 2943 Perkins Road** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar or lounge) (C-AB-2) on property located on north side of Perkins Road, west of Hollydale Avenue, on a portion of property now or formerly known as Lot 5 of Hundred Oaks Park Subdivision, Square 25. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca)  
**Deferred to March 20 by Council Member Racca**

Deferred 30 days with the consent agenda.

- 8. Case 6-23 6651 Bluebonnet Boulevard** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the east side of Bluebonnet Boulevard, west of Picardy Avenue, on a portion of property now or formerly known as Lot 4-A of the Mall of Louisiana, Phase I and II. Section 58, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams)

Approved 6-0, with the consent agenda.

- 9. PUD-1-23 The Village at Magnolia Woods** To rezone from Single Family Residential (A1) to Planned Unit Development (PUD) for a proposed mixed use development with low and medium density residential and commercial/office uses on property located on the north side of Highland Road, east of Magnolia Wood Avenue, on property now or formerly known as the remaining Emma C. Benton Property and Tracts 114 through 119-A of the Magnolia Woods Subdivision, Fifth Filing. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca)  
**Deferred to April 17 by the Planning Director**

Deferred 60 days with the consent agenda.

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

- 10. PUD-2-00 Burbank University, Concept Plan Revision 12** Proposed revision to provide an additional vehicular connection on property located on the north side of Nicholson Drive, east of Ben Hur Road, on property now or formerly known as Tract C-2-A-3-A-1 of the Nelson Tract. Section 1, T8S, R1W, GLD, EBRP, LA (Council District 3-Gaudet)

Approved 6-0, with the consent agenda.

- 11. PUD-1-11 Phase 2, Parts 20-23, Pointe-Marie, Final Development Plan** Proposed low density single family residential development on property located on the west side of Pointe-Marie Drive, north of River Road, on property now or formerly known as Lot F-1-A-1-A-1-A of Ponte-Marie Subdivision, Phase 1, Part 1. Sections 78 & 79, T8S, R1E, GLD, EBRP, LA (Council District 3–Gaudet)

Approved 6-0, with the consent agenda.

- 12. PUD-13-06 Penske, Pecue Place, Final Development Plan** Proposed commercial truck rental development on property located east of Pecue Lane, north of Interstate 10, on property now or formerly known as Tract 4-B-1-A-1-A of the Leon R. Kleinpeter Property. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson)  
**Deferred to March 20 by the Planning Director**

Deferred 30 days with the consent agenda.

- 13. PUD-4-12 RV Shop (Phase 2), The Greens at Millerville, Final Development Plan Revision 2** Revision to add billboard signage on property located on the north side of Millerville Greens Boulevard, west of Millerville Road, on property now or formerly known as Parcel 5 of The Greens at Millerville Subdivision. Section 38, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)

Approved 6-0, with the consent agenda.

- 14. CS-3-23 Broadmoor Plaza** Proposed flag lot minor subdivision on property located on the east side of Airline Highway, south of Delcourt Avenue, on property now or formerly known as Tracts C and D of Broadmoor Plaza, First Filing (Council District 6-Dunn Jr.)

Approved 6-0, with the consent agenda.

- 15. CS-4-23 Inez Calloway Tract** Proposed flag lot minor subdivision on property located on the west side of Greenwell Springs Road, south of Alphonse Forbes Road, on property now or formerly known as 19.7 acres of the Inez Calloway Tract (Council District 1-Noel)

Approved 6-0, with the consent agenda.

- 16. SS-2-23 A.J. Kleinpeter Tract** Proposed commercial subdivision with public streets on property located on the west side of Siegen Lane, north of Industriplex Boulevard, on property now or formerly known as Tracts 4-C-1-A-2-A, 4-C-1-A-1-D-1-A-1, 4-C-3-A-1, 4-C-1-A-1-B, 4-C-1-A-1-C-1 and 4-C-1-A-1-A-2 of the A.J. Kleinpeter Tract (Council District 11-Adams)  
**Deferred to April 17 by the Planning Director**

Deferred 60 days with the consent agenda.

- 17. SS-3-23 W.M. Riddle Property** Proposed minor subdivision with a private street on property located on the west side of Charlton Road, south of Comite Acres Avenue, on property now or formerly known as Tract C-1-A of the W.M. Riddle Property (Council District 1-Noel)

Approved 6-0, with the consent agenda.

- 18. INITIATION OF TEXT AMENDMENT Request to review and propose revisions to UDC, Chapter 16, Signage, Section 16.2.4, Design, Construction and Maintenance**

**Motion to approve:** Scroggs, Latino second  
Motion carried, 6-0

## **COMMUNICATIONS**

### **DIRECTOR'S COMMENTS**

Mr. Holcomb recognized Commissioner April Hawthorne for her six years of service serving as a commissioner with the Planning Commission.

Mr. Holcomb acknowledged that the next planning commission meeting will be held on March 20<sup>th</sup>.

### **COMMISSIONERS' COMMENTS**

Chairman Washington gave an update on the BREC initiatives. Beginning March 4<sup>th</sup>, summer camp registration begins. Chairman Washington announced that BREC is the recipient of the NRPA gold medal award. The key factors of the win were the 2004 Imagine Your Park Strategic Plan in addition to the 2014 updated plan. The agency was comprised of mostly small neighborhood parks and now have 175 parks which includes twelve large community parks, splash pads, dog parks, a 30,000 sq. ft. extreme sports park, Liberty Lagoon waterpark, a growing trail system, conservation areas and much more. Also, Chairman Washington announced to look forward to a year long effort to create a third iteration of the Imagine Your Park Plan which will include a 10-year Master Plan and a three-year Strategic Plan. The planning process will include a robust public input portion that will happen at public meetings, stakeholder meetings and scientific surveys. Also, BREC leadership is preparing to celebrate the upcoming opening of the renovated J.S. Clark Golf Course along with the Pygmy Hippo exhibit at the Baton Rouge Zoo and Greenwood Park. Also, construction to build a new trail to connect Scotlandville parkway to Memorial Stadium for bicyclists and pedestrians in addition to a community park on Airline Highway and the Lakes project. Chairman Washington acknowledged that BREC will build safe houses that will house first responders during emergencies at the Airline Highway and Memorial Stadium complex using City Parish FEMA funding. Also, new Master Plans will also be created for the Bluebonnet Swamp Nature Center and Perkins Road community park. Construction is continuing at Howell Community Park on an elevated recreation center and pool that was destroyed during the 2016 Flood as well as a new nature station at Frenchtown Road Conservatory area and a number of neighborhood

parks. Also, the BREC Commission recently approved the purchase of a four-acre tract of land near Forest Community Park and that is part of the Conservation and Flood Mitigation efforts that are currently being implemented on all new construction projects.

Chairman Washington congratulated Blanca Tejera, Site Plan and Plat Manager, for being chosen as Employee of the Month.

**ADJOURN**

**Motion to adjourn:** Grout, Ellender second

Motion carried, 6-0

The meeting adjourned at 5:34 p.m.