

AGENDA
Wednesday, August 16, 2017
METROPOLITAN COUNCIL ZONING MEETING
3:30 PM Presentations and Special Recognitions
4:00 PM Metropolitan Council Meeting
Governmental Building
Room 348

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. Those 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, on either of the two monitors located in the lobby outside the chambers. If arriving after 4:00, fill 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 electronic form or filled out a 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 Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not 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. 17-00959 **RV-5-17 South Choctaw Industrial Park Revocation**
A request to revoke a five foot sidewalk servitude, located south of the intersection of Chatawa Drive and Kiowa Avenue, on Lot 50 of South Choctaw Industrial Park Subdivision, 2nd Filing. (Council District 6 - Collins-Lewis)
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 4.13.D
[LONO from Dept of Development](#) [Zoning Map](#) [Aerial Map](#) [Exhibit](#) [RV-5-17 MC Report](#) [Memo to Metro Council](#)
2. 17-00961 **RV-6-17 M.G. Harelson Tract Revocation**
A request to revoke a 15 foot portion of an 80 foot drainage servitude, located southeast of the intersection of Jefferson Highway and Mourning Dove Drive, on Tracts A-4 and A-5 of the M.G. Harelson Tract. (Council District 9 - Hudson)
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 4.13.D

[LONO from Dept of Development](#) [Exhibit](#) [Zoning Map](#) [Aerial Map](#) [Memo to Metro Council](#) [RV-6-17 MC Report](#)

3. 17-00962 **RV-7-17 St. Gerard Place Revocation**
 A request to revoke a portion of a 106 foot right-of-way of Wildwood Parkway, located south of the intersection of Wildwood Parkway and St. Gerard Avenue, between Lot 17 of St. Gerard Place and Lot 99 of St. Gerard Place, 2nd Filing. (Council District 5 - Green)
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 4.13.D
[Zoning Map](#) [Aerial Map](#) [Exhibit](#) [LONO from Dept of Development](#) [Memo to Metro Council](#) [RV-7-17 MC Report](#)
4. 17-00996 **PA-13-17 16100-16200 UNO Perkins Road**
 To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the north side of Perkins Road, east of Pecue Lane, and west of Interstate 10 on the E. Hatcher Tract. Section 61, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than performed at the creation of the plan and compatibility with adjacent land use
COMMISSION ACTION: Motion to approve carried, 7-0
The case is related to 43-17
[Application](#) [Staff Report](#) [Future Land Use Map](#) [Zoning Map](#) [Aerial Map](#)
5. 17-00997 **Case 43-17 16100-16200 UND Perkins Road**
 To rezone from Rural (R) and Heavy Commercial (C2) to Heavy Commercial (HC2) on property located on the north side of Perkins Road, east of Pecue Lane, and west of Interstate 10 on the E. Hatcher Tract. Section 61, 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 UDC requirements
COMMISSION ACTION: Motion to approve carried, 8-0
The case is related to PA-13-17
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)
6. 17-00998 **PA-14-17 South Highland Industrial Park Subdivision, First and Second Filing**
 To amend the Comprehensive Land Use Plan from Compact Neighborhood (CN) to Commercial (C) on property located to the south side of Innovation Park Drive, west of Gardere Lane. Sections 41 and 75, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Recommend approval, based on a change in conditions created by changes to the provisions of the UDC governing Rural zoning and compatibility with adjacent land use
COMMISSION ACTION: Motion to approve carried, 8-0
The case is related to 52-17
[Staff Report](#) [Future Land Use Map](#) [Zoning Map](#) [Aerial Map](#)
7. 17-00999 **Case 52-17 South Highland Industrial Park Subdivision, First and Second Filing**
 To rezone from Rural (R) to Heavy Commercial (HC1) on property located to the south side of Innovation Park Drive, west of Gardere Lane. Sections 41 and 75, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
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 UDC requirements
COMMISSION ACTION: Motion to approve carried, 8-0

This case is related to PA-14-17.

The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council

[Staff Report](#) [Zoning Map](#) [Aerial Map](#)

8. 17-01000 **Case 37-17 1472 Harding Boulevard**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bar and Lounges) on property located on the South side of Harding Boulevard and east of Scenic Highway on a portion of Lot C-1 of Hasting Heights Subdivision. Section 50, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)
9. 17-01001 **Case 40-17 8386 Pecue Lane**
To rezone from Rural (R) to Light Commercial (LC1) on property located on the north side of Interstate 10 and west of Pecue Lane, on Lot 14, of the Airline Heights Subdivision. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)
10. 17-01002 **Case 41-17 8460 Pecue Lane**
To rezone from Rural (R) to Light Commercial (LC1) on property located on the north side of Interstate 10 and west of Pecue Lane, on Lot 16, of the Airline Heights Subdivision. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)
11. 17-01003 **Case 42-17 8538 Pecue Lane**
To rezone from Rural (R) to Light Commercial (LC1) on property located on the north side of Interstate 10 and west of Pecue Lane, on Lot 18, of the Airline Heights Subdivision. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)
12. 17-01004 **Case 45-17 2065 and 2151 North 3rd Street**
To rezone from Heavy Industrial (M2) to Heavy Commercial (HC2) on property located on the west side of North 3rd Street and south of Choctaw Drive, on Lot X and an Undesignated Lot, of the C. W. Lamar Jr. Tract. Sections 38 and 40, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)

13. 17-01005 **Case 46-17 8181 Siegen Lane**
 To rezone from Rural (R) to Light Commercial (LC1) on property located on the east side of Siegen Lane and north of Perkins Road, on Lot A-2, of the Rev. V.K. Kleinpeter Property. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)
14. 17-01006 **Case 47-17 17900-18000 UND Old Perkins Road**
 To rezone from Rural (R) to Light Commercial (LC3) on property located on the southwest side of Old Perkins Road and northwest of Highland Road, on Lot 8, of the Montan Estates Subdivision. Section 55, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)
15. 17-01007 **Case 48-17 953 O’Neal Lane**
 To rezone from Rural (R) to Light Commercial (LC3) on property located on the east side of O’Neal, north of Coliseum Ave, and southeast of Old Hammond Highway, on Lot A-1-A, of the C. R. Leclercq Tract. Section 74, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)
16. 17-01008 **Case 49-17 14500-15000 UND Airline Highway**
 To rezone from Rural (R) to Light Commercial (LC2) on property located on the north side of Airline Highway and west of Highland Road, on the Camille Dixon Property. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)
17. 17-01009 **Case 50-17 18340 Highland Road**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the East side of Highland Road, known as a portion of Lot 16-A of Montan Estates Subdivision. Section 55, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)

18. 17-01010 **Case 51-17 16441 South Harrell's Ferry Road**
 To rezone from Rural (R) to Limited Residential (A3.3) on property located on the north side of South Harrell's Ferry Road, east and west of Saint Jean Drive on Lots 2-B-1, 2-B-2, and 2-B-3 of the Paul E. Ranney, Et Als Tract. Section 46, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)
19. 17-01011 **Case 53-17 Plantation Plaza, First Filing**
 To rezone from Rural (R) to Heavy Commercial (HC1) on property located to the east of Gardere Lane, south of Burbank Drive. Section 73, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning being compatible with surrounding uses and conforming to UDC requirements
COMMISSION ACTION: Motion to approve carried, 8-0
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
[Staff Report](#) [Zoning Map](#) [Aerial Map](#)
20. 17-01012 **Case 55-17 18180 and 18272 Jefferson Highway**
 To rezone from Small Planned Unit Development (SPUD) and Rural (R) to Limited Residential (A3.1) on property located on the southwest quadrant of the intersection of Jefferson Highway and Hoo Shoo Too Road, on Tracts A, B and Lot McComb of the original Emma Dixon Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)
21. 17-01013 **Case 56-17 4500-4800 UND Ford Street**
 To rezone from Single Family Residential (A2) to Light Commercial (LC1) on property located on the north side of Ford Street, to the east of Plank Road, on Lot 3, Square B of Zion City. Section 90, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, 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
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)
22. 17-01014 **ISPUD-4-17 Broad Oak Lane**
 To rezone from Single Family Residential (A1) to Infill/Mixed Use Small Planned Unit Development (ISPUD) for a proposal of low density single family residential lots on property located on the south side of Old Hammond Highway (Hwy 426), east side of Brentwood Drive, on Lots 8-A of the David Davis Tract and 13-A-1-B of Country Club Terrace Subdivision, Section 1. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
COMMISSION ACTION: Motion to defer 30 days carried, 8-0
[Application](#)

ADJOURN