

AGENDA
Wednesday, May 17, 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 fill out a request to speak card indicating which item they 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 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. 17-00196 **RV-17-16 North Elmer Forbes Road**
Revocation of North Elmer Forbes Road located between Port-Hudson Pride Road and East Elmer Forbes Road. (Council District 1 - Welch)
COMMISSION ACTION: Motion to defer for 30 days carried 7-0
Deferred to March 20 by a citizen, to April 17 by Councilman Welch and to May 15 by the applicant
[Plan](#) [Zoning Map](#) [Aerial Map](#)
2. 17-00361 **TA-6-17 Chapter 13, Streets and Sidewalks**
To repeal and revise Chapter 13 to improve standards and establish clear criteria for waivers.
PLANNING STAFF FINDINGS: Recommends approval, based on consistency with FUTUREBR and the desire to develop regulations that reflect the character of development in different areas of the Parish
COMMISSION ACTION: Motion to defer to May 15 carried 7-0
Deferred to April 17 by the Planning Commission and to May 15 by the Planning Director
[Staff Report](#)

3. 17-00363 **TA-7-17 Chapter 5, Waivers**
 To revise Chapter 5 to be consistent with the new standards regarding waivers in Chapter 13.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with FUTUREBR and to simplify the Unified Development Code (UDC)
COMMISSION ACTION: Motion to defer to May 15 carried 9-0
This item was deferred from April 19, 2017
[Staff Report](#)
4. 17-00548 **PA-4-17 17322 and 17336 Old Hammond Highway**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood (RN) to Commercial (C) on property located on the south side of Old Hammond Highway, south of Florida Boulevard, on Tracts 8 and 9 being a portion of Herbert Baron Tract. Section 73, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend denial based upon the land use of Residential Neighborhood appearing to be appropriate
COMMISSION ACTION: Motion to defer 60 days carried, 7-0
Related to Case 14-17
[Application](#) [Future Land Use Map](#) [Zoning Map](#) [Aerial Map](#)
5. 17-00549 **Case 14-17 17322 and 17336 Old Hammond Highway**
 To rezone from Rural (R) to Light Commercial (LC2) on property located on the south side of Old Hammond Highway, south of Florida Boulevard, on Tracts 8 and 9 being a portion of Herbert Baron Tract. Section 73, T7S, 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 defer 60 days carried, 7-0
Related to PA-4-17
[Application](#) [Zoning Map](#) [Aerial Map](#)
6. 17-00550 **PA-5-17 3777 Jones Creek Road**
 To amend the Comprehensive Land Use Plan from Institutional (INST) to Residential Neighborhood (RN) on property located on the east side of Jones Creek Road, north of Mary Louise Avenue on Tract B of Leroy O'Neal Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
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
Related to Case 15-17 and S-2-17 (requires PC approval only)
[Application](#) [Staff Report](#) [Future Land Use Map](#) [Zoning Map](#) [Aerial Map](#)
7. 17-00551 **Case 15-17 3777 and 3855 Jones Creek Road**
 To rezone from Rural (R) and Light Commercial (LC1) to Zero Lot Line Residential (A2.6) on property located on the east side of Jones Creek Road, north of Mary Louise Avenue on Tracts A and B of Leroy O'Neal Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning if the companion Comprehensive Plan Amendment on Tract B is approved, being compatible with surrounding uses and conforming to UDC requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-5-17 and S-2-17 (requires PC approval only)
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)

8. 17-00552 **PA-6-17 17920 Tiger Bend Road**
 To amend the Comprehensive Land Use Plan from Agricultural and Rural (AG/RU) to Residential Neighborhood (RN) on property located on the east of South Tiger Bend Road and south of Babin Lane, on a portion of the Betty G. Hummel, et al Property. Sections 63 and 66, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
COMMISSION ACTION: Motion to defer 30 days carried, 7-0
Related to Case 16-17 and S-3-17 (requires PC approval only)
[Application](#) [Future Land Use Map](#) [Zoning Map](#) [Aerial Map](#)
9. 17-00555 **Case 16-17 17920 Tiger Bend Road**
 To rezone from Rural (R) to Single Family Residential (A1) on property located on the east of South Tiger Bend Road and south of Babin Lane, on a portion of the Betty G. Hummel, et al Property. Sections 63 and 66, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
COMMISSION ACTION: Motion to defer 30 days carried, 7-0
Related to PA-6-17 and S-3-17 (requires PC approval only)
[Application](#) [Zoning Map](#) [Aerial Other](#)
10. 17-00556 **TA-8-17 Chapter 4 Permits and Final Plat Approval, BREC Notification**
 To revise Section 4.1, General, in order to provide for notification of the Baton Rouge Parks and Recreation Commission (BREC) of proposed developments in the vicinity of a BREC facility
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with FUTUREBR and the desire to increase awareness and participation in Planning Commission hearings
COMMISSION ACTION: Motion to approve carried, 7-0
[Staff Report](#) [Proposed Text](#)
11. 17-00557 **TA-9-17 Chapter 8, Reception Halls**
 To revise Section 8.213, Rural District, to permit reception halls with or without alcohol through a conditional use permit in the Rural zoning district
PLANNING STAFF FINDINGS: Staff recommends approval, based on Council direction to develop ordinance language in order to allow reception halls in Rural zones subject to additional review and approval through a Conditional Use Permit
COMMISSION ACTION: Motion to approve carried, 7-0
[Staff Report](#) [Proposed Text](#)
12. 17-00559 **TA-10-17 Chapter 9, Accessory Uses**
 To repeal and replace Chapter 9, Accessory Uses, with a revised chapter reformatted for greater ease of use. Also to move and revise the definition of "Home Occupation" from Chapter 20, Definitions to the new Chapter 9
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code (UDC)
COMMISSION ACTION: Motion to approve carried, 7-0 with stipulation to limit garage sales to a cumulative total of six days in any 12 month period
[Staff Report](#) [Proposed Text](#)
13. 17-00560 **TA-11-17 Chapter 10, Government Street Overlay**
 To repeal and replace section 10.102c, Urban Design Overlay District Three – Government Street, with a revised section reflecting more current development standards
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code (UDC)
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 22-17
[Staff Report](#) [Proposed Text](#)

14. 17-00561 **Case 22-17 Urban Design Overlay District Three - Government Street (UDOD3)**
 To revise the Official Zoning District Map to designate the boundary for UDOD3 to include lots fronting Government Street from the east right-of-way of 11th Street to Jefferson Highway and along Jefferson Highway from Government Street to Claycut Road/Goodwood Avenue
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, if the related Text Amendment is approved
COMMISSION ACTION: Motion to approve carried, 7-0
Related to TA-11-17
[Staff Report](#) [Zoning Map](#) [Aerial Map](#)
15. 17-00562 **TA-12-17 Chapter 16, Signs**
 To repeal and replace Chapter 16, Signs, with a revised chapter reflecting more modern standards for signage regulation
COMMISSION ACTION: Motion to defer 30 days carried, 7-0
Deferred to May 15 by the Planning Director
16. 17-00563 **Case 17-17 6477 Jones Creek Road**
 To rezone from Limited Residential (A3.2) and Light Commercial (LC1) to Zero Lot Line Residential (A2.6) on property located on the east side of Jones Creek Road and Shenandoah View Court, on Tract S of Shenandoah View East Subdivision, and portions of Lot 1, Lot 4 and Lot 1-22-A-C of the John M. Wilson Property. Section 61, 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, 7-0
Related to S-4-17 (requires PC approval only)
[Application](#) [Zoning Map](#) [Aerial Map](#)
17. 17-00564 **Case 18-17 14111 Airline Highway, Suite 126**
 To rezone from Light Industrial (M1) to Commercial Alcoholic Beverage – Restaurant (C-AB-1) on property located on the north side of Airline Highway and east of Baringer Foreman Road, on a portion of Tract X-3-A-1, part of the Leon R. Kleinpeter Tract. Section 50, 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, 7-0
[Application](#) [Zoning Map](#) [Aerial Map](#)
18. 17-00565 **Case 20-17 1509 Government Street**
 To rezone from Light Commercial (LC3) to Commercial Alcoholic Beverage – Restaurant (C-AB-1) on property located on the north side of Government Street, and east of South 15th Street on a portion of Lot GSU-3, part of the Magnesiaville Subdivision. Section 49, 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 CAB1 carried, 7-0
Applicant amended request to CAB1 on April 17, 2017
[Application](#) [Staff Report](#) [Zoning Map](#) [Aerial Map](#)

19. 17-00566 **Case 21-17 8572 Kingfisher Avenue**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage – Bars and Lounges (C-AB-2) on property located on the east side of Kingfisher Avenue, and north of Townsley Street on a portion of Lots 1, 2, and 3 of the Scotland Heights Subdivision. Section 39, 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, although it is inconsistent with the Scotlandville Comprehensive Community Development Plan
COMMISSION ACTION: Motion to defer 30 days carried, 7-0
Deferred to May 15 by Councilwoman Banks
[Application](#)
20. 17-00572 **RV-1-17 Highland Estates Revocation**
 A request to revoke a portion of a 60 foot servitude of passage, located south of Highland Road and west of Bluebonnet Boulevard, on a portion of Lot C-3-E-1 of the Ernest L. Chaney Property. (Council District 12 - Freiberg)
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
[Exhibit](#) [LONO from Dept of Development](#) [Zoning Map](#) [Aerial Map](#)
21. 17-00573 **ISPUD-1-17 Iowa at Aster Street**
 To rezone from General Residential (A4) to Infill/Mixed Use Small Planned Unit Development (ISPUD) for a proposal of medium density residential units, on property located on the west side of the intersection of Iowa Street and Aster Street, on Lots 29, 30, 47 and 48 of University Park Subdivision. Section 54, 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, 6-1
[Application](#) [Staff Report](#) [Plans](#)
22. 17-00574 **ISPUD-2-17 Christian Street Townhomes**
 To rezone from Limited Residential (A3.2) to Infill/Mixed Use Small Planned Unit Development (ISPUD) for a proposal of medium density residential townhouse units, on property located on the west side of the intersection of Christian Street and Fiero Street, on Lots 23-A, 23-B, 23-C and C-2 of Zee Zee Gardens Subdivision. Section 67, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the comprehensive plan, meets the minimum requirements of the Unified Development Code, and is compatible with existing uses in the area
COMMISSION ACTION: Motion to approve carried, 6-0
[Application](#) [Staff Report](#) [Plans](#)
23. 17-00575 **ISPUD-3-17 Cain Smith Sanders Retirement Community**
 To rezone from Rural (R) to Infill/Mixed Use Small Planned Unit Development (ISPUD) for a proposal of single family residential lots, multi-family residential units and a recreational center, on property located on the north side of Lucinda Cain Lane, south of Jefferson Highway (Highway 73), on Lots A-3 and A-4 of the Thad Cain Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
COMMISSION ACTION: Motion to defer 30 days carried, 7-0
Deferred to May 15 by the applicant
[Application](#)

- 24. 17-00576 **PUD-5-04 Pelican Lakes Concept Plan Revision 2**
Revision to existing PUD to add additional access location and increase allowable high density residential units on property located on the south side of Burbank Drive (Highway 42), east and west of Pelican Lakes Parkway, on Tracts A-1-A, B-1-A-1, B-1-A-2, C-1-A-1, C-1-A-2, D-1, X, and Y of the T.P. Stuckey Tract, Phase 1 and Phase 2, Part 1 of the Pelican Lakes Subdivision. Sections 75 and 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a revision to a Concept Plan requiring Metro Council approval, increasing the high density residential density from 13.0 du/ac to 29 du/ac, though it is consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PUD-5-07 Pelican Lakes Apartments, Final Development Plan (requires PC approval only)
[Application](#) [Staff Report](#) [Plans](#)

- 25. 17-00577 **SW-1-17 5550 Bluebonnet Boulevard**
Waiver of the location of a commercial sign located at the southwest quadrant of the intersection of Bluebonnet Boulevard and Bluebonnet Centre Boulevard, on Lot 1 of the Bluebonnet Centre Subdivision (Council District 11 - Watson)
COMMISSION ACTION: Motion to defer 30 days carried, 7-0
Deferred to May 15 by the applicant
[Application](#)

ADJOURN