

DRAFT NOT APPROVED

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
January 23, 2012
5:00 P.M.**

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows.

1. Applicant and applicant representatives for the proposal will speak first for a period not to exceed fifteen (15) minutes.
2. Proponents will speak, then the opponents. Each speaker will not be allowed more than three (3) minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
3. Applicant will be allowed a total period of five (5) minutes for rebuttal.
4. Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

1. ROLL CALL

Tara Wicker, Chairman of the Planning Commission called the meeting to order with the following members present for roll call: Tara Wicker, W.T. Winfield, Darius Bonton, Sarah Holliday-James, Audrey N. Jackson, Laurie Marien, and Martha Jane Tassin. Also present were Troy Bunch, Planning Director, Ellen Miller, Assistant Planning Director, Lael Holton, Advance Division Manager, Glenn Hanna, Current Division Manager, Tiffany Johnson-Wells, Current Division Planner, and Vance Baldwin, Current Division Planner.

2. RECOGNIZE NEW PLANNING COMMISSIONER MEMBER-SARAH HOLLIDAY-JAMES

Councilwoman Tara Wicker, welcomed new the Planning Commission member, Sarah Holliday-James.

3. ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN

The Planning Director called for nominations for the Planning Commission Chairman. Audrey Nabors Jackson nominated Tara Wicker as Chairman of the Planning Commission and seconded by W. T. Winfield, no other nominations were made, a vote was taken of seven (7) yeas, (1) absent, and Tara Wicker was elected Chairman.

The Planning Director called for nominations for Planning Commission Vice Chairman. Darius Bonton nominated W.T. Winfield as Vice Chairman of the Planning Commission and seconded by Tara Wicker, no other nominations were made, a vote was taken of seven (7) yeas, (1) absent and W.T. Winfield was elected Vice Chairman.

4. APPROVAL OF THE MINUTES (December 12, 2011)

COMMISSION ACTION Motion by Marien and seconded by Jackson to approve.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore), and the motion carried.

5. PRESENTATION OF THE "DIRECTOR'S AWARD"

The Planning Director presented Excellence Awards to: Lenise Lyons, Justin Priola, Quang Tran, and Tiffany Johnson-Wells. The Director's Award was presented to Barrett Chaix, Coordinator, Economic and Environmental Research.

Councilwoman Tara Wicker expressed her gratitude to the staff and Martha Jane Tassin extended her thanks and appreciation as well.

6. PLANNING COMMISSION ANNUAL REPORT

Ellen Miller presented the 2011 Annual Report. The report is published annually. Ms. Miller highlighted accomplishments by the Planning Commission and staff throughout the year. Ms. Miller also presented the 2012 Planning Commission Budget.

7. COMPREHENSIVE PLAN

Ms. Miller announced that the FUTUREBR Implementation Team (FIT) will be interviewing candidates for the Assistant Chief Administrative Officer position. FIT will forward their recommendations to the Mayor-President for the final selection to fill the position.

8. AMENDMENTS AND CONSENT AGENDA

- 9.** Amending Title 7 (Unified Development Code), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Chapter 4 (Permits and Final Plat Approval), Section 4.3.D (Preliminary Plats); Chapter 5 (Waivers, Variations and Exceptions), Section 5.1 (Waivers); and Chapter 13 (Streets and Sidewalks), Section 13.6.I.4 (Street and Sidewalk Improvement Standards) (By: Planning Director)

*Paul N. Kirk spoke in opposition of the application.
Doug Daigle spoke in opposition of the application.
Hardy Swyers spoke in favor of the application.*

COMMISSION ACTION Motion by Winfield and seconded by Tassin to approve.

6 Yeas (Wicker, Winfield, Bonton, Holliday-James, Marien, and Tassin), 1 Nay (Jackson), 1 Absent (Gilmore) and the motion carried.

- 10.** Amending Title 7 (Unified Development Code), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Chapter 16 (Signs), Section 16.7.E (Calculations) and Sections 16.14.A.2 and 16.14.A.3 (Permanent On-Premise Signs by Zoning District). (By: Councilwoman Gary)

COMMISSION ACTION Motion by Tassin and seconded by Winfield to approve.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

----- **PLANNING** -----

- 11. PK-10-11 3205 Perkins Road (Deferred from November 14, 2011)** This property is located northeast corner of Perkins Road and Cedardale Avenue, on a portion of Lot 7 of Hundred Oaks Park Subdivision. (Council District 10-Wicker)

COMMISSION ACTION Motion by Marien and seconded by Tassin to defer until March 19, 2012.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

- 12. S-11-11 Patriot Commerce Park** This property is located on the north side of Patriot Drive, west of Emmett Bourgeois Lane, on Lots 5-A and 6 of Patriot Commerce Park. (Council District 11-Gary)

Planning Commission Staff Recommendation *The Planning Commission Staff recommends to approve the subdivision provided all comments from the Department of Public Works are met prior to the Planning Commission meeting.*

COMMISSION ACTION Motion by Marien and seconded by Bonton to approve.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

- 13. S-13-11 Hickory Creek** This property is located on the south side of Old Hammond Highway, northeast of Queen Cathy Drive, on Lots 2 and 3 of the J.W. Wortham Property. (Council District 8-Walker)

Planning Commission Staff Recommendation *The Planning Commission Staff recommends to approve the subdivision provided all comments from the Department of Public Works are met prior to the Planning Commission meeting.*

COMMISSION ACTION Motion by Marien and seconded by Bonton to approve.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

- 14. RV-6-11 Revocation of a portion of a sixty (60) foot public right-of-way** This property is located on the south side of Cornell Avenue at the intersection of Cornell Avenue and Lakeshore Drive in the College Town Subdivision, being a portion of the unimproved Princeton Avenue. (Council District 12-Bourgeois)

Planning Commission Staff Recommendation *The Planning Commission Staff recommends to approve this revocation provided that the applicant submits a revised final plat for approval by the Planning Commission Staff that provides all subject lots with adequate street frontage to Cornell Avenue and that the applicant resolves all comments with the Department of Public Works.*

COMMISSION ACTION Motion by Marien and seconded by Bonton to approve.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

- 15. RV-7-11 Revocation of portions of two (2) fifteen (15) foot public servitudes** This property is located on the north side of Essen Park Avenue and the south side of One Calais Avenue, east of Essen Lane, on Tract C of Essen Commercial Park and Lots 23 thru 26 of One Calais Place Subdivision. (Council District 3-Loupe)

Planning Commission Staff Recommendation *The Planning Commission Staff recommends to approve this revocation provided that the applicant resolves all comments with the Department of Public Works.*

COMMISSION ACTION Motion by Marien and seconded by Bonton to approve.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

- 16. RV-8-11 Revocation of a portion of a fifteen (15) foot servitude** This property is located on the west side of Airline Highway, north of Winbourne Avenue, on Lots 6-A and 6-B of the Victoria Farms Subdivision. (Council District 7-Marcelle)

Planning Commission Staff Recommendation *The Planning Commission Staff recommends to approve this revocation provided that the applicant resolves all comments with the Department of Public Works.*

COMMISSION ACTION Motion by Marien and seconded by Bonton to approve.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

- 17. PK-12-11 3131 College Drive** This property is located on the northeast corner of College Drive and Concord Avenue, on Lot H-10-A-1 of Concord Park Subdivision. (Council District 12-Bourgeois)

Planning Commission Staff Recommendation *The Planning Commission Staff recommends approval of this parking waiver provided that the applicant resolves all comments Glenn Hanna, Current Division Manager from the Department of Public Works prior to the Planning Commission meeting.*

Kevin Norman spoke in favor of the application.

COMMISSION ACTION Motion by Bonton and seconded by Winfield to approve.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

-----ZONING-----

- 18. ISPUD-6-11 The Lofts at 3355 Brightside (Deferred from December 12, 2011)** This property is located on the south side of Brightside Lane, east of the intersection of River Meadow Drive and Brightside Lane on Lot A-7 of Riverbend Landing. To amend the "Comprehensive Land Use Plan" from Residential Neighborhood to Planned Unit Development and to rezone from A1 (Single Family Residential) to ISPUD (Infill/Mixed Use Planned Unit

Development). Sections 61 and 62, T7S, R1W, GLD, EBRP, LA.
(Council District 3-Loupe)

COMMISSION ACTION Motion by Marien and seconded by Tassin to defer until March 19, 2012.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

- 19. TND-1-07 Rouzan Final Development Plan - Phase 3B-Creekside (Deferred from December 12, 2011)** This property is located to the north of the intersection of Sweetbriar Street and Glasgow Avenue, on a portion of Tract F-1-A-1-A-1-A of Richland Plantation. A proposed Final Development Plan. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Bourgeois)

*Tommy Spinosa spoke in favor of the application.
Dr. William Gladney opposition of the application.
Alex St. Amant in opposition of the application.
Dr. Bobby Welch spoke in opposition of the application.
Daniel Hoover spoke in opposition of the application.
Janet Hoover opposition of the application.
Glenda Pollard in opposition of the application.
Maureen S. Rucci spoke in opposition of the application.
Donna Welch spoke in opposition of the application.
Lou Pentacost opposition of the application.
Merle Shannon in opposition of the application.
Jeffrey Welsh spoke in opposition of the application.
Pam Welsh spoke in opposition of the application.
Angela Angelloz opposition of the application.*

COMMISSION ACTION Motion by Jackson and seconded by Marien to defer until February 13, 2012.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

- 20. Case 43-11 4502 Doral Drive (Deferred from October 24, 2011 and December 12, 2011)** This property is located on the southwest corner of Coursey Boulevard and Doral Drive, on Lot 93 of the Sherwood Oaks Subdivision. To rezone from A1 (Single Family Residential) to LC1 (Light Commercial One). Section 55, T7S, R2E, GLD, EBRP, LA. (Council District 8-Walker)

Withdrawn by applicant

- 21. PUD-1-96 Citiplace Cottonport Bank Concept Plan Circulation Plan Revision-** property is located on the south side of Corporate Boulevard, east of Ward's Creek, between Corporate Boulevard and Interstate 10, on Lot N-1-A of Citiplace. A proposed Final Development Plan. Section 93, T7S, R1E, GLD, EBRP, LA (Council District 11-Gary)

Planning Commission Staff Recommendation *The proposed Concept Plan Circulation Plan Revision is consistent with the general character requirements, minimum development standards and review criteria. The Planning Commission Staff recommends to approve the Concept Plan Circulation Plan Revision provided that the applicant resolves all comments from the Department of Public Works prior to the Planning Commission Meeting.*

COMMISSION ACTION Motion by Marien and seconded by Bonton to approve.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

- 22. PUD 2-04 Creekstone II (Towne Center Business Park) Panera Bread Final Development Plan** This property is located on the north side of Corporate Boulevard, southwest of the intersection of Corporate Boulevard and Commerce Circle, on Lot 1 of Town Center Business Park. A proposed Final Development Plan. Section 92, T7S, R1E, GLD, EBRP, LA. (Council District 11-Gary)

Planning Commission Staff Recommendation *The Proposed Planned Unit Development Final Development Plan is consistent with the PUD 2-04 CitiPlace Concept Plan and with the "Comprehensive Land Use Plan". Therefore, the Planning Commission Staff recommends to approve provided that the*

applicant resolves all comments from the Department of Public Works prior to the Planning Commission Meeting.

COMMISSION ACTION Motion by Marien and seconded by Bonton to approve.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

- 23. CUP 5-11 Grace Life Fellowship** This property is located on the west side of Baringer Foreman Road, south of Baringer Court, on Tract B-1-E-2 of the former Kleinpeter Farms Dairy Property. To allow a CUP (Conditional Use Permit) for a religious institution. Section 50, T8S, R2E, GLD, EBRP, LA. (Council District 9-Boé)

Planning Commission Staff Recommendation *The proposed conditional use permit is consistent with the "Comprehensive Land Use Plan". Therefore, the Planning Commission Staff recommends approval of the conditional use permit to allow the 39,527 square foot religious institution, provided that all comments from the Department of Public Works are met prior to the Planning Commission meeting.*

COMMISSION ACTION Motion by Marien and seconded by Bonton to approve.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

- 24. Case 49-11 8342 Perkins Road** This property is located on the west side of Perkins Road, northwest of Madeira Drive, on a portion of Tract Z-4-2-A of the George H. Baker and Mary Francis Baker Property. To rezone from C1 (Light Commercial) to C-AB-2 (Commercial Alcoholic Beverage Two). Section 55, T7S, R1E, GLD, EBRP, LA. (Council District 12-Bourgeois)

Planning Commission Staff Recommendation *The proposed rezoning to C-AB-2 (Commercial Alcoholic Beverage Two) is consistent with the "Comprehensive Land Use Plan". Therefore, the Planning Commission Staff recommends to approve rezoning from C1 (Light Commercial) to C-AB-2 (Commercial Alcoholic Beverage Two).*

COMMISSION ACTION Motion by Marien and seconded by Bonton to approve.

5 Yeas (Winfield, Bonton, Holliday-James, Marien, and Tassin), 2 Nays (Wicker and Jackson), 1 Absent (Gilmore) and the motion carried.

- 25. Case 51-11 6160 Airline Highway** This property is located on the west side of Airline Highway, north of St. Katherine Avenue, on a portion of Tracts A and X of the Brookstown Place Subdivision. To rezone from C2 (Heavy Commercial) to C-AB-2 (Commercial Alcoholic Beverage Two). Section 51, T6S, R1E, GLD, EBRP, LA. (Council District 5-Edwards)

COMMISSION ACTION Motion by Marien and seconded by Tassin to defer until February 13, 2012.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

- 26. Case 52-11 7707 Bluebonnet Boulevard, Suite 120** This property is located on the east side of Bluebonnet Boulevard, north of Perkins Road, on a portion of Blocks A and A-1 of Perkins Rowe, formerly the George M. Paulat Property. To rezone from C2 (Heavy Commercial) to C-AB-1 (Commercial Alcoholic Beverage One). Section 58, T8S, R1E, GLD, EBRP, LA. (Council District 3-Loupe)

Planning Commission Staff Recommendation *The proposed rezoning to C-AB-1 (Commercial Alcoholic Beverage One) is consistent with the "Comprehensive Land Use Plan". Therefore, the Planning Commission Staff recommends to approve rezoning from C2 (Heavy Commercial) to C-AB-1 (Commercial Alcoholic Beverage One).*

COMMISSION ACTION Motion by Marien and seconded by Bonton to approve.

6 Yeas (Wicker, Winfield, Bonton, Holliday-James, Marien, and Tassin), 1 Nay (Jackson), 1 Absent (Gilmore) and the motion carried.

- 27. Case 53-11 Lot 4 of North Flannery** This property is located on the west side of North Flannery Road, north of Morlaix Court, on Lot 4-B of Chene Rouge Subdivision. To rezone from C2 (Heavy Commercial) to CW1 (Commercial Warehousing One). Section 5, T7S, R2E, GLD, EBRP, LA. (Council District 6-Collins-Lewis)

Planning Commission Staff Recommendation *The proposed rezoning to CW1 (Commercial Warehousing One) is consistent with the "Comprehensive Land Use Plan". Therefore, the Planning Commission Staff recommends to approve rezoning from C2 (Heavy Commercial) to CW1 (Commercial Warehousing One).*

COMMISSION ACTION Motion by Marien and seconded by Bonton to approve.

7 Yeas (Wicker, Winfield, Bonton, Holliday-James, Jackson, Marien, and Tassin), 0 Nays, 1 Absent (Gilmore) and the motion carried.

28. COMMUNICATIONS

The Planning Director reminded the Commission that the next Planning Commission Meeting is February 13, 2012 at 5:00 p.m.

29. ADJOURN

The meeting adjourned at 6:39 p.m.

DRAFT