

AGENDA

Wednesday, November 19, 2014

METROPOLITAN COUNCIL ZONING MEETING

3:30 P.M. Presentations and Special Recognitions

4:00 P.M. 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) 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.

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1. Metropolitan Council Roll Call.
 2. 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:
 - A. **Case 24-14** Lot 69-B-2 of Bluebonnet Boulevard To rezone from A1 (Single Family Residential) to UDD1 (Urban Design District One). The proposed use is a medical office. This property is located on the west side of Bluebonnet Boulevard, north of Oliphant Road, on Lot 69-B-2 of the Inniswold Estates Subdivision. Section 39, T-7-S, R-1-E, GLD, EBRP, LA. (Council District 11-Heck)

Planning Commission Staff Recommendation *The proposed rezoning from A1 (Single Family Residential) to UDD1 (Urban Design District One) is consistent with the Comprehensive Plan, and is compatible with adjacent zoning and development fronting on Bluebonnet Boulevard.*

Therefore, the Planning Commission Staff recommends to approve rezoning from A1 (Single Family Residential) to UDD1 (Urban Design District One), recognizing that the applicant will be required to submit a staff-level site plan to the Planning Commission for approval prior to issuance of building permits.

COMMISSION ACTION Motion to Approve.
9 Yeas, 0 Nay, 0 Absent and the motion carried.

(This item was deferred from the September 17, 2014 and October 15, 2014 Council Zoning Meetings)

- B. **Case 28-14** 4509 Shadeland Drive To rezone from NO (Neighborhood Office) to LC1 (Light Commercial One) for a proposed retail use located on the east side of Shadeland Drive, south of Coursey Boulevard, on Lot 209 of Sherwood Oaks Subdivision. Section 76, T-7-S, R-2-E, GLD, EBRP, LA. (Council District 8-Amoroso)

The proposed zoning change to LC1 (Light Commercial One) is inconsistent with FUTUREBR and potentially incompatible with the surrounding land uses. Based upon previous Planning Commission action and with incompatibility with the neighborhood, the Planning Commission staff recommends to deny this rezoning.

COMMISSION ACTION Motion to defer until November 17, 2014.
8 Yeas, 0 Nays, 1 Absent (Perret) and the motion carried.

(This item was deferred from the October 15, 2014 Council Zoning Meeting)

- C. **TA-1-14** Amending Title 7(Unified Development Code), Chapter 8 (Zoning Districts) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge so as to amend and re-enact Section 8.216.J.5.b: "Changes to an Approved ISPUD Development Plan."

COMMISSION ACTION Motion to approve.
8 Yeas, 0 Nay, 1 Absent and the motion carried.

- D. **TA-2-14** Amending Title 7(Unified Development Code), Chapter 8 (Zoning Districts) and Appendix H of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge so as to amend and re-enact Section 8.210a.2: "HC2 Heavy Commercial Two District" and Appendix H: Permissible Uses.

COMMISSION ACTION Motion to approve.
8 Yeas, 0 Nay, 1 Absent and the motion carried.

- E. **TA-3-14** Amending Title 7(Unified Development Code), Chapters 4 (Permits and Final Plat Approval) and 13 (Streets and Sidewalks) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge so as to amend and re-enact Sections 4.4.A.5: "Access" and 13.6.I: "Private Street."

COMMISSION ACTION Motion to approve.
8 Yeas, 0 Nay, 1 Absent and the motion carried.

- F. **TA-4-14** Amending Title 7(Unified Development Code), Chapter 19 (Amendments) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge so as to amend and re-enact Sections 19.3 (Waiting Period) and 19.8: "Withdrawal of Applications."

COMMISSION ACTION Motion to defer until November 17, 2014.
8 Yeas, 0 Nay, 1 Absent and the motion carried.

- G. **TA-5-14** Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses) of the Code of Ordinances of the City of Baton Rouge and the Parish of East Baton Rouge so as to amend and re-enact Section 10.102h.A (Urban Design Overlay District Eight – Jefferson Highway). By: Planning Director.

- H. **ISPUD 5-14** Water Campus - Block 10 A proposed four (4) story office building consisting of 65,000 square feet for the Baton Rouge Water Campus located north of Oklahoma Street, south of Terrace Street and west of Aztec Street, on Lot 1-B-1, Square 284 of Suburb Magnolia Subdivision. Sections 50 and 51, T-7-S, R-1-W, GLD, EBRP, LA. (Council District 10-Wicker)

Staff recommends approval of the Infill/Mixed Use Small Planned Unit Development, including the modification of parking requirements, considering consistency with the Comprehensive Plan and the general character of the area, provided the applicant resolves all comments from the Department of Public Works prior to the Planning Commission Meeting and the modification for parking requirements is approved by the Planning Commission.

COMMISSION ACTION Motion to approve.
8 Yeas, 0 Nay, 1 Absent and the motion carried.

- I. **CASE 31-14** 12047 Old Hammond Highway To rezone from B1 (Transition) to NC (Neighborhood Commercial) for a proposed snowball stand located on the north side of Old Hammond Highway, east of Beauverde Court, on Lot 1 of the Realty Mart Subdivision. Section 38, T-7-S, R-2-E, GLD, EBRP, LA. (Council District 4-Wilson)

The Planning Commission staff recommends to approve rezoning from B1 (Transition) to NC (Neighborhood Commercial).

COMMISSION ACTION Motion to approve.
8 Yeas, 0 Nay, 1 Absent and the motion carried.

- J. **CASE 32-14** 6500-6600 Jones Creek Road To rezone from R (Rural) to A3.2 (Limited Residential) for a proposed medium density residential development located on the east side of Jones Creek Road, north of Tiger Bend Road, on Lots 1, 4, and 1-22-A-C of the John M. Wilson Tract. Section 61, T-7-S, R-2-E, GLD, EBRP, LA. (Council District 9-Boé)

The Planning Commission staff recommends to approve rezoning from R (Rural) to A3.2 (Limited Residential).

COMMISSION ACTION Motion to approve.
8 Yeas, 0 Nay, 1 Absent and the motion carried.

- K. **CASE 33-14** 2360 Aubin Lane To amend the "Comprehensive Land Use Plan" from Compact Neighborhood to Residential Neighborhood and to rezone from C1 (Light Commercial) and B1 (Transition) to A1 (Single Family Residential) for a proposed single family residential subdivision located on the west side of Aubin Lane, south of North Harrell's Ferry Road, on Tract A of the Phillips Acres Subdivision. Section 62, T-7-S, R-1-E, GLD, EBRP, LA. (Council District 11-Heck)

The Planning Commission staff recommends to approve amending the Comprehensive Land Use Plan from Compact Neighborhood to Residential Neighborhood and rezoning from B1 (Transition), and C1 (Light Commercial) to A1 (Single Family Residential).

COMMISSION ACTION Motion to approve.
4 Yeas, 3 Nays, 2 Absent and the motion failed for lack of five (5) affirmative votes.

- L. **CASE 34-14** Lot J-2-A of Jones Creek Road To amend the "Comprehensive Land Use Plan" from Town Center to Residential Neighborhood and to rezone from C2 (Heavy Commercial) to A2.7 (Single Family Residential) for a proposed single family subdivision located on the west side of Jones Creek Road, north of Coursey Boulevard, on a portion of Lot J-2-A of the John J. Leblanc Property. Section 52, T-7-S, R-2-E, GLD, EBRP, LA. (Council District 8-Amoroso)

A CERTIAN AREA OR PORTION OF LAND CONTAING APPROXIMATELY 10.56 ACRES, BEING A PORTION OF TRACT J-2-A OF THE JOHN J. LEBLANC TRACT, LOCATED ON SECTION 52, T-7-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, AS SHOWN ON PLAT TITLED " MAP SHOWING SURVEY & RESUBDIVISION OF TRACTS J-1 & J-2, OF THE JOHN J. LEBALNC TRACT, BY W. KENNETH MOORE & ASSOCIATES, INC., DATED NOVEMBER 6, 1981, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southwest Corner of Section 52, T-7-S, R-2-E, G.L.D., thence proceed South 70° East a distance of 1,680.6 feet to a point, thence proceed North 0° 20' West a distance of 412.84 feet to a point and corner, said point being the "POINT OF BEGINNING", Thence continue North 0° 20' West a distance of 288.76 feet to a point and corner;

Thence proceed South 65° 40' 09" East a distance of 1,525.0 feet to a point and corner;

Thence proceed South 21° 39' 14" West a distance of 267.22 feet to a point and corner;

Thence proceed South 63° 03' 35" East a distance of 476.76 feet to a point and corner;

Thence proceed South 31° 14' 00" West a distance of 60.16 feet to a point and corner;

Thence proceed North 63° 03' 35" West a distance of 1,887.98 feet to a point and corner, said point being the "POINT OF BEGINNING".

The proposed use is not consistent with the Comprehensive Plan Land Use Map but given the lack of access of the site and the pattern of existing development the proposed use appears to be the most appropriate use for the site. The Planning Commission staff recommends to approve rezoning to A2.7

COMMISSION ACTION Motion to defer until November 17, 2014.
6 Yeas, 0 Nays, 3 Absent and the motion carried.

- M. **RV-1-14** Revocation of a 15 foot utility servitude, located east of the intersection of Sandalwood Avenue and South Ridge Drive, on Lot 22-A of Glenwood Subdivision. By: Planning Director.

3. **ADJOURN.**