

AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, January 17, 2017
5:00 PM

ROLL CALL

PLANNING COMMISSION EMPLOYEE OF THE YEAR

NEW PLANNING COMMISSION MEMBER JAYME ELLENDER

ORGANIZATION

1. ELECTION OF THE CHAIRMAN - JASON ENGEN WAS ELECTED UNANIMOUSLY
2. ELECTION OF THE VICE CHAIRMAN - ROSSIE WASHINGTON WAS ELECTED UNANIMOUSLY
3. APPROVAL OF 2016 ANNUAL REPORT.
APPROVED 7-0
[Annual Report](#)
4. APPROVAL OF 2017 CALENDAR.
APPROVED 7-0
[2017 Calendar](#)
5. APPROVAL OF 2017 WORK PROGRAM.
APPROVED 7-0
[WORK PROGRAM](#)

APPROVAL OF MINUTES

6. December 19, 2016.
APPROVED 7-0
[December 16, 2016 draft minutes](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed fifteen (15) minutes.

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. 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.

Applicant will be allowed a total period of five (5) minutes for rebuttal.

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.

All motions will be made in the affirmative as a matter of procedure. This does not necessarily reflect the intent of the maker of the motion.

CONSENT AGENDA

Items other than waivers with no outstanding issues. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL**CONSENT - ITEMS FOR DEFERRAL****CONSENT - ITEMS FOR APPROVAL****REGULAR AGENDA**

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

7. [PA-1-17] 400-500 UND Harding Boulevard (Southern University Alumni Association)
To amend the Comprehensive Land Use Plan from Industrial to University District on property located on the south side of Harding Boulevard (LA HWY 408), south of Southern University, on Tract Y-1-A being a portion of Shada and Riverview Farms Plantation. Section 50, T6S, R1W, GLD, EBRP, LA (Council District 10-Wicker).
PLANNING STAFF FINDINGS: Recommend approval, based upon a change in condition since the creation of the plan
This case is related to Case 1-17

APPROVED 7-0

[Staff Report](#)

8. [Case 1-17] 400-500 UND Harding Boulevard (Southern University Alumni Association)
To zone Heavy Commercial (HC1) property located on the south side of Harding Boulevard (LA HWY 408), south of Southern University, on Tract Y-1-A being a portion of Shada and Riverview Farms Plantation. Section 50, T6S, 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, if the Comprehensive Plan Amendment is approved to make it consistent with the Comprehensive Plan, being compatible with surrounding uses, and conforming to Unified Development Code requirements.
This case is related to PA-1-17

APPROVED 7-0

[Staff Report](#)

9. **CONSENT FOR DEFERRAL.** [TA-1-17] Chapter 7, Nonconformities To revise Chapters 7 and 11 to add restrictions regarding building on contiguous nonconforming lots in Single Family Residential (A1) zoning with common ownership and revises Chapter 11 for consistency.
PLANNING STAFF FINDINGS: Staff recommends approval in order to better protect the character of existing neighborhoods.
DEFERRED TO FEBRUARY 20, 7-0

[Staff Report](#)

10. [Case 51-16] 9656 Cal Road To rezone from Single Family Residential (A1) to Single Family Residential (A2) on property located at the southwest quadrant of the corner of Cal Road and Inniswold Road, on Lot 294 of Inniswold Estates Subdivision. Section 58, T7S, R1E, 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 surround uses, and conforming to Unified Development Code requirements.
DEFERRED TO FEBRUARY 20, 7-0

[Application](#) [Staff Report](#)

11. **CONSENT FOR APPROVAL.** [Case 67-16] 7949 Jefferson Highway, Suite A To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage - Restaurant (CAB1) on property located on the northeast side of Jefferson Highway, north of Brandon Drive, on a portion of Lot M-1, referred to as the Larimore Tract. Section 83, T7S, R1E, 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
APPROVED 7-0
[Application](#) [Staff Report](#)
12. **CONSENT FOR APPROVAL.** [Case 68-16] 6031 Siegen Lane, Suite H To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage - Restaurant (CAB1) on property located on the southeast quadrant of the intersection of Siegen Lane and Cloverland Avenue, on a portion of Lot 32 of Cloverland Subdivision. Section 67, T7S, R1E, 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
APPROVED 7-0
[Application](#) [Staff Report](#)
13. **CONSENT FOR APPROVAL.** [Case 69-16] 9400-9500 UND and 9500-9600 UND Perkins Road To rezone from Off-Street Parking (B) and Light Commercial (C1) to Light Commercial (LC2) on property located west of Bluebonnet Boulevard, on the south side of Perkins Road, to the north side of Hyacinth Avenue, on Tract C-1-A-2, C-1-A-3, and a 0.338 Acre Tract, all being a portion of the original Vito Roppolo Property. Sections 59, T8S, R1E, GLD, EBRP, LA (Council District 12-Freiberg).
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
APPROVED 7-0
[Application](#) [Staff Report](#)
14. **CONSENT FOR DEFERRAL.** [Case 70-16] 12841 North Oak Hills Parkway To rezone from Single Family Residential (A1) to Neighborhood Office (NO) on property located at the northwest quadrant of the intersection of Siegen Lane and North Oak Hills Parkway on Lot U-1-A-1 of Oak Hills Park Subdivision, 8th Filing. Section 37, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe).
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
DEFERRED TO FEBRUARY 20. 7-0
[Application](#) [Staff Report](#)
15. **CONSENT FOR APPROVAL.** [Case 71-16] 3627 Perkins Road, Building 2 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage - Restaurant (CAB1) located on the north side of Perkins Road, at the northeast quadrant of the intersection of Perkins Road and South Acadian Thruway on a portion of Tract A-2-A of the Robert G. Claitor Property of the East Estates Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA.(Council District 12-Freiberg).
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
APPROVED 7-0
[Application](#) [Staff Report](#)

16. **CONSENT FOR APPROVAL.** [PUD-1-03] Creekstone (aka Towne Center at Cedar Lodge) Concept Plan Revision 2 To revise an existing PUD Concept Plan to allow limited Commercial Alcoholic Beverage - Bars and Lounges (CAB2) use on property located on the south side of Jefferson Highway, to the north of Corporate Boulevard, on Tracts TC-1, TC-2, TC-3-A-1, TC-3-A-2, TC-3-A-3, TC-3-J, TC-3-K, and TC-3-L-1 of Cedar Lodge Plantation. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson).
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
APPROVED 7-0
[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

17. **CONSENT FOR APPROVAL.** [PUD-2-00] Arlington Marketplace, Burbank University Final Development Plan Proposal for development of commercial buildings to consist of grocery store, retail and restaurant uses within an existing PUD on the south side of Burbank Drive and east of West Lee Drive, on a portion of Tract B-2-A-1-A-1 of the Nelson Property. Section 36, T7S R1W, GLD, EBRP, LA (Council District 12-Freiberg).
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the UDC for Planning Commission consideration
APPROVED 7-0
[Application](#) [Staff Report](#) [Plans](#)
18. **CONSENT FOR DEFERRAL.** [PUD-15-06] Cheval Trails Final Development Plan (Phase 1, 1st – 3rd Filings) Proposal for 106 low density residential units on property located on the west side of Old Scenic Highway (Highway 964) and south of Zimmerman Road, on a portion Tract 1-B-1-A-3-A-1-A-1 of the Aubrey L. Barber Property. Sections 59, 61 and 63, T5S, R1W, GLD, EBRP, LA (Council District 1-Welch).
DEFERRED TO FEBRUARY 20. 7-0
[Application](#)
19. **CONSENT FOR APPROVAL.** [PUD-1-15] The Water Campus Phase 2A Final Development Plan Proposal includes portions of Zones 2 and 3, and consist of 138,691 square feet of public/semi-public areas, 15,835 square feet of open space, and a 108,000 square foot three story (50 feet) parking garage on property located north of Oklahoma Street, east of River Road, on Old City Docks of Baton Rouge Tract, Lots 4, 6, and 7 of Square 287, Tracts A, C-1-A, C-2-D-1, and Lot A-1 of Square 288, of the Gailey Subdivision. Section 49 and 50, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker).
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, provided the revocation of the unimproved right-of-way east of River Road and north of the Old City Docks (RV-16-16) is approved by the Metropolitan Council
APPROVED 7-0
[Application](#) [Staff Report](#) [Plans p1thru7](#) [Plans p8thru15](#)
20. **CONSENT FOR DEFERRAL.** [S-9-16] Christian Street Townhomes Subdivision A proposed 14 lot townhome subdivision with a common area tract on public streets, located at the southwest quadrant 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. (Council District 12-Freiberg).
DEFERRED TO FEBRUARY 20, 7-0
[Application](#)
21. **CONSENT FOR WITHDRAWAL.** [SP-16-16] Greenwell Springs Development A proposed site plan for 264 high density multi-family residential units with a 147 unit senior living facility, located on the north side of Greenwell Springs Road, west of Airline Highway and south of Winbourne Avenue, on 16 lots of the Victoria Farms Subdivision (Council District 7-Cole).
WITHDRAWN BY THE APPLICANT
[Application](#)

22. INITIATION OF TEXT AMENDMENT:

REMOVAL OF 50 FOOT BUFFER REQUIREMENT BETWEEN GRAVES IN A CEMETERY AND ANY PROPERTY LINE.

APPROVED TO INITIATE 7-0

[Letter](#)

23. SCHEDULING SPECIAL PLANNING COMMISSION MEETING.

APPROVED FOR FEBRUARY 13, 7-0

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN