

AGENDA
PLANNING AND ZONING COMMISSION MEETING
October 17, 2016
5:00 P.M.

ROLL CALL

INTRODUCTION OF NEW PLANNING COMMISSION MEMBER

APPROVAL OF THE MINUTES

1. September 12, 2016
2. September 19, 2016

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 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 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 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.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

12

CONSENT - ITEMS FOR DEFERRAL

3, 4, 5, 6, 8, 11, 15, 19

CONSENT - ITEMS FOR APPROVAL

9, 13, 16, 17

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

3. PA-8-16 **18200-18300 and 18366 Perkins Road East (Deferred from September 19 by the Neighborhood)** To amend the Comprehensive Land Use Plan from Neighborhood Center (NC) to Commercial (C) on property located on the south side of Perkins Road East, to the east of Highland Road, on a Tracts A-1-1A-1, A-1-1A-2 and A-1-1A-3 of the Durbin B. Kleinpeter Property. Sections 55 and 57, T8S, R2E, GLD, EBRP, LA (Council District 9-Boe') *This case is related to the next item.*
[Application](#) [Staff Report](#)
DEFERRED TO NOVEMBER 14, 9-0
4. Case 42-16 **18200-18300 and 18366 Perkins Road East (Deferred from September 19 by the Neighborhood)** To rezone from LC1 (Light Commercial One) to HC1 (Heavy Commercial One) on property located on the south side of Perkins Road East, to the east of Highland Road, on a Tracts A-1-1A-1, A-1-1A-2 and A-1-1A-3 of the Durbin B. Kleinpeter Property. Sections 55 and 57, T8S, R2E, GLD, EBRP, LA (Council District 9-Boe') *This case is related to the previous item.*
[Application](#) [Staff Report](#)
DEFERRED TO NOVEMBER 14, 9-0
5. PA-9-16 **10058-10088 South Choctaw Drive (Deferred from September 19 by the Planning Commission)** To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the south side of South Choctaw Drive, to the west of San Clemente Drive on Lots 73, 74 and 75 of the Baton Rouge East Business Center, 3rd Filing. Sections 65, T7S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis) *This case is related to the next item.*
[Application](#)
DEFERRED TO NOVEMBER 14, 9-0
6. Case 47-16 **10058 South Choctaw Drive (Deferred from September 19 by the Planning Commission)** To rezone from M1 (Light Industrial) to CAB2 (Commercial Alcoholic Beverage Two) on property located on the south side of South Choctaw Drive, to the west of San Clemente Drive on a portion of Lot 73 of the Baton Rouge East Business Center, 3rd Filing. Sections 65, T7S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis) *This case is related to the previous item.*
[Application](#)
DEFERRED TO NOVEMBER 14, 9-0
7. Case 34-16 **667 North Foster Drive (Deferred from September 12 by the Councilperson Cole)** To rezone from C2 (Heavy Commercial) to C-AB-1 (Commercial Alcoholic Beverage One) on property located on the west side of North Foster Drive, to the north of North Street, on a portion of Tract Bh-1b of the Blouin,

Phillips and Keener Tract. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole)

[Application](#)

[Staff Report](#)

DENIED 9-0

8. **Case 36-16** **15055 and 15127 Perkins Road (Deferred from September 19 by the Neighborhood)** To rezone from R (Rural) to LC2 (Light Commercial Two) on property located to the north side of Perkins Road, west of Pecue Lane on Tracts 2 and 3 of the Haynes C.H. Property. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9-Boe')

[Application](#)

[Staff Report](#)

DEFERRED TO NOVEMBER 14, 9-0

9. **Case 49-16** **5224 Florida Boulevard** To remove from subject property from Urban Design Overlay District 6 (Florida Boulevard) on property located on the south side of Florida Boulevard, to the east of Community College Drive, on Lots A-2-A, A-2-B and A-1-A-2 of the Stephen B. Jones, et al Property. Sections 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole)

[Application](#)

[Staff Report](#)

APPROVED 9-0

10. **Case 50-16** **1132 Eddie Robinson Senior Drive** To rezone from C2 (Heavy Commercial) to CAB1 (Commercial Alcoholic Beverage One) on property located on the west side of Eddie Robinson Senior Drive, to the north of Julia Street on a portion of Lots 10, 11 and 12, Block 273 of Swartz Subdivision. Section 50, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker)

[Application](#)

[Staff Report](#)

APPROVED 9-0

11. **Case 51-16** **9656 Cal Road** To rezone from A1 (Single Family Residential) to A2 (Single Family Residential) 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-Heck)

[Application](#)

[Staff Report](#)

DEFERRED TO NOVEMBER 14, 9-0

12. **Case 52-16** **16040 Hatteras Avenue** To rezone from SPUD (Small Planned Unit Development) to HC1 (Heavy Commercial One) and LC1 (Light Commercial One) on property located to the west of O'Neal Lane at the southwest quadrant of I-12 and O'Neal Lane, on Lot 4-A of Armstrong and Cryer Property and 5-A of Hatteras Commercial Park. Section 16, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)

[Application](#)

[Staff Report](#)

WITHDRAWN BY THE APPLICANT

13. **Case 53-16** **2857 Perkins Road** To rezone from M1 (Light Industrial) to Commercial Alcoholic Beverage One (CAB1) on property located on the east side Perkins Road, to the north of Christian Street, on Lot 15 of Hundred Oaks Park

Subdivision. Section 67, T7S, R1W, GLD, EBRP, LA (Council District 12-Delgado)

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

APPROVED 9-0

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

14. SPUD-5-00 **Mount Hope Plantation (Deferred from September 19 by the Neighborhood)** Revision to increase the assembly building square footage, build four cottages to be used for bed and breakfast accommodations, and build a garage/food warming area on property located on the north side of Highland Road and east of Albert Hart Drive, on an Undesignated Tract and the J. Hammatt Tract, being a portion of Anna Hammatt Property. Section 65, T8S, R1E, GLD, EBRP, LA (Council District 12-Delgado)

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

DEFERRED TO NOVEMBER 14, 9-0

15. SPUD-4-14 **Captain D's (also known as Circle K Stores SPUD)** Proposal for a restaurant with a drive thru on a vacant parcel within an existing SPUD on property located on the north side of Government Street, to the east of South Foster Drive, on Tract D of the J.D. Garig Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole)

[Application](#)

DEFERRED TO NOVEMBER 14, 9-0

16. PUD-2-00 **Burger King, Burbank University Final Development Plan (Deferred from September 19 by the Applicant)** Proposal for a restaurant with a drive-thru on property located on the south side of Burbank Drive and east of West Lee Drive, on a portion of Tract C-1-A-1-A-3 of the Nelson Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12-Delgado)

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

APPROVED 9-0

17. CUP-4-16 **The Brighton School (12108 Parkmeadow Avenue)** A Conditional Use Permit for an existing school to add a 5,376 square foot classroom building and a 3,500 square foot office space, a 1,500 square foot accessory building for storage, and a 404 square foot addition to an existing accessory on property located on the south side of Parkmeadow Avenue, to the west of Parkforest Drive, on Lot 90-B, 1st Filing of Parkview Oaks Subdivision. Section 50 and 58, T7S, R2E, GLD, EBRP, LA (Council District 8- Amoroso)

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

APPROVED 9-0

18. S-6-16 **Old Goodwood Crossing (Deferred from September 19 by the Applicant)** A proposed 35 lot subdivision with private streets, and a commercial lot for an existing cell tower, located on the north side of Government Street, to the west of Cloud Drive on Tract A, formerly a portion of the Sam Scheinuk Property. (Council District 7-Cole)

[Application](#)

[Staff Report](#)

APPROVED 6-1

19. SP-13-16 **Howell Place** A proposed site plan for an 81,081 sq. ft. senior living facility, 310 Low Density Multi-Family Residential Units, and a 3,200 sq. ft. clubhouse located on the south side of 72nd Street, between Interstate I-110 and Plank Road, located on Tract B-1 of the Howell Community Farms Subdivision (Council District 10-Wicker)

[Application](#)

DEFERRED TO NOVEMBER 14, 9-0

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN