

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
December 19, 2016
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. November 7, 2016
2. November 14, 2016

COMPREHENSIVE PLAN UPDATE

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

None

CONSENT - ITEMS FOR DEFERRAL

25

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

3. **PA-10-16 Cedarcrest Avenue** A request to reduce the Major Street Setback along Cedarcrest Avenue from Airline Highway to Coursey Boulevard from 5 lanes 125 feet to 3 lanes 80 feet. (Council District 8-Amoroso) [Application](#)
4. **TA-10-16 Chapter 8, Rural Zoning (Deferred from November 14 by a citizen)** To repeal and revise Section 8.213, Rural Zoning to remove grandfathering provisions for multi-family and nonresidential uses and reduce the allowable density.
5. **Case 51-16 9656 Cal Road (Deferred from October 17 by the neighborhood and from November 14 at the request of Councilman Heck)** 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](#)
6. **Case 57-16 2111 and 1600-1700 UND Lobdell Boulevard (Deferred from November 14 by the neighborhood)** To rezone from PUD (Planned Unit Development) to LC3 (Light Commercial Three) on property located on the west side of Lobdell Boulevard, south of Greenwell Springs Road on Tract X-1-B and a portion of Tract X-1-A-1 previously known as Ardenale (Phase I). Sections 73, 74, and 79, T7S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis) [Application](#)
7. **Case 58-16 5100 Greenwell Springs Road (Deferred from November 14 by the neighborhood)** To rezone from PUD (Planned Unit Development) and A1 (Single Family Residential) to A3.1 (Limited Residential) on property located on the east and west side of North Ardenwood Drive, south of Greenwell Springs Road on a portion of Tract X-2-A formerly known as the C.C. Bird Property and a portion of Tract X-1-A-1 formerly known as Ardenale (Phase I). Sections 73, 74, and 79, T7S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis) [Application](#)
8. **Case 60-16 918 and 600-1100 UND Staring Lane (Deferred from November 14 by the Planning Commission)** To rezone from A1 (Single Family Residential) to A2.6 (Zero Lot Line District) on property located on the southeast side of Staring Lane south of Staring Court on Lot 43, the W ½ of W ½ of 44, and the E ½ of W ½ of 44; Staring Plantation Subdivision. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12-Delgado) [Application](#)
9. **Case 62-16 12700-12800 UND Burbank Drive (Deferred from November 14 by the applicant)** To rezone from C2 (Heavy Commercial) to A2.7 (Single Family Residential) located on the northwest side of Burbank Drive south of Highland Road on a portion of Tract M-2 of the Dawl Corporation Property. Section 50, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) ***This case is related to the next item.*** [Application](#)

10. **S-7-16** **Willows at Bayou Fountain (Deferred from November 14 by a citizen)** A proposed 102 single family lot subdivision with 6 common area tracts, and 3 commercial lots, located on the northwest side of Burbank Drive south of Highland Road on a portion of Tract M-2 of the Dawl Corporation property. (Council District 3-Loupe) ***This case is related to the previous item and requires Planning Commission approval only.*** [Application](#)
11. **Case 63-16** **7065 Hanks Drive** To rezone from C1 (Light Commercial) to A2 (Single Family Residential) on property located northeast of the intersection of Hanks Drive and Landis Drive, on Lot A from Lot 40 of Victoria Farms Subdivision. Section 50, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
12. **Case 64-16** **8140 Pecue Lane** To rezone from R (Rural) to LC3 (Light Commercial Three) on property located on the west side of Pecue Lane, south of Woodridge Avenue, on Lot 7 of Airline Heights Subdivision. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 11-Heck) [Application](#)
13. **Case 65-16** **1176 and 1184 Bob Pettit Boulevard** To rezone from C2 (Heavy Commercial) to CAB2 (Commercial Alcoholic Beverage Two) on property located on the north side of Bob Petit Boulevard, to the west of Nicholson Drive, on a portion of Tract A-2-A of Tigerland Acres Subdivision. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12-Delgado) [Application](#)
14. **Case 66-16** **14490, 14510, 14520 Tiger Bend Road** To rezone from R (Rural) and NO (Neighborhood Office) to A2.6 (Zero Lot Line) on property located on the south side of Tiger Bend Road, between Chippendale Drive and Snowden Drive, on Tract Q, R-1-A, and R-2-1-A of the Harelson Property. Section 60, T7S, R2E, GLD, EBRP, LA (Council District – Boé) [Application](#)
15. **ISPUD-3-09** **Brickyard Flats revision (formerly Nicholson Rowes)** Revision to existing ISPUD to change 10 single family units to 12 multi-family units, in which one existing single family structure will remain on property located on the east side of Nicholson Drive, south of Oklahoma Street on Lots 1 through 12 of Cotorie Subdivision. Section 51, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
16. **SPUD-4-02** **AMC Theatres (formerly Rave Motion Pictures)** To revise an existing SPUD to allow the sale of alcoholic beverages in an existing movie theatre on property located on the south side of Interstate 12 and west of O'Neal Lane, on a Lots 4-A and 5-A of The Armstrong and Cryer Property (Hatteras Commercial Park). Sections 16 and 47, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

17. **ISPUD-8-13** **House on the Hill revision (formerly Beauregard Block)** Revision to existing ISPUD to change access locations and number of parking on property located north of Louisiana Avenue, east of Napoleon Street, west of St.

Joseph Street and south of America Street, on Lots 3, 4, 7, 8, 9, West 1/4 of Lot 10, East 1/4 of West 1/2 of Lot 10, 11-A and 12, Square 53 of Beauregard Town. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)

18. **SPUD-5-00 Mount Hope Plantation (Deferred from September 19 by the Neighborhood and from October 17 and November 14 by the Planning Commission)** 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](#)
19. **PUD-3-11 Fairfield at Baton Rouge Concept Plan revision** To revise an existing PUD to increase allowable commercial square footage from 12,000 to 17,000 square feet on property located south of the intersection of Burbank Drive and Ben Hur Road, on Tract F-1-A and a portion of Tract F-2-A of The Nelson Property. Sections 6 and 49, T8S, R1E, Sections 31 and 64, T7S, R1E, and Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
This case is related to the next item.
20. **PUD-3-11 Rotolos Plaza, Fairfield at Baton Rouge Final Development Plan** Commercial building consisting of retail and restaurant uses, which include the sale of alcoholic beverages, on property located south of the intersection of Burbank Drive and Ben Hur Road, on Tract F-1-A of The Nelson Property. Sections 31 and 64, T7S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#) *This case is related to the previous item.*
21. **PUD-4-12 The Greens at Millerville Concept Plan revision 6** A proposed revision to an existing concept plan to add two proposed pole signs, relocate billboard, and show updated parcel boundaries on property located on the west side of Millerville Road and north of Interstate 12, on Parcels 1-A, 2, 3-A, 3-B, 3-C, 3-D, 4-A, 5 and 6 of The Greens at Millerville Subdivision. Sections 17 and 38, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
22. **PUD-4-12 Richards Honda, The Greens at Millerville Final Development Plan** A proposed Final Development Plan for a motor vehicle sales, service, and repair center on property located on the west side of Millerville Road and north of Interstate 12, on Parcel 4-A of The Greens at Millerville Subdivision. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
23. **SS-16-16 D. J. Richardson Tract (18031 Hoo Shoo Too Road and 18210 Family Lane) (Deferred from November 14 by the applicant)** A proposed 3 lot subdivision on a private street located on property to the north side of Hoo Shoo Too Road, east of Jefferson Ridge Drive, on Lot 1-C-1-A of the D.J. Richardson Tract. (Council District 9- Boé) [Application](#)

- 24. S-8-16 Masters at CCLA, Parcel 13** A proposed six lot subdivision with one common area tract on a public street located on property at the northwest quadrant of the intersection of Highlandia Drive and Bent Tree Court, on Lot 48 of the Highlandia Subdivision and the Common Property Tract of the Masters at the Country Club of Louisiana Subdivision. (Council District 3-Loupe) [Application](#)
- 25. 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) [Application](#)
Deferral to January 17, 2017 at the request of the applicant
- 26. DP-4-16 861 Main Street** A proposed demolition of buildings more than 50 years old in the Downtown Development District on property located at the northwest quadrant of the intersection of Main Street and North 9th Street, and the west side of Pricilla Lane, between Main Street and North Street, on Lot 4, 5 and on portions of Lot 6 and 10, Square 60 of Jackson Gardens Subdivision. (Council District 10 - Wicker) [Application](#)
- 27. Request to initiate zoning on privately owned property**

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN