

AGENDA
PLANNING AND ZONING COMMISSION
Monday, November 13, 2017
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **October 9, 2017**
Motion to approve carried, 8-0

[Draft Minutes](#)

2. **October 16, 2017**
Motion to approve carried, 8-0

[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 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 form 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 form 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

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

16

CONSENT - ITEMS FOR DEFERRAL

CONSENT - ITEMS FOR APPROVAL

12, 13, 14, 15, 17, 18, 19, 22, 23, 24, 25

REGULAR AGENDA

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

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

3. **TA-16-17 Chapter 8, Shooting Ranges, Indoor**
To revise Section 8.213, Rural District, to permit indoor shooting ranges through a conditional use permit in the Rural zoning district.
PLANNING STAFF FINDINGS: Staff recommends approval, considering the recent approval of Outdoor Shooting Ranges, which pose a greater safety threat to indoor ranges, on Rural-zoned property

Motion to approve carried, 8-0

[Staff Report](#)

4. **TA-17-17 Chapter 16, Roof Signs**

To repeal and revise Section 16.5.8B, Roof Signs, Standards to modify allowable standards.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the recommendations of the Downtown Design Committee and recognizing the need for larger signs to ensure visibility

Motion to approve carried, 8-0

[Staff Report](#)

5. **TA-18-17 Chapter 10, Downtown Design Overlay**

To repeal and replace Section 10.102g, Urban Design Overlay District Seven-Downtown to reflect more current development standards and revise the area included.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code

This case is related to Case 99-17.

Motion to approve carried, 8-0

[Staff Report](#)

6. **Case 99-17 Urban Design Overlay District Seven – Downtown Design Overlay (UDOD7)**

To revise the Official Zoning District Map to designate the boundary for UDOD7 on the north side from North Street at the southern right-of-way line, on the south side from North Boulevard at the northern right-of-way line; and from the west side from River Road at the eastern right-of-way line, and to the east side from North T.J. Jemison Boulevard at the western right-of-way line. (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Text Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

This case is related to TA-18-17.

Motion to approve carried, 8-0

[Staff Report](#)

7. **Case 76-17 2200-2300 UND Balis Drive**

To rezone from Single Family Residential (A1) to Two Family Residential District (A2.9) on property located on the east side of Balis Drive and north of Bawell Street, on Lot 7-A of the Wells Place Subdivision. Section 95, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, or being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Motion to approve carried, 8-0

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

8. **Case 85-17 5600-5700 UND Hollywood-Greenwell Street**

To rezone from Single Family Residential (A2) to Light Commercial (LC2) on property located at the northeast quadrant of the intersection of McClelland Drive and Hollywood-Greenwell Crossover, on Lot 0.6 AC, of the KD Smith Tract. Section 51, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Motion to approve Limited Residential (A3.1) carried, 8-0

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

9. **Case 86-17 10730 Goodwood and 1020 Marlbrook Drive**
 To rezone from Single Family Residential (A1) to Rural (R) on property located at the south side of Goodwood Boulevard, west of Marlbrook Drive, on a portion of Lot A-1 called Schools-East Baton Rouge Parish and a portion of a Lot called DPW Sewer Pump STA. Section 86, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to deny carried unanimously, 8-0
[Application](#) [Staff Report](#)
10. **Case 89-17 7655 Old Hammond Highway**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the north side of Old Hammond Highway, east of Jefferson Highway, on a portion of Tract 1-A of the Levi Dillon Tract. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to withdraw carried, 8-0
[Application](#) [Staff Report](#)
11. **Case 92-17 505, 507, 515, 517 Roselawn Avenue; 504, 506 Live Oak Boulevard**
 To rezone from Light Industrial (M1) to Limited Residential (A3.3) on property located on the west side of Roselawn Avenue, and the east side of Live Oak Boulevard, on Lots 34, 35, 36, 37, 56, and 57, Block 4 of Buffinton Heights Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to defer 60 days carried, 6-2
[Application](#) [Staff Report](#)
12. **CONSENT FOR APPROVAL Case 94-17 9500-9600 UND Perkins Road**
 To rezone from Light Commercial (LC2) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located west of Bluebonnet Boulevard, on the south side of Perkins Road, to the north side of Hyacinth Avenue, on a portion of Tract C-1-A-3 of the Vito Roppolo Tract. Section 59, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
13. **CONSENT FOR APPROVAL Case 95-17 11875 Florida Boulevard**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the northeast quadrant of the intersection of Florida Boulevard and North Little John Drive, on a portion of Tract X, now or formerly called the John C. Bailey and Howard P. Broussard Property. Section 6, T7S, R2E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)
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
Motion to approve carried, 8-0
[Application](#) [Staff Report](#)

14. **CONSENT FOR APPROVAL Case 96-17 18367 Perkins Road East**
 To rezone from Light Commercial (LC1) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the north side of Perkins Road East, to the east of Highland Road, on a portion of Tract 6-A-1-B of the Old Home Place Tracts. Section 55, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
15. **CONSENT FOR APPROVAL Case 97-17 11120 Julia Aubin Lane**
 To rezone from Single Family Residential (A1) to Heavy Commercial (HC2) on property located on the south side of Julia Aubin Lane, to the west of Siegen Lane, on Lot 16-A of the T.L. Aubin and Julia E. Aubin Subdivision. Section 37, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
16. **CONSENT FOR WITHDRAWAL ISPUD-4-17 Broad Oak Lane**
 To rezone from Single Family Residential (A1) to Infill/Mixed Use Small Planned Unit Development (ISPUD) for a proposal of low density single family residential lots on property located on the south side of Old Hammond Highway (Hwy 426), east side of Brentwood Drive, on Lots 8-A of the David Davis Tract and 13-A-1-B of Country Club Terrace Subdivision, Section 1. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
Withdrawn by applicant on October 23, 2017

Motion to withdraw carried, 8-0
[Application](#)

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

17. **CONSENT FOR APPROVAL PUD-2-00 Starbucks, Burbank University Final Development Plan**
 A proposed restaurant with drive thru at the southwest quadrant of the intersection of Burbank Drive and Ben Hur Road, on Tract C-1-A-1-A-3-C-4-A of the Nelson Tract (being combined Tracts C-1-A-1-A-3-C-4 and C-1-A-1-A-3-C-5). Section 31, T7S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)

18. **CONSENT FOR APPROVAL PUD-1-15 Water Campus Concept Plan Revision**
 A revision to change the location of High Density Residential use in Zone 3, remove a portion of Aztec Street, and update circulation and road sections on plan located south of Interstate 10 and west of River Road, which encompasses properties in between Nicholson Drive and River Road, on the Old City Docks of Baton Rouge Tract, Old City Docks and an Undesignated Tract, Square 156; Lot 1-B-1, Square 284 of Suburb Magnolia Subdivision; Tract A and Tract C-1-A, Square 286, Lots 4, 6, 7, and Lot 22, Square 287, Lots 14, Tract C-3, Square 288 of the Gailey Subdivision; Tracts A-1, B, and Tract C-2-D-1, Square 286 of the Brickyard Property. Section 49 and 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, compatible with surrounding uses, and conforming to Unified Development Code requirements
This case is related to PUD-1-15 FDP.
- Motion to approve carried, 8-0***
[Letter](#) [Staff Report](#) [Plans](#)
19. **CONSENT FOR APPROVAL PUD-1-15 Zone 3 Block 8A, Water Campus Final Development Plan**
 A proposed 4 story multi-family residential building consisting of 20 units located on the north side of Terrace Street, west of Nicholson Drive, and south of Interstate 10, on a portion of Lot C-1-A and C-2-D-1 of the Brickyard Property. Section 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with proposed concept plan revision and meets the minimum requirements of the Unified Development Code for Planning Commission consideration provided the concept plan revision is approved
This case is related to PUD-1-15 CP.
- Motion to approve carried, 8-0***
[Application](#) [Staff Report](#) [Plans](#)
20. **PUD-1-17 Atwater (Phase 1) Final Development Plan**
 A proposed single family residential development and common space areas on the west side of Nicholson Drive (Hwy 30) and east side of River Road (Hwy 327), on a portion of the Remainder of Woodstock Plantation Tract, of the Woodstock Plantation Property. Section 46, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: • Approval of the sidewalk waiver is recommended in favor of the alternative pedestrian way through the common area • Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Motion to approve carried, 6-0-1
[Application](#) [Staff Report](#) [Plans](#)
21. **CUP-7-17/WT-3-17 T-Mobile Wireless Tower (6650 Cedar Grove Drive)**
 A proposed wireless tower located on the east side of Cedar Grove Drive, between Sumrall Drive and Glen Oaks Drive, on a portion of a Lot called GLEN OAKS HIGH SCHOOL. (Council District 5 - Green)
PLANNING STAFF FINDINGS: • Staff recommends approval of the height and setback waivers due to an executed agreement for location on East Baton Rouge Parish School System property • Staff certifies that the proposed request meets the minimum criteria for a Conditional Use Permit and Wireless Tower Site Plan, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements, provided waivers are approved
Motion to approve carried, 7-1
[Application](#) [Staff Report](#) [Plans](#)

22. **CONSENT FOR APPROVAL CUP-8-17 Montessori School of Baton Rouge (12663 Perkins Road)**
 To establish a CUP for an existing religious institution campus consisting of an educational institution and child care center uses located on the north side of Perkins Road and west of Siegen Lane, on Tract D-2 of the Louis B. Kleinpeter Property. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
23. **CONSENT FOR APPROVAL S-10-17 Fieldstone Park**
 A proposed single family residential development, that includes an amenity building and common space areas on the east side of Staring Lane, on a portion of the Dr. H.L. Staring Property. (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
24. **CONSENT FOR APPROVAL SS-11-17 Phillip Acres Subdivision**
 A proposed five lot subdivision, and dedication of a private street, located on the west side of Aubin Lane, north of Interstate 12, on Tract A-3 of Phillips Acres Subdivision. (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
25. **CONSENT FOR APPROVAL SP-25-17 CubesmartSelf Storage (1920 O’Neal Lane)**
 A proposed storage facility over 50,000 square feet, on property located west of O’Neal Lane, south of Interstate 12, on Lot 2 of the Douglas Armstrong Property. (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
26. **AEW-1-17 Downtown Courtyard Marriott Sign Package**
 To waive current standards of UDOD-7, Arts and Entertainment District regarding roof signage on property located on the southwest quadrant of the intersection of 3rd Street and Florida Street, on Lot 3-A-2-A of the Hickey, Duncan, and Mather Town Subdivision. (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Approval is recommended based on the recommendation of the Downtown Design Committee on September 28, 2017 and pending ordinance revisions that would permit the signage by right
Motion to approve carried, 8-0
[Staff Report](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN