

AGENDA

Wednesday, January 18, 2012

METROPOLITAN COUNCIL ZONING MEETING

4:00 P.M.

Governmental Building
Room 348

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) 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.
- 2) The proponents will be allowed three minutes for rebuttal.
- 3) 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.

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. Amend Ordinance 13477, Section 3, so as to include, "pursuant to the adoption of said fee schedule and to facilitate the implementation as previously set forth and ordered by the Metropolitan Council, the Planning Commission is hereby designated the custodian of said GIS records, as may be relevant to any and all public records requests." By: Councilman Loupe.
(F&E sends without recommendation)

(This item was deferred from the March 9, 2011, May 11, 2011, July 27, 2011 and October 19, 2011 Council Meetings)

- B. Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and reenact Section 10.102d Urban Design Overlay District Four- Nicholson Drive, Old South Baton Rouge. (By: Planning Director)

COMMISSION ACTION Motion to defer until June 18, 2012.
5 Yeas, 0 Nays, 3 Absent, and the motion carried.

(This item was deferred from the April 20, 2011 and July 20, 2011 Council Zoning Meetings)

- C. Amending Title 7 (Unified Development Code), Chapter 10 (Supplementary Uses), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and reenact Section 10.102e Urban Design Overlay District Five- North Gate, Old South Baton Rouge. (By: Planning Director)

COMMISSION ACTION Motion to defer until June 18, 2012.
5 Yeas, 0 Nays, 3 Absent, and the motion carried.

(This item was deferred from the April 20, 2011 and July 20, 2011 Council Zoning Meetings)

- D. Amending Title 7 (Unified Development Code), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and so as to replace references to "Mobile Home" and "Mobile Home Park" with "Manufactured Home" and "Manufactured Home Subdivision"; to amend Chapter 2 (Definitions) so as to add the definition of "Modular Home" and revise the definition of "Manufactured Home"; and to remove Chapter 3 (Administrative Mechanisms), Section 3.2.B.9. (By: Planning Director)

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

(This item was deferred from the December 7, 2011 Council Zoning Meeting)

- E. Amending Title 7 (Unified Development Code), Chapter 2 (Definitions), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to add a definition for "Restaurant, Specialty" and revise the definitions for "Housing for the Elderly" and "Elderly"; and Chapter 17 (Parking), Table 1: Section 17.7: Schedule of Off-Street Parking Requirements to add parking ratios for "Restaurant, Specialty" and "Housing for the Elderly". (By: Planning Director)

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

(This item was deferred from the December 7, 2011 Council Zoning Meeting)

- F. **SPUD 2-11** 650 West McKinley This property is located on the north side of McKinley Street, west of the intersection of McKinley Street and Vermont Street, on Tract B of South Baton Rouge Subdivision. To amend the "2010 Land Use Plan" from Public/Semi-Public to Planned Unit Development and to rezone from A.31 (Limited Residential) to SPUD (Small Planned Unit Development). Sections 54 and 75, T7S, R1W, GLD, EBRP, LA. (Council District 10-Wicker)

Planning Commission Staff Recommendation The proposed rezoning to SPUD (Small Planned Unit Development) is consistent with the "Comprehensive Land Use Plan". Therefore, the Planning Commission Staff recommends to amend the "Comprehensive Land Use Plan" from Compact Neighborhood to Planned Unit Development and approve rezoning from A3.1 (Limited Residential) to SPUD (Small Planned Unit Development) provided the applicant resolves all comments from the Department of Public Works prior to the Planning Commission Meeting.

COMMISSION ACTION Motion to approve with independent property inspector to document condition of houses along perimeter before and after construction.
8 Yeas, 0 Nays, 0 Absent, and the motion carried.

(This item was deferred from the July 20, 2011, August 17, 2011, September 21, 2011, October 19, 2011 and November 16, 2011 Council Zoning Meetings)

- G. **Case 37-11** 8743 Perkins Road This property is located on the east side of Perkins Road, south of Madeira Drive, on Lots 29 and 30 of the Homewood Subdivision. To amend the "Comprehensive Land Use Plan" from Residential Neighborhood to Urban Neighborhood and rezone from A1 (Single Family Residential) to LC1 (Light Commercial One). Section 55, T7S, R1E, GLD, EBRP, LA. (Council District 3-Loupe)

COMMISSION ACTION Motion to defer until March 19, 2012.
5 Yeas, 0 Nays, 3 Absent, and the motion carried.

(This item was deferred from the October 19, 2011 and November 16, 2011 Council Zoning Meetings)

- H. **Case 39-11** 325 North 26th Street This property is located on the west side of North 26th Street, north of Florida Street, on Lot 7A of Duchein Place. To rezone from A3.1 (Limited Residential) to HC1 (Heavy Commercial One). Section 53, T7S, R1W, GLD, EBRP, LA. (Council District 10-Wicker)

Planning Commission Staff Recommendation The proposed rezoning to HC1 (Heavy Commercial One) is not consistent with the "Comprehensive Land Use Plan". Therefore, the Planning Commission Staff recommends to deny rezoning from A3.1 (Limited Residential) to HC1 (Heavy Commercial One) to avoid further commercial intrusion into the existing neighborhood.

COMMISSION ACTION Motion to deny.
7 Yeas , 1 Nay, 0 Absent, and the motion carried.

(This item was deferred from the October 19, 2011 and November 16, 2011 Council Zoning Meetings)

- I. **Case 43-11** 4502 Doral Drive This property is located on the southwest corner of Coursey Boulevard and Doral Drive, on Lot 93 of the Sherwood Oaks Subdivision. To rezone from A1 (Single Family Residential) to LC1 (Light Commercial One). Section 55, T7S, R2E, GLD, EBRP, LA. (Council District 8-Walker)

COMMISSION ACTION Motion to defer until January 23, 2012.
5 Yeas, 0 Nays, 3 Absent, and the motion carried.

(This item was deferred from the November 16, 2011 Council Zoning Meeting)

- J. **ISPUD 6-11** The Lofts at 3355 Brightside This property is located on the south side of Brightside Lane, east of the intersection of River Meadow Drive and Brightside Lane on Lot A-7 of Riverbend Landing. To amend the "Comprehensive Land Use Plan" from Residential Neighborhood to Planned Unit Development and to rezone from A1 (Single Family Residential) to ISPUD (Infill/Mixed Use Planned Unit Development). Sections 61 and 62, T7S, R1W, GLD, EBRP, LA. (Council District 3-Loupe)

COMMISSION ACTION Motion to defer until January 23, 2012.
5 Yeas, 0 Nays, 3 Absent and the motion carried.

- K. **Case 48-11** Lots 7 thru 11 of Chinn Street This property is located on the east side of Chinn Street, south of Rosenwald Road, on Lots 7 thru 11 of the Suburb North Baton Rouge Subdivision. To rezone from A3.1 (Limited Residential) to A2.7 (Single Family Residential). Section 75, T6S, R1W, GLD, EBRP, LA. (Council District 2-Addison)

Planning Commission Staff Recommendation The proposed rezoning to A2.7 (Single Family Residential) is consistent with the "Comprehensive Land Use Plan". Therefore, the Planning Commission Staff recommends to approve rezoning from A3.1 (Limited Residential) to A2.7 (Single Family Residential).

COMMISSION ACTION Motion to approve.
5 Yeas, 0 Nays, 3 Absent and the motion carried.

- L. Amending Title 7 (Unified Development Code), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Chapter 8 (Zoning Districts), Section 8.102; Chapter 13 (Streets and Sidewalks), Section 13.5 (Street Name Changes Procedures); and Chapter 15 (Floodways, Floodplains, Drainage, and Erosion), Section 15.15 (Drainage Impact Study) (By: Planning Director)

COMMISSION ACTION Motion approve with correction of typo.
5 Yeas , 0 Nays, 3 Absent and the motion carried.

3. **ADJOURN.**