

AGENDA

Wednesday, August 18, 2010

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. **CASE 22-10 - (COUNCIL DISTRICT 7-MARCELLE)** Westmoreland Village This property is located on the south side of Government Street, west of South Acadian Thruway, on Tracts B, C, and Westmoreland, of the Westmoreland Shopping Center. To rezone from SPUD (Small Planned Unit Development) to C1 (Light Commercial). Section 81, T7S, R1E, GLD, EBRP, LA.
Planning Commission Staff Recommendation The proposed rezoning to C1 (Light Commercial) is consistent with the "2010 Land Use Plan" but is not consistent with Horizon Plan Goal Objective LU 2.5: Promote mixed use development and redevelopment. Therefore, the Planning Commission Staff recommends to deny rezoning from SPUD (Small Planned Unit Development) to C1 (Light Commercial).

COMMISSION ACTION Motion to deny.

7 Yeas, 1 Nay, 1 Absent, and the motion carried.

- B. **CASE 28-10 -(COUNCIL DISTRICT 1-WELCH)** Tract S-2-B-1-A Zachary-Slaughter Highway This property is located east of Zachary-Slaughter Highway, west of Colesie Lane, on Tract S-2-B-1-A. To rezone from A2.7 (Single Family Residential) to R (Rural). Section 17, 18, and 63, T4S, R1E, GLD, EBRP, LA.

Planning Commission Staff Recommendation The proposed rezoning to R (Rural) is consistent with the "2010 Land Use Plan". Therefore, the Planning Commission Staff recommends to approve rezoning from A2.7 (Single Family Residential) to R (Rural).

COMMISSION ACTION Motion to approve.

8 Yeas, 0 Nays, 1 Absent, and the motion carried.

- C. **CASE 29-10 - (COUNCIL DISTRICT 3-LOUPE)** 9880 Bluebonnet Boulevard, Suite C-3-A This property is located on the west side of Bluebonnet Boulevard, north of Burbank Drive, on a portion of Tract L-2-B-3 of the Gulf Union Corporation Property. To amend the "2010 Land Use Plan" from Neighborhood Office to Light Commercial and to rezone from C2 (Heavy Commercial) to C-AB-1 (Commercial Alcoholic Beverage One).

A certain parcel of land located in Section 51, T-8-S, R-1-E, Greensburg Land District of Louisiana, Parish of East Baton Rouge, Louisiana, being a portion of Tract L-2-B-3, and being designated as Suite C-3A on map entitled "Rezoning Map Showing a Portion of Tract L-2-B-3 Gulf Union Corporation Property for Which C-AB-1 Zoning Is Being Requested", By M. Gregory Breaux, P.L.S., Dated 6-16-10. Said parcel being more particularly described as follows:

Commence at the intersection of the northerly right-of-way line of Burbank Dr. and the westerly right-of-way line of Bluebonnet Blvd.;

Thence proceed N 28°39'27" E 434.43' to a point;

Thence proceed N 28°35'59" E 7.53' to a point;

Thence proceed northeasterly 9.92' along the arc of a curve to the left having a radius of 832.49' and a chord of 9.92' bearing N 28°18'14" E to a point being the southeasterly corner of Tract L-2-B-3;

Thence N 61°03'38" W 89.23' to a point;

Thence proceed N 28°56'22" E 19.12' to a point and corner, being the Point of Beginning;

Thence N 68°13'29" W 59.50' to a point and corner;

Thence N 21°55'04" E 29.60' to a point and corner;

Thence S 68°13'29" W 59.50' to a point and corner;

Thence S 21°55'04" W 29.60' to a point and corner being the Point of Beginning.

Said parcel containing 1,761.2 Sq. Ft. Section 51, T8S, R1E, GLD, EBRP, LA.

Planning Commission Staff Recommendation The proposed rezoning to C-AB-1 (Commercial Alcoholic Beverage One) is consistent with Horizon Plan Goal Objective LU 10.5: Encourage and incentivize a mix land uses which contribute to a diversified economic base. Therefore, the Planning Commission Staff recommends to approve amending the "2010 Land Use Plan" from Neighborhood Commercial to Light Commercial and rezoning from C2 (Heavy Commercial) to C-AB-1 (Commercial Alcoholic Beverage One).

COMMISSION ACTION Motion to approve.

7 Yeas, 1 Nay, 1 Absent, and the motion carried.

- D. **CASE 31-10 - (COUNCIL DISTRICT 11-CASCIO)** - 3488 Drusilla Lane
This property is located on the northeast side of Drusilla Lane and Carlos Drive, on a portion of Lot 50-C of the Interstate Shopping Center. To rezone from C2 (Heavy Commercial) to C-AB-2 (Commercial Alcoholic Beverage Two).

A certain tract of land located in Interstate Shopping Center in Sec 39 and 100, T-7-S, R-1-E East Baton Rouge Parish, Louisiana.

Being described as starting where the north right of way line of Carlos Drive intersects the Interstate Shopping Center property.

Thence S 59°53'27" west for 153.32 ft.

Thence S 27°04'50" west for 59.25 ft. to the point of beginning.

Then S 27°04'50" west for 43.08 ft. to a point and corner.

Thence N 62°55'33" west for 33.77 ft. to a point and corner.

Thence N 27°04'27" east for 43.08 ft. to a point and corner.

Thence S 62°55'33" east for 33.77 ft. back to the point of beginning.

Section 39 and 100, T7S, R1E, GLD, EBRP, LA.

Planning Commission Staff Recommendation The proposed rezoning to C-AB-2 (Commercial Alcoholic Beverage Two) is consistent with the "2010 Land Use Plan". Therefore, the Planning Commission Staff recommends to approve rezoning from C2 (Heavy Commercial) to C-AB-2 (Commercial Alcoholic Beverage Two).

COMMISSION ACTION Motion to approve.

6 Yeas, 2 Nays, 1 Absent, and the motion carried.

- E. Amending Title 7 (Unified Development Code), Chapter 3 (Administrative Mechanisms), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and reenact Chapter 3, Section 3.522 Demolition by Neglect. By: Councilwoman Wicker

COMMISSION ACTION Motion to defer until July 26, 2010.

8 Yeas, 0 Nays, 1 Absent, and the motion carried.

(This item was deferred from the June 16, 2010 and July 21, 2010 Council Zoning Meetings.)

- F. Amending Title 7 (Planning and Zoning), Chapter 16 (Signs), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re enact Section 16.10 (Prohibited Signs), and Section 16.12 (Allowable Signs) relative to bus benches. By: Councilwoman Lewis

- G. **RV-10-10 - (COUNCIL DISTRICT 3-LOUPE)** Revocation of an existing 15 foot drainage servitude located on Lot 150-A of Kensington Estates. This property is located on the southeast side of Campden Drive, northeast of Drawson Avenue. By: Planning Director

3. **ADJOURN.**