

AGENDA
PLANNING AND ZONING COMMISSION
Monday, May 15, 2017
5:00 PM

ROLL CALL

SPECIAL RECOGNITIONS

APPROVAL OF MINUTES

1. **April 17, 2017**
[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 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

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

21

CONSENT - ITEMS FOR DEFERRAL

18, 19, 20, 23, 25

CONSENT - ITEMS FOR APPROVAL

13, 16, 17, 24

REGULAR AGENDA

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

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-6-17 17920 Tiger Bend Road**
To amend the Comprehensive Land Use Plan from Agricultural and Rural (AG/RU) to Residential Neighborhood (RN) on property located on the east of South Tiger Bend Road and south of Babin Lane, on a portion of the Betty G. Hummel, et al Property. Sections 63 and 66, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than performed at the creation of the plan and compatibility with adjacent land use

Related to Case 16-17 and S-3-17

Deferred from April 17 by a citizen

Approved 6-1

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

3. **Case 16-17 17920 Tiger Bend Road**

To rezone from Rural (R) to Single Family Residential (A1) on property located on the east of South Tiger Bend Road and south of Babin Lane, on a portion of the Betty G. Hummel, et al Property. Sections 63 and 66, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

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

Related to PA-6-17 and S-3-17

Deferred from April 17 by a citizen

Approved 6-1

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

4. **S-3-17 The Sanctuary**

A proposed 106 single family lot subdivision with 3 common area tracts located on the east of South Tiger Bend Road and south of Babin Lane, on a portion of the Betty G. Hummel, et al Property. (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, provided PA-6-17 and Case 16-17 are approved by the Metropolitan Council

Related to PA-6-17 and Case 16-17

Deferred from April 17 by a citizen

Approved 6-1 with stipulations:

1) Fence must be constructed along Common Area Lot (CA2);

2) 10% additional stormwater storage capacity;

3) Additional 25' rear yard along lots 1 thru 9 & 12-14; Additional side yard of 25' on Lot 15

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

5. **PA-8-17 8436 Tom Drive**

To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the south side of Tom Drive and west of North Airway Drive, on Lots 84 and 85, of the Wooddale East Subdivision. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)

PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than performed at the creation of the plan and compatibility with adjacent land use

Related to Case 27-17

Approved 6-0-1

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

6. **Case 27-17 8436 Tom Drive**

To rezone from Light Industrial (M1) to Commercial Alcoholic Beverage - Restaurant (C-AB-1) on property located on the south side of Tom Drive and west of North Airway Drive, on a portion of Lots 84 and 85, of the Wooddale East Subdivision. Section 69, 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 if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses and conforming to UDC requirements

Related to PA-8-17

Approved 6-0-1

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

7. **TA-6-17 Chapter 13, Streets and Sidewalks**

To repeal and revise Chapter 13 to improve standards and establish clear criteria for waivers.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with FUTUREBR and to simplify the Unified Development Code (UDC)

Deferred from March 20 by the Planning Commission and from April 17 by the Planning Director

Approved 6-0-1

[Staff Report](#)

8. **TA-7-17 Chapter 5, Waivers**

To revise Chapter 5 to be consistent with the new standards regarding waivers in Chapter 13.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with FUTUREBR and to simplify the Unified Development Code (UDC)

Related to TA-14-17

Deferred from March 20 for 60 days by the Planning Director

Approved 6-0-1

[Staff Report](#)

9. **TA-14-17 Chapter 17, Parking and Loading, Section 17.5.3 Design Standards for Parking Areas**

To revise Section 17.5.3 to clarify conditions for the Department of Development to allow alternative materials in parking areas

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with FUTUREBR and to simplify the Unified Development Code (UDC)

Related to TA-7-17

Approved 6-0-1

[Staff Report](#)

10. **TA-12-17 Chapter 16, Signs**

To repeal and replace Chapter 16, Signs, with a revised chapter reflecting more modern standards for signage regulation

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with FUTUREBR and the need to make local laws consistent with Supreme Court decisions

Deferred from April 17 by the Planning Director

Approved 6-0-1

[Staff Report](#)

11. **TA-13-17 Chapter 10, North Gate Overlay**
 To revise Section 10.102e with a new section defining amended boundaries (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with FUTUREBR and the support of the Old South Baton Rouge Civic Association
- Approved 6-0-1**
[Staff Report](#)
12. **Case 21-17 8572 Kingfisher Avenue**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage – Bars and Lounges (C-AB-2) on property located on the east side of Kingfisher Avenue, and north of Townsley Street on a portion of Lots 1, 2, and 3 of the Scotland Heights Subdivision. Section 39, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
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, although it is inconsistent with the Scotlandville Comprehensive Community Development Plan
Deferred from April 17 by Councilwoman Banks
- Denied 7-0**
[Application](#) [Staff Report](#)
13. **CONSENT FOR APPROVAL Case 23-17 737 Highlandia Drive**
 To rezone from Rural (R) to Heavy Commercial (HC1) on property located north side of Highlandia Drive, east of Highland Road on Lot 47 of the Highlandia Subdivision. Section 57, T8S, R2E, GLD, EBRP, LA (Council District 3 - Loupe)
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
- Approved 7-0**
[Application](#) [Staff Report](#)
14. **Case 24-17 9212, 9250, 9264, and 9324 West Inniswold Road**
 To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on property located on the southeast side of West Inniswold Road, east of Bluebonnet Boulevard, on Lot 251, and a portion of Lots 250, 340, and 341, of the Inniswold Estates Subdivision. Section 58, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
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
- Approved 5-1**
[Application](#) [Staff Report](#)
15. **Case 25-17 9430 and 9564 West Inniswold Road**
 To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on property located on the southeast side of West Inniswold Road and east of Bluebonnet Boulevard, on Lots 247-A-1, 247-B and 248, of the Inniswold Estates Subdivision. Section 58, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
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
- Approved 6-0**
[Application](#) [Staff Report](#)

16. **CONSENT FOR APPROVAL Case 26-17 6960 Hooper Road**
 To rezone from Single Family Residential (A2) and Heavy Commercial (C2) to Light Commercial (LC3) on property located on the south side of Hopper Road and east of Mickens Road, on an Undesignated Tract, of the Willie J. Brumfield property. Section 86, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
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
- Approved 7-0***
[Application](#) [Staff Report](#)
17. **CONSENT FOR APPROVAL Case 28-17 5800-6400 UND Stumberg Lane**
 To rezone from Rural (R) to Light Commercial (LC1) on property located west side of Stumberg Lane, north of Jefferson Highway, south of Coursey Boulevard on Lot C-1 and Lot D of the Hoffman Heights Subdivision. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
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
- Approved 7-0***
[Application](#) [Staff Report](#)
18. **CONSENT FOR DEFERRAL SPUD-1-17 United Rentals, 5592 Hooper Road**
 To rezone from Two Family Residential (A2.9) to Small Planned Unit Development (SPUD) for a proposal of a commercial and industrial equipment rental facility, on property located on the south side of Hooper Road and east of McClelland Drive, on an Undesignated Lot known as the Gerry Winston and Roland Rains Property. Section 89 and 90, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
Request to defer to June 19 by the applicant
- Deferred to June 19, 7-0***
[Application](#)
19. **CONSENT FOR DEFERRAL SPUD-2-17 Tiger Bend Trails**
 To rezone from Zero Lot Line Residential (A2.6) to Small Planned Unit Development (SPUD) for a proposed mixed use development including commercial/office and 45 low density single family residential lots, on property located on the north side of the intersection of Tiger Bend Road and Antioch Road, on Lots 5-A and 5-B of the J.A. Redhead Tract. Section 61, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
Request to defer to June 19 by the applicant
- Deferred to June 19, 7-0***
[Application](#)
20. **CONSENT FOR DEFERRAL ISPUD-3-17 Cain Smith Sanders Retirement Community**
 To rezone from Rural (R) to Infill/Mixed Use Small Planned Unit Development (ISPUD) for a proposal of single family residential lots, multi-family residential units and a recreational center, on property located on the north side of Lucinda Cain Lane, south of Jefferson Highway (Highway 73), on Lots A-3 and A-4 of the Thad Cain Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
Deferred from April 17 by the applicant and requested to be deferred to June 19 by the Planning Director
- Deferred to June 19, 7-0***
[Application](#)

21. **CONSENT FOR WITHDRAWAL RV-17-16 North Elmer Forbes Road**
 Revocation of North Elmer Forbes Road located between Port-Hudson Pride Road and East Elmer Forbes Road. (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, provided the applicant resolves all comments from utility companies and the Department of Development
Deferred from February 20 by a citizen, from March 20 by Councilman Welch and from April 17 by the applicant

Withdrawn by applicant on May 15
[Application](#) [Staff Report](#) [Plans](#)

22. **SW-1-17 5550 Bluebonnet Boulevard**
 Waiver of the location of a commercial sign located at the southwest quadrant of the intersection of Bluebonnet Boulevard and Bluebonnet Centre Boulevard, on Lot 1 of the Bluebonnet Centre Subdivision (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff recommends approval of requested waivers based on the existing signage having been permitted by the City/Parish Department of Public Works in 2003
Deferred from April 17 by the applicant

Approved 6-0
[Application](#) [Staff Report](#) [Plans](#)

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

23. **CONSENT FOR DEFERRAL PUD-5-07 The Grove Concept Plan Revision**
 Revision to existing PUD to increase allowable commercial/office/retail land use and reallocate land uses and greenspace on property located on the south side of Interstate 10, east of Mall of Louisiana Boulevard, on Tracts WG-2A, WG-2B-1, WG-2B-2-A, WG-2B-2-B, WG-2C, Tract WG-2D, WG-2E-1, WG-2E-2, WG-2F, WG-R, and ROW-1 of The Grove Subdivision and Tracts A and 1 of Morning Glen Subdivision. Sections 55, 56, and 57, T8S, and Sections 58, 59, and 60, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
Request to defer to June 19 by the applicant

Deferred to June 19, 7-0
[Application](#)
24. **CONSENT FOR APPROVAL PUD-5-07 Ochsner Heath Center, The Grove Final Development Plan**
 Proposal for a medical office, an ambulatory surgery center and retail on property located on the south side of Interstate 10, east of Mall of Louisiana Boulevard, on a portion of Tract WG-2D of The Grove Subdivision and Tract A of Morning Glen Subdivision. Sections 55 and 56, T8S, and Sections 58, 59, and 60, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the UDC for Planning Commission consideration

Approved 7-0
[Application](#) [Staff Report](#) [Plans](#)
25. **CONSENT FOR DEFERRAL CUP-1-16 445 Marquette Avenue, Our Lady of Mercy Church Columbarium 445 Marquette Avenue Our Lady of Mercy Catholic Church Columbarium**
 Conditional Use Permit for construction of a new columbarium to serve the existing members of the Our Lady of Mercy Catholic Church, on property located on the west side of Apartment Court Drive, north side of Government Street, on a portion of Lot 3-A and Lot 1 of the Frank Alello Tract. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

Request to defer to June 19 by the applicant

Deferred to June 19, 7-0

[Application](#)

26. SP-9-17 Commodore Pointe

A proposed multi-family residential development over 100 units located at the intersection of the Airline Highway Frontage Road and Dulton Avenue, on Lots B through G of the Charles W. Lamar Jr. Tract. (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

Deferred from April 17 by the applicant

Deferred for 60 days to July 17, 7-0

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

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN