**AGENDA**
**Wednesday, April 19, 2017**
**METROPOLITAN COUNCIL ZONING MEETING**
**3:30 PM Presentations and Special Recognitions**
**4:00 PM Metropolitan Council Meeting**
**Governmental Building**
**Room 348**

**ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS**

The rules for conducting such public hearings are as follows:

1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. 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 for the amount of time so designated by the Pro-Tem.

2) 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.

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

4) 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.

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**CALL TO ORDER**

**ROLL CALL**

**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:**

1. 16-00394 [Case 48-16] 5723 Government Street (Southern portion) To rezone from C1 (Light Commercial) to A3.2 (Limited Residential) on property located on the north side of Government Street, to the west of Cloud Drive, known as the southern 1.27 acres of Tract A, formerly a portion of the Sam Scheinuk Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole).
**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.
**COMMISSION ACTION:** Motion to approve carried 5-0
***A REQUEST HAS BEEN MADE BY THE OWNER OF THE PROPERTY TO DEFER TO THE MARCH 15, 2017 ZONING MEETING.***
***See attached request to defer to the APRIL 19, 2017 Metro Council Zoning Meeting.***
Staff Report Zoning Map Aerial Map Deferral request to March 15, 2017 Request for deferral

2. 17-00187 **TA-2-17 Chapter 4 Permits and Final Plat Approval, Section 4.8 Cluster Subdivision**
To revise the section of the Cluster Subdivision to establish basis for density transfers, criteria for preservation areas, and clear standards for lot dimensions or, alternatively, to delete this section.
**PLANNING STAFF FINDINGS:** Denial of the proposed ordinance and approval of an alternative ordinance that simply deletes Section 4.8, Cluster Subdivision, of the UDC is recommended. While the revisions are consistent with FUTUREBR and clarify the requirements for Cluster Subdivisions as requested by the Planning Commission as a result of their experience with use of the existing provisions, they continue to create an opportunity to bypass Metro Council in seeking approval of developments that some might consider inconsistent with FUTUREBR as a result of the density resulting from the cluster provisions.
**COMMISSION ACTION:** Motion to accept staff recommendation to delete carried 9-0
***This item was deferred from March 15, 2017***
Staff Report

3. 17-00189 **TA-4-17 Chapter 12, Recreational Facilities and Open Space**
To remove portions that are redundant with other chapters.
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with FUTUREBR and the need to simplify the UDC
**COMMISSION ACTION:** Motion to approve carried 8-0
***This item was deferred from March 15, 2017***
Staff Report

4. 17-00196 [RV-17-16] Revocation of North Elmer Forbes Road located between Port-Hudson Pride Road and East Elmer Forbes Road. (Council District 1-Welch). By Planning Director.
**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
**COMMISSION ACTION:** Motion to defer to April 17 carried 8-0
***Request to defer to March 20 by a citizen and to April 17 by Councilman Welch***
Staff Report Plan Zoning Map Aerial Map

5. 17-00348 **PA-2-17 5592 Hooper Road**
To amend the Comprehensive Land Use Plan from Neighborhood Center to Commercial on the south side of Hooper Road, to the east of Plank Road on an Undefined Lot known as the Rains, Gerry Winston and Roland Property. Section 90, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
**PLANNING STAFF FINDINGS:** Recommend denial, based upon inconsistency with FUTUREBR and there being no justification for the change
**COMMISSION ACTION:** Motion to approve carried 9-0
***This is related to Case 11-17***
Staff Report Future Land Use Map Zoning Map Aerial Map

6. 17-00349 **Case 11-17 5592 Hooper Road**
To rezone from Two-Family Residential District (A2.9) to Heavy Commercial (HC2) on the south side of Hooper Road, to the east of Plank Road on an Undefined Lot known as the Rains, Gerry Winston and Roland Property. Section 90, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
**PLANNING STAFF FINDINGS:** Staff cannot certify that the proposed request meets the minimum criteria for a change of zoning, while it is consistent with UDC requirements regarding lots designated HCl and will be consistent with the comprehensive plan if the Plan Amendment is approved, it is not compatible with abutting uses permitting a Heavy Commercial use immediately adjacent to low density single family residences
**COMMISSION ACTION:** Motion to approve carried 9-0
***This is related to PA-2-17***
Staff Report Zoning Map Aerial Map

7. 17-00350 **PA-3-17 16016 Perkins Road**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Neighborhood Center on the south side of Perkins Road, east of Pecue Lane, being Tract B. Section 61, T8S, 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
**COMMISSION ACTION:** Motion to approve carried 9-0
***This is related to Case 12-17***
Staff Report Future Land Use Map Zoning Map Aerial Map

8. 17-00351 **Case 12-17 16016 Perkins Road**
To rezone from Rural (R) to Commercial Alcoholic Beverage – Restaurant (C-AB-1) on property located south side of Perkins Road, east of Pecue Lane, being a portion of Tract B. Section 61, 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 if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses and conforming to UDC requirements
**COMMISSION ACTION:** Motion to approve carried 9-0
***This is related PA-3-17***
Staff Report Zoning Map Aerial Map

9. 17-00358 **TA-5-17 Chapter 8, Cemeteries, Columbaria and Mausoleums**
To revise Chapter 8 to reduce setbacks for structures and graves from all property lines.
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with FUTUREBR
**COMMISSION ACTION:** Motion to approve carried 9-0
Staff Report

10. 17-00361 **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:** Recommends approval, based on consistency with FUTUREBR and the desire to develop regulations that reflect the character of development in different areas of the Parish
**COMMISSION ACTION:** Motion to defer to April 17 carried 8-0
Staff Report

11. 17-00363 **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)
**COMMISSION ACTION:** Motion to defer to May 15 carried 9-0
Staff Report

12. 17-00365 **Case 8-17 10550 Airline Highway**
To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage – Restaurant (C-AB-1) on property located on the west side of Airline Highway, north of Jefferson Highway, and east of Arnold Lane on a portion of Lot Y-1, part of the Reynard Staring, Jr Tract. Section 70, 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
**COMMISSION ACTION:** Motion to approve carried 9-0
Staff Report Zoning Map Aerial Map

13. 17-00368 **Case 9-17 1900-2100 UND, 2100-2300 UND, and 2050 70th Avenue**
To rezone from Single Family Residential (A2) to Limited Residential (A3.1) on property located east of Scenic Highway and north and south of 70th Avenue on Lots 15 and 16, Square 23 and Lots 24, 25, 26, and 27, Square 8 of Bank Addition Subdivision. Section 37, T6S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
**PLANNING STAFF FINDINGS:** Staff cannot certify the requested change of zoning; although it is consistent with the Comprehensive Plan, the individual lots do not meet the minimum criteria of the requested zoning district, and, while a reduction in permitted density, it appears to represent spot zoning and potentially allow multi-family units in a neighborhood of single family homes
**COMMISSION ACTION:** Motion to approve carried 8-0
Staff Report Zoning Map Aerial Map

14. 17-00376 **Case 10-17 9146 Jefferson Highway**
To rezone from Single Family Residential (A1) to Urban Design Four (UDD4) on property located on the south side of Jefferson Highway, east of Chelsea Drive, west of Bluebonnet Boulevard on Lot 128 of Westminster Place Subdivision. Section 39, 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
**COMMISSION ACTION:** Motion to approve carried 9-0
Staff Report Zoning Map Aerial Map

**ADJOURN**