

AGENDA
Wednesday, April 17, 2019
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 complete necessary information, prior to the meeting, on either of the two monitors located in the lobby outside the chambers. If arriving after 4:00, fill out a request to speak card indicating which item you 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 completed the electronic form or 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.

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. 18-01524 **SPUD-2-18 Valencia Park**
A proposed multi-family residential development located north of Gayosa Street, south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Lots 1 thru 5 and 7 thru 11, of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff cannot certify the proposed request, while the use is consistent with the Comprehensive Plan and compatible with surrounding uses, it does not conform to UDC requirements, as the submittal fails to meet the minimum motor vehicle parking requirements of §17.4.1 of the UOC
COMMISSION ACTION: Motion to defer for 60 days to April 15 by the Planning Commission, carried 9-0
This item was deferred from January 16, 2019 and February 20, 2019
[Application](#) [Staff Report](#) [Plans](#)

2. 18-01505 **PA-22-18 15694 and 15696 Old Scenic Highway**
 To amend the Comprehensive Land Use Plan from Industrial to Residential Neighborhood on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer property. Section 76, T5S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Recommend approval, based upon changing conditions in the area
COMMISSION ACTION: Motion to approve carried, 7-0
This item was deferred from January 16, 2019, February 20, 2019, and March 20, 2019
[Application](#) [Staff Report](#)
3. 19-00300 **PA-2-19 4141 Jones Creek Road**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the east side of Jones Creek Road, to the north of George O’Neal Road, on Lot B-1 of Frank Newell Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Recommend approval, considering the existing nonconforming use and the applicant’s desire to address the nonconformity
COMMISSION ACTION: Motion to approve carried, 8-0
Related to Case 16-19
[Application](#) [Staff Report](#)
4. 19-00301 **Case 16-19 4141 Jones Creek Road**
 To rezone from Rural to Heavy Commercial (HC1) on property located on the east side of Jones Creek Road, to the north of George O’Neal Road, on Lot B-1 of Frank Newell Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request will eliminate the existing non-conformity thus meeting the criteria for a change of zoning if commercial Comprehensive Plan Amendment is approved, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
Related to PA-2-19
[Application](#) [Staff Report](#)
5. 19-00311 **TA-2-19 Section 8.213, Rural Zoning (Sand and Gravel Mining)**
 To revise the process for obtaining a permit to mine sand and gravel from an overlay to a Major Conditional Use Permit.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan, the need to simplify the Unified Development Code, and Council direction
COMMISSION ACTION: Motion to approve carried, 8-0
[Staff Report](#)
6. 19-00312 **TA-5-19 Chapter 18, Landscape**
 To eliminate redundancies, clarify buffer requirements between different uses on a single property, and clarify requirements for street yards in the Suburban Character Area.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with FUTUREBR and the need to clarify language in the Unified Development Code
COMMISSION ACTION: Motion to approve carried, 8-0
[Staff Report](#)
7. 19-00313 **TA-6-19 Chapter 17, Parking and Loading**
 To add guest parking requirements for townhome developments.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code
COMMISSION ACTION: Motion to approve carried, 8-0
[Staff Report](#)

8. 19-00314 **Case 13-19 13111 Plank Road**
 To rezone from Single Family Residential (A1) and Heavy Industrial (M2) to Heavy Commercial (HC2) on property located on the west side of Plank Road, to the north of Thomas Road, on a tract now or previously known as property of Iowa-LA. Land Company. Section 53, T5S, R1E, GLD, EBRP, LA (Council District 2 - Banks)
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
COMMISSION ACTION: Motion to approve HC2 for the first 2,000 feet only carried, 8-0
[Application](#) [Staff Report](#)
9. 19-00321 **Case 14-19 10044 Greenwell Springs Road**
 To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the south side of Greenwell Springs Road, to the west of Pasadena Drive, on Lot 200 of Pasadena Subdivision. Section 66, T6S, 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
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
10. 19-00322 **Case 15-19 4580 Constitution Avenue**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of Constitution Avenue, to the east of College Drive, on a portion of Lot B-1-A-2 of the Aldrich Acres property. Section 94, T7S, 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
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
11. 19-00323 **Case 17-19 1184 Bob Pettit Boulevard**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and lounges) (C-AB-2) to increase the area of C-AB-2 on property located on the north side of Bob Pettit Boulevard, to the west of Nicholson Drive, on a portion of Lot A-2-A, Tigers Acres Subdivision. Section 65, T7S, R1W, 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
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
12. 19-00324 **Case 18-19 11650 Coursey Boulevard**
 To rezone from Rural to Light Commercial (LC3) on property located on the south side of Coursey Boulevard, to the west of Sherwood Forest Boulevard, on Lot C-2-1-B-2-A of the Property of O. C. Harrell Tract. Section 50, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
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
COMMISSION ACTION: Motion to approve carried, 8-0
[Application](#) [Staff Report](#)

13. 19-00329 **RV-4-19 Lexington Estates Revocation**
A request to revoke and relocate a 15 foot public drainage servitude, located east of Lexington Oaks Drive and north of Grand Way Avenue, between Lots 264 and 265 of Lexington Estates, 4th Filing, Part 1 (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Planning Staff certifies that the proposed request meets the minimum requirements of the UDC
COMMISSION ACTION: No hearing before the Planning Commission required, per UDC Section 4.13.D
[LONO from Dept of Development](#) [Exhibit](#) [Aerial Map](#) [Zoning Map](#) [Memo to Metro Council](#) [RV-4-19 MC Report](#)
14. 19-00330 **RV-5-19 Hyacinth Avenue Revocation**
A request to revoke a portion of right-of-way for to the southwest of the intersection of Hyacinth Avenue and Perkins Road, being a portion of a 0.338 Acre Tract of the original Vito Roppolo Tract (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Planning Staff certifies that the proposed request meets the minimum requirements of the UDC
COMMISSION ACTION: No hearing before the Planning Commission required, per UDC Section 4.13.D
[LONO from Dept of Development](#) [Exhibit](#) [Aerial Map](#) [Zoning Map](#) [Memo to Metro Council](#) [RV-5-19 MC Report](#)

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