AGENDA
Wednesday, June 19, 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


1. 19-00407 PA-3-19 2615 Spain Street
   To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located on the south side of Spain Street, on Lots B and C, of the Prince Taylor Tract. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
   PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than was done at the time of plan approval
   COMMISSION ACTION: Motion to approve carried, 9-0
   Related to Case 23-19
   Application  Staff Report
2. 19-00408  Case 23-19  2623 Government Street
To rezone from Transition (B1) and Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Government Street, to the west of South Eugene Street, on the Frame Shop Lot, and a portion of Lots B, C, all of the Prince Taylor Tract. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
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, 9-0
Related to PA-3-19
Application  Staff Report

3. 19-00412  TA-10-19  Section 3.1.4 Coordination with Others
To require projects within the Zachary and Central School Districts to receive recommendations from the municipalities Planning and Zoning Commission.
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, 9-0
This item was deferred from May 15, 2019
Staff Report

4. 19-00413  Case 19-19  1683 O’Neal Lane
To rezone from Rural to Commercial Warehousing Three (CW3) on property located on the east side of O’Neal Lane, to the north of Interstate 12, on Tract HB-1 of Robert B. Aldrich Property. Section 10, T7S, 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to defer to June 17 carried, 9-0
This item was deferred from May 15, 2019
Application  Staff Report

5. 19-00542  RV-8-19  C.J. Territo Tract Revocation
A request to revoke a portion of an 80 foot right-of-way of Highland Road, located north of Highland Road and east of Kenilworth Parkway, on Lot A-1-A of the C.J. Territo 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  LONO from Dept of Transportation and Drainage  Exhibit  Aerial Map  Zoning Map  Memo to Metro Council  RV-8-19 MC Report

6. 19-00551  PA-4-19  23360 Liberty Road
To amend the Comprehensive Land Use Plan from Agricultural/Rural to Neighborhood Center on the east side of Liberty Road, to the south of Pride Baywood Road, a portion of that tract designated as Tract B, called the A.K. Browning Tract. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Recommend approval, based upon review of the area in a greater level of detail and compatibility with adjacent uses
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 30-19
Application  Staff Report
7. **Case 30-19 23360 Liberty Road**
To rezone from Rural to Light Commercial (LC1) on property located on the east side of Liberty Road, to the south of Pride Baywood Road, on a portion of Tract B called the A. K. Browning Property. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)

**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 Unified Development Code requirements

**COMMISSION ACTION:** Motion to approve carried, 7-0

*Related to PA-4-19*

*Application  Staff Report*

8. **19-00553 PA-5-19 14001 Nicholson Drive**
To amend the Comprehensive Land Use Plan from Park to Residential Neighborhood on property located on the east side of Nicholson Drive, to the west of Memorial Tower Drive, on Tract 1-B of the Woodstock Plantation Subdivision. Section 46, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon a change of conditions

**COMMISSION ACTION:** Motion to approve carried, 7-0-1

*Application  Staff Report*

9. **19-00554 PA-6-19 1200-1300 UND Brightside and 5200 – 5300 UND Oleson Street**
To amend the Comprehensive Land Use Plan from Urban Neighborhood to Neighborhood Center on property located on the north side of Brightside Drive, to the east of Ward Street, on Lot 23-A and REM. of 22 of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon an examination of the area in a greater level of detail than was done at the time of plan approval

**COMMISSION ACTION:** Motion to approve carried, 8-0

*Related to Case 36-19*

*Application  Staff Report*

10. **19-00555 Case 36-19 1200-1300 UND Brightside and 5200 – 5300 UND Oleson Street**
To rezone from Single Family Residential (A1) and Limited Residential (A3.1) to Light Commercial (LC2) on property located on the northwest quadrant of the intersection of Brightside Drive and Oleson Street, to the west of Nicholson Drive, on Lot 23-A and REM. of 22 of Arlington Plantation. 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, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements

*Related to PA-6-19*

*Application  Staff Report*

11. **19-00556 PA-7-19 Wiltz Ridge (11881 Perkins Road)**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Neighborhood Center on property located on the north side of Perkins Road, west of the intersection of Perkins Road and Oakbrook Drive, on Tract X-1 of the Eugenia H. Chidester Tract. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon an examination of the area in a greater level of detail than was done at the time of plan approval

**COMMISSION ACTION:** Motion to approve carried, 8-0

*Related to SPUD-1-19*

*Application  Staff Report*
12. 19-00557  **SPUD-1-19  Wiltz Ridge**
Proposed mixed use development that includes low density single family residential subdivision, commercial retail, office and warehouse on property located north side of Perkins Road, west of the intersection of Perkins Road and Oakbrook Drive, on Tract X-1 of the Eugenia H. Chidester Tract. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Comprehensive Plan, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

**COMMISSION ACTION:** Motion to approve carried, 8-0

*Related to PA-7-19*

*Application  Staff Report  Plans*

13. 19-00558  **PA-8-19  10122, 10142 Vignes Road**
To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located to the north side of Hoo Shoo Too Road, on the west side of Vignes Road, on a portion of Tract 6-B-1-A-2, and Tracts 6-B-2-A and 6-C of the Joseph Heard Tract. Section 40, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon a change in condition

**COMMISSION ACTION:** Motion to approve carried, 7-0

*Application  Staff Report*

14. 19-00559  **TA-11-19  Chapter 10, Overlays**
To repeal Chapter 10, Supplementary Uses, and replace it with a new Chapter 10, Overlays, that reorganizes the chapter to list overlay districts alphabetically, updates all references, and creates a new Section 10.3.5, Drusilla Jefferson Overlay, in the commercial area north of I-12 of the former Jefferson Highway Overlay.

**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, 7-0

*Historic Preservation Commission Action: Approval of the provisions of Section 10.4, Local Historic Districts, by a vote of 6-0 on April 10, 2019.*

*Staff Report*

15. 19-00560  **TA-13-19  Section 15.21.H, Elevation of Streets and Parking Lots**
This amendment eliminates the provision of Section 15.21.H of the UDC requiring streets and parking lots within the parish to be constructed above the record inundation

**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code

*Staff Report*

16. 19-00561  **TA-14-19  Chapter 7, Nonconformities**
To revise Chapter 7 to simplify and standardize language.

**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, 7-0

*Staff Report*
17. 19-00563 Case 20-19 Water Campus
To rezone from Planned Unit Development (PUD) to Business (C5) on property located to the south of Interstate 10 and west of River Road, which encompasses properties in between Nicholson Drive and River Road, on the Old City Docks of Baton Rouge Tract, Old City Docks and an Undesignated Tract, Square 156; Lot 1-B-1, Square 284 of Suburb Magnolia Subdivision; Remainder Tract A, Square 286 of American Bituminous and Asphalt; Lots 4, 6 and 7, Square 287, Suburb Gayley; Tracts C-3-A, Remainder Tract C-1-A, Remainder C-2-D-1, Block 4, 5, 6, 8, and MS, Square 286 of the Brickyard Property. Sections 49 and 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

COMMISSION ACTION: Motion to approve carried, 7-0

Related to Case 21-19
Application  Staff Report

18. 19-00564 Case 21-19 Water Campus 2
To rezone, to remove from Urban Design Overlay District Four- Nicholson Drive (UDOD4) on property located to the south of Interstate 10 and west of River Road, which encompasses properties in between Nicholson Drive and River Road, on Lot 1-B-1, Square 284 of Suburb Magnolia Subdivision; Remainder Tract A, Square 286 of American Bituminous and Asphalt; Tracts C-3-A, Remainder Tract C-1-A, Remainder C-2-D-1, Block 4, 5, 6, 8, and MS, Square 286 of the Brickyard Property. Sections 49 and 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies the proposed request is consistent with the Comprehensive Plan and the expansion of Downtown Character Area

COMMISSION ACTION: Motion to approve carried, 7-0

Related to Case 20-19
Application  Staff Report

19. 19-00565 Case 27-19 226 and 248 Staring Lane
To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the east side of Staring Lane, to the south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Tract. Section 67, T8S, 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 defer 30 days to June 17 carried, 8-0

Related to Case 27-19
Application  Staff Report

20. 19-00566 Case 28-19 13213 Perkins Road
To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Perkins Road, to the east of Siegen Lane, on a portion of Lot B-1-2 of Meadow Park Subdivision. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)

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, 7-0

Application  Staff Report
21. **Case 29**  17170 Perkins Road
To rezone from Rural to General Office Low Rise (GOL) on property located on the south side of Perkins Road, to the north of Highland Road, on Lot 9-A of Highland Road Acres Subdivision. Section 56, 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, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

**COMMISSION ACTION:** Motion to approve carried, 7-0

Application  Staff Report

22. **Case 33**  11210 Cloverland Avenue
To rezone from Heavy Commercial (C2) to Light Industrial (M1) on property located on the south side of Cloverland Avenue, to the east of Crestmount Drive, on Lot 84 of Cloverland Subdivision. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** Staff cannot certify the requested change of zoning, while it is consistent with the Comprehensive Plan, compatible with surrounding uses, it does not conform to Unified Development Code requirements due to insufficient lot frontage.

**COMMISSION ACTION:** Motion to deny carried, 6-2

Application  Staff Report

23. **Case 34**  5170 Government Street
To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on the property located the south side of Government Street, to the west of South Saint Tammany Street, on portions of Lots 30 and 31, Block 7 of Capital Heights Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

**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

24. **Case 35**  15062 Florida Boulevard
To rezone from Rural to Heavy Commercial (HC1) on property located on the south side of Florida Boulevard, to east of Fontainebleau Drive, on Lot Y-2, 2nd Filing, Part 3 of West River Oaks Subdivision. Section 4, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)

**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 deny carried, 5-3

Application  Staff Report

25. **ISPUF-5**  Highland Grove (7507 Highland Road)
Proposed eleven single family residential lots on property located north side of Highland Road, east of Kenilworth Parkway, on Lot A-1-A, of the C. J. Territo tract property. Section 64, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

**COMMISSION ACTION:** Motion to defer 60 days to July 15 carried, 7-0-1

Application
A revision to the land use to reallocate residential units on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-2, RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D, RZ-3-E, and RZ-4, Blocks B1, B2, C1, C2, G, and a 0.896 ac of an Undesignated Tract of the Richland Plantation; and Lots 1 through 26 of Rouzan Phase 3A, Lots 27 through 37, 38A, 39 through 47-A, 49-A, 50-A, 52-A, 53-A, 55-A, 56-A, 58-A, of Rouzan Phase 3C, Tracts G-1, G-2, G-3, G-4 and G-5 of Rouzan, Phase 3. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

Application

ADJOURN