# PRELIMINARY AGENDA
# PLANNING AND ZONING COMMISSION MEETING
# 222 St. Louis Street, Room 348
# October 19, 2020
# 5:00 P.M.

**ROLL CALL**

**APPROVAL OF THE MINUTES**

**1. September 21, 2020**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

This meeting may be observed at https://www.brla.gov/1085/Live-Stream-Archived-Meetings, Cox Channel 21, AT&T Channel 99, and the City-Parish Facebook page.

Public comments on any of the items may be submitted via email to planning@brla.gov, submitted via the online form at https://www.brla.gov/FormCenter/Planning-Commission-26/Planning-Commission-Public-Comment-Form-160, called in to 225-389-3144, or sent by mail to 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802. Comments must be received prior to 4:00 pm on the meeting day to be read into public record. Applicant will be allowed a total period of five minutes for rebuttal.

**CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM**

In accordance with R.S. 42:17.1 this notice shall serve as certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to such a meeting being detrimental to the health, safety, and/or welfare of the public as a result of the public health emergency, as declared by Governor John Bel Edwards.

The Planning Commission will provide for attendance at its essential government meeting on Monday, October 19, 2020 via video conference because it is unable to obtain a quorum. It is essential that the Planning Commission continue to operate in order to continue the operations of City-Parish government and to consider matters that, if they are delayed, will cause curtailment of vital public services or severe economic dislocation and hardship.

Considering the foregoing, and in accordance with R.S. 42:17.1 and Governor John Bel Edwards's executive orders, the Planning Commission meeting on Monday, October 19, 2020 at 5:00 pm will be held via video conference and in a manner that will allow for observation and input by members of the public, as set forth in the notice posted.

Members of the public may submit public comment on an agenda item by sending an email to planning@brla.gov or leaving a meesage at 225-389-3144 (all comments are limited to three minutes when read aloud) no later than 4:00 pm on Monday, October 19, 2020. All public comments will be properly identified and acknowledged during the meeting.

Ryan L. Holcomb, AICP, Interim Planning Director

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**
None

**CONSENT - ITEMS FOR DEFERRAL**
None

**CONSENT - ITEMS FOR APPROVAL**
None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

**2. PA-17-20** **15465 Peairs Road** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Commercial on property located on the north side of Peairs Road, to the west of Liberty Road, on a portion of Lot A. E. Stafford of the Noah Pierre and Nancy Rizan, III Property. Section 35, T4S, R2E, GLD, EBRP, LA (Council District 1-Welch) Application **Related to Case 44-20**

**3. Case 44-20** **15465 Peairs Road** To rezone from Rural (R) to Light Commercial One (LC1) on property located on the north side of Peairs Road, to the west of Liberty Road, on a portion of Lot A. E. Stafford of the Noah Pierre and Nancy Rizan, III Property. Section 35, T4S, R2E, GLD, EBRP, LA (Council District 1-Welch) Application **Related to PA 17-20**

**4. PA-18-20** **915 Staring Lane** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the west side of Staring Lane Application **Related to SPUD-3-20**

**5. SPUD-3-20** **Fieldstone Crossing** Proposed medium density single family development located on the east side of Castle Kirk Drive, south of Chandler Drive, and west of Staring Lane, on Lots 3 of the Emma Mississippi Properties, LLC Property. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca)
**Related to PA-18-20**

**6. Case 38-20** **1417 and 1419 Julia Street, and 1138 South 15th Street** To rezone from Light Industrial (M1) to High Density Multi-Family Residential (A3.3) on properties located on the north side of Julia Street and on the west side of South 15th Street to the south of Myrtle Street, on Lots 10, 11, and a portion of Lot 12 of Suburb Swart Subdivision. Section 50, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) Application

**7. Case 43-20** **11914 Coursey Boulevard** To rezone from Rural (R) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) and Light Commercial One (LC1) on property located on the south side of Coursey Boulevard, east of Parkside Drive, on Lot 33, 1st Filing of Coursey Village Subdivision. Section 50, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) Application

**8. Case 45-20** **12633, 12635, 12637, 12639, 12641, and 12643 Jefferson Highway** To rezone from Rural (R) to Heavy Commercial One (HC1) on property located on the north side of Jefferson Highway, west of Stumberg Laneammond, on Lot B-6-A-1 of Parkview Oaks South Subdivision. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) Application

**9. Case-47-20** **3845 Florida Boulevard** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the north side of Florida Boulevard, west of Park Hills Drive, on a portion of Lot 2 of Park Hills Subdivision. Section 102, T7S R1E, GLD, EBRP, LA (Council District 7-Cole) Application

**10. Case 48-20** **500-600 and 520 South 17th Street** To rezone from Limited Residential (A3.1) to Neighborhood Commercial (NC) on property located on the west side of South 17th Street, south of Government Street, on Lot 4 and 5 of Roseberry Subdivision. Section 74, T7S R1W, GLD, EBRP, LA (Council District 10-Wicker) Application

**11. Case 49-20** **6463 Moss Side Lane** To rezone from Light Commercial One (LC1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) on property located on the east side of Moss Side Lane, south of Quail Drive, on Lot 1-A of Moss Lane Place Subdivision. Section 42, T7S RE, GLD, EBRP, LA (Council District 12-Racca) Application

**12. Case 50-20** **15295 George O'Neal Road** To rezone from Rural (R) to Heavy Commercial One (HC1) on property located on the north side George O'Neal Road, east of Jones Creek Road, on Tract T-B of the Plantation Homes Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) Application

**13. Case 51-20** **1348 Staring Lane** To rezone from Single Family Residential (A1) to Town House (A2.5) on property located on the east side of Staring Lane, north of Rickshire Drive, on Lot 2 and 3 of South Hills Subdivision. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) Application

**14. Case 52-20** **15555 George O'Neal Road** To rezone from Off-Street Parking (B) and Light Commercial (C1) to Light Commercial Two (LC2) on property located on the north side of George O'Neal Road, west of O'Neal Lane, on Tract D-3 of the Plantation Homes Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) Application

**15. ISPUD-11-19** **La Rosa Revision 1** Proposed mixed use development including commercial, office, retail, restaurant and medium density residential uses on property located on the north side of Highland Road, west of Kenilworth Parkway and south of Menlo Drive, on Lots 1-A and 2-A of the Rosario Martina Property. Section 63, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) Application

**16. ISPUD-6-20** **Motor City Apartments** Proposed high density multifamily development located on the north side of North Street, east of North 20th Street, south of

Gayosa Street, and west of Scenic Highway, on Lots 1-10 of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker) Application

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

**17. PUD-2-12** S**anctuary at Oak Colony Concept Plan Revision 2** Proposed low density single family residential use on property located north side of Hoo Shoo Too Road, east of Montrachet Drive, on Lots 1 thru 90 and Tracts CA1 thru CA8 of The Sanctuary at Oak Colony Subdivision. Section 42, T8S, R2E; Section 51, T8S¸ R3E, GLD, EBRP, LA (Council District 9-Hudson) Application

**18. PUD-2-04** **Farm Bureau Office, Creekstone II, Final Development Plan** Proposed office use on property located north side of Corporate Boulevard, south of Commerce Circle and west side of Jefferson Highway, on Lots 11 and 12 of the Town Center Business Park Subdivision. Section 91 and 92, T7S, R1E, GLD, EBRP, LA (Council District 11- Watson) Application

**19. PUD-17-06** **Harveston, Phase 1, Final Development Plan** Proposed subdivision with internal streets, on property located north side of Bluebonnet Boulevard, east of Nicholson Drive, on portion of Tracts X and W of the Longwood and Burtville Property. Sections 44 and 51, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe)

**20. CUP-2-06** **Cypress Springs Mercedarian Retreat Center** Proposed buildings to be used as multi-purpose and lodging, on property located west side of George O'Neal Road, north of Spiller's Way, on Lot 1-B-1-A-3-A-1-A of the A. L Bordelon Property. Section 53, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson)

**21. CUP-6-20** **12991 Highland Road** Existing building to be used as a religious institution, on property located on the north side of Highland Road and west of Siegen Lane, on Lots A-1 and A-2 of the C.R. Kleinpeter Tract. Section 37, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) Application

**22. S-4-20** **Dutch Manor at the Highlands** Proposed low density residential subdivision located south of Highland Road and east of Knox Hill Drive, on Lots 2-A-1 and 2-A-2 of the Mumphrey Property (Council District 12-Racca) Application

**23. SS-11-20** **Hector Young Tract (Flag Lot Subdivision)** Proposed flag lot subdivision located north of Heck Young Road, and east of Old Scenic Highway, on Lot 4-B of the Hector Young Tract (Council District 1-Welch) Application

**24. SS-12-20** **A. R. Annison Property (Flag Lot Subdivision)** Proposed flag lot subdivision located southeast of Ligon Road, and north of East Flonacher Road, on Tract 3 of the A. R. Annison Property (Council District 1-Welch) Application

**25. SP-5-20** **Lipsey's Warehouse Addition** Proposed addition to an existing commercial warehouse located north of Rieger Road and east of Exchequer Drive, on Lots

F-1-A-2-B and F-1-A-2-C of the Commerce South Subdivision, 1st Filing (Council District 11-Watson) Application

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**