REGULAR ZONING MEETING OF THE METROPOLITAN
COUNCIL OF THE PARISH OF EAST BATON ROUGE
AND CITY OF BATON ROUGE

Wednesday, February 19, 2020
4:00 PM

The Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge convened in zoning session on Wednesday, February 19, 2020 at 4:00 PM, in the Council Chambers of the Governmental Building, Room 348, Baton Rouge, Louisiana.

The Meeting was called to order by the Presiding Officer and the following members were present:

Present: Amoroso, Banks, Cole, Green, Hudson, Loupe, Racca, Watson, Welch, Wicker, Wilson

Absent: Collins-Lewis

The following proposed ordinance was introduced by Mr. Wilson and read in full at the meeting of the Metropolitan Council on November 13, 2019. On December 4, 2019, the public hearing was held and final action deferred until January 15, 2020. On January 15, 2020, the public hearing was held and final action deferred until February 19, 2020. With a public hearing called thereon for this meeting, the proposed ordinance was read in full.

ORDINANCE 17253


WHEREAS, at its meeting of January 21, 2020, the Planning Commission approved an amendment to the General Residential (A4) and Heavy Commercial (C2) District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be
advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, and the same is hereby amended so as to create a Light Commercial (LC3), which shall include the following described property, to wit:

Property located at the east side of Scotland-Zachary Highway, to the south of Thomas Road, on Lot A of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA, as shown on a sketch prepared by the Planning Commission, a copy of which is attached.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on February 19, 2020, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Banks and seconded by Mr. Hudson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Yeas: Amoroso, Banks, Cole, Green, Hudson, Racca, Watson, Welch, Wicker, Wilson
Nays: None
Abstains: None
Did Not Vote: None
Absent: Collins-Lewis, Loupe

With 10 yeas, 0 nays, 0 abstains, 0 not voting, and 2 absent, the motion was adopted.

The following proposed ordinance was introduced by Ms. Amoroso and read in full at the meeting of the Metropolitan Council on December 11, 2019. On January 15, 2020, the public hearing was held and final action deferred until February 19, 2020. With a public hearing called thereon for this meeting, the proposed ordinance was read in full.

PROPOSED ORDINANCE

PA-16-19 225, 300-400 UND PORT HUDSON-PLAINS ROAD
TO AMEND THE COMPREHENSIVE LAND USE PLAN FROM AGRICULTURAL/RURAL TO RESIDENTIAL NEIGHBORHOOD ON PROPERTY LOCATED NORTH OF PORT HUDSON-PLAINS ROAD AND EAST OF SAMUELS ROAD, ON THE F. STEVENSON AND B. STEVENSON TRACTS. SECTION 65, T4S, R1W, GLD, EBRP, LA (COUNCIL DISTRICT 1 - WELCH)

The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. An interested citizen speaking in favor of the proposed ordinance was Mickey Robertson. Interested citizens speaking in opposition of the proposed ordinance were David Anderson, Deborah Anderson, Renna Young, Audrey Crochet, Frank Jackson, Glynn Patterson, Michal Smith, Janet Patterson, Huenema Davis, James Washington, Joseph Washington, Panithia Johnson, Ernest Beier, and Frenisha Johnson.

A substitute motion was made by Ms. Banks and seconded by Mr. Watson to defer the proposed ordinance to the council meeting on March 18, 2020. A "Yea" and "Nay" vote was called for and resulted as follows:

Yeas: Amoroso, Banks, Cole, Hudson, Watson
Nays: Loupe, Wilson
Abstains: None
Did Not Vote: Racca, Welch
Absent: Collins-Lewis, Green, Wicker

With 5 yeas, 2 nays, 0 abstains, 2 not voting, and 3 absent, the motion failed.

A motion was made by Mr. Welch and seconded by Ms. Racca to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Yeas: Cole, Hudson, Loupe, Welch, Wilson
Nays: Amoroso, Banks
Abstains: None
Did Not Vote: Racca, Watson
Absent: Collins-Lewis, Green, Wicker

With 5 yeas, 2 nays, 0 abstains, 2 not voting, and 3 absent, the motion failed.
A motion was made by Mr. Hudson and seconded by Ms. Banks to defer the proposed ordinance to the council meeting on March 18, 2020. A "Yea" and "Nay" vote was called for and resulted as follows:

Yeas: Amoroso, Banks, Cole, Hudson, Racca, Watson, Welch, Wilson
Nays: Loupe
Abstains: None
Did Not Vote: None
Absent: Collins-Lewis, Green, Wicker

With 8 yeas, 1 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Ms. Amoroso and read in full at the meeting of the Metropolitan Council on December 11, 2019. On January 15, 2020, the public hearing was held and final action deferred until February 19, 2020. With a public hearing called thereon for this meeting, the proposed ordinance was read in full.

ORDINANCE 17254


WHEREAS, at its meeting of January 21, 2020, the Planning Commission approved an amendment to the Heavy Commercial (C2) District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, and the same is hereby amended so as to create a Commercial Alcoholic Beverage (Bars and Lounges)(C-AB-2) District, which shall include the following described property, to wit:
Commencing from a point, being a point the intersecting right of ways of the intersection Florida Boulevard (south side of the right of way) and Longbow Drive (east side of the right of way) (having a northing and easting of +/- 3371800 & +/- 713150). From said point of commencement proceed N79° 16' 55"E for a distance of +/- 490', being a found 1/2 " iron pipe, being the northwestern most property corner for Lot D-1-A. From said property corner proceed S30° 35' 45"E for a distance of 38.52' to the POINT OF BEGINNING, being the northwestern most corner of the building, having a municipal address of 12650 Florida Boulevard. From said point of beginning proceed thence bearing N79° 27' 57"E for a distance of 13.88' Thence bearing N34° 40' 15"E for a distance of 15.59' Thence bearing S55° 28' 32"E for a distance of 15.49' Thence bearing N79° 22' 55"E for a distance of 12.73' Thence bearing S55° 04' 07"E for a distance of 1.93' Thence bearing S10° 26' 12"E for a distance of 12.69' Thence bearing S55° 27' 21"E for a distance of 15.54' Thence bearing S30° 33' 04"W for a distance of 9.36' Thence bearing S40° 28' 53"W for a distance of 6.26' Thence bearing S6° 48' 03"E for a distance of 0.92' Thence bearing N43° 53' 38"E for a distance of 6.19' Thence bearing S54° 58' 01"E for a distance of 9.02' Thence bearing S58° 05' 59"E for a distance of 21.09' Thence bearing S34° 23' 33"W for a distance of 35.88' Thence bearing S55° 36' 05"E for a distance of 36.08' Thence bearing S34° 26' 59"W for a distance of 26.54' Thence bearing N55° 43' 51"W for a distance of 43.49' Thence bearing S79° 15' 15"W for a distance of 25.35' Thence bearing N10° 37' 17"W for a distance of 42.96' Thence bearing S75° 06' 08"W for a distance of 0.79' Thence bearing N54° 15' 25"W for a distance of 1.91' Thence bearing N10° 22' 17"W for a distance of 12.39' Thence bearing N54° 51' 05"W for a distance of 15.77' Thence bearing N34° 27' 56"E for a distance of 15.57' Thence bearing N9° 52' 34"W for a distance of 14.00' to the point of beginning. Said area, being a portion of the overall building, to be rezoned containing 6,524 square feet and a perimeter of 411.43'.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on February 19, 2020, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Mr. Wilson and seconded by Mr. Watson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Nays: None
Abstains: None
Did Not Vote: None
Absent: Collins-Lewis, Green, Wicker

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Ms. Amoroso and read in full at the meeting of the Metropolitan Council on December 11, 2019. On January 15, 2020, the public hearing was called thereon; the proposed ordinance was read in full.

ORDINANCE 17255

ISPUD-12-19 AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF 2018, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE", AS AMENDED, SO AS TO CHANGE THE ZONING LOCATED ON THE EAST SIDE OF CONNELL’S PARK LANE AND NORTH OF GOODWOOD BOULEVARD, ON LOT 1-A OF CONNELL’S PARK SUBDIVISION, 1ST FILING, TO REZONE FROM TRANSITION (B1) TO INFILL/MIXED USE SMALL PLANNED UNIT DEVELOPMENT (ISPUD), SECTION 88, T7S, R1E, GLD, EBRP, LA, AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.

WHEREAS, at its meeting of January 21, 2020, the Planning Commission approved an amendment to the Transition (B1) District, after due advertisement and the conduct of a public hearing, pursuant to law; and,

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, be and the same is hereby amended to create an ISPUD (Infill/Mixed Use Small Planned Unit Development) District, which shall include the following described property, to wit:
Property located on the east side of Connell’s Park Lane and north of Goodwood Boulevard, on Lot 1-A of Connell’s Park Subdivision, 1st Filing, Section 88, T7S, R1E, GLD, EBRP, LA, as shown on a sketch prepared by the Planning Commission, a copy of which is attached.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on February 19, 2020, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Mr. Watson and seconded by Ms. Racca to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

**Yeas:** Amoroso, Banks, Cole, Hudson, Loupe, Racca, Watson, Welch, Wilson

**Nays:** None

**Abstains:** None

**Did Not Vote:** None

**Absent:** Collins-Lewis, Green, Wicker

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Watson and read in full at the meeting of the Metropolitan Council on January 22, 2020. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

**ORDINANCE 17256**

**RV-2-20** REVOKING A 7.5 FOOT UTILITY SERVITUDE, LOCATED WEST OF MADELINE COURT AND NORTH OF FLORIDA BOULEVARD, ON LOT 6-A OF THE MADELINE COURT SUBDIVISION, SECTION 68, T7S, R1E, GLD, EBRP, LA, PROVIDED CERTAIN STIPULATIONS ARE MET.

WHEREAS, the owner of the property located west of Madeline Court and north of Florida Boulevard, on Lot 6-A of the Madeline Court Subdivision, located in the Parish of East Baton Rouge, Louisiana, have requested the approval of a 7.5 foot utility servitude, as shown on the attached map, be revoked and set aside;

WHEREAS, said servitude is not needed for public use and the public would not be inconvenienced by the revocation of the said servitude; and

WHEREAS, this Council believes that it would be in the public interest to grant the mentioned request:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and City of Baton Rouge, that:

Section 1. The dedication of a 7.5 foot utility servitude, located west of Madeline Court and north of Florida Boulevard, on Lot 6-A of the Madeline Court Subdivision, as shown on the attached map, located in the Parish of East Baton Rouge, Louisiana, is hereby revoked and set aside, pursuant to the provisions of L.R.S. 48:701, et seq., subject to the following stipulations:

1.) Prior to issuance of building permits on the subject property, a map indicating the revoked servitude (referencing the Metro Council Ordinance) shall be prepared, approved and recorded.

Section 2. This Council does not warrant its authority to act pursuant to the above cited provision of the Revised Statutes, nor does it warrant title to any of the property contained in the area abandoned herein.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Racca and seconded by Mr. Wilson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Yeas: Amoroso, Banks, Cole, Hudson, Loupe, Racca, Watson, Welch, Wilson
Nays: None
Abstains: None
Did Not Vote: None
Absent: Collins-Lewis, Green, Wicker

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Watson and read in full at the meeting of the Metropolitan Council on January 22, 2020. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 17257

PA-1-20 AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF 2018, SO AS TO CHANGE THE FUTURE LAND USE ON THE PROPERTY LOCATED ON THE south side of Perkins Road, east of Bless Avenue, on Lot A of George H. Baker Property, Section 55, T7S, R1E, GLD, EBRP, LA, FROM Residential Neighborhood to Commercial, AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.

WHEREAS, at its meeting of January 21, 2020, the Planning Commission approved an amendment to the Residential Neighborhood Future Land Use hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Land Use Plan of the City of Baton Rouge and Parish of East Baton Rouge for the year 2018, as amended, and its accompanying Plan Map, be and the same is hereby amended so as to create a Commercial Future Land Use, which shall include the following described property, to wit:

A certain piece or portion of ground, together with all the buildings and improvements on the property located on the south side of Perkins Road, east of Bless Avenue, on Lot A of George H. Baker Property, Section 55, T7S, R1E, GLD, EBRP, LA

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on February 19, 2020, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Racca and seconded by Mr. Watson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Yeas: Amoroso, Banks, Cole, Hudson, Loupe, Racca, Watson, Welch, Wilson
Nays: None
Abstains: None
Did Not Vote: None
Absent: Collins-Lewis, Green, Wicker

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Watson and read in full at the meeting of the Metropolitan Council on January 22, 2020. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 17258

CASE 3-20 AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF 2018, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE", AS AMENDED, SO AS TO CHANGE THE ZONING ON THE PROPERTY LOCATED ON THE SOUTH SIDE OF PERKINS ROAD, EAST OF BLES AVENUE, ON LOT A OF GEORGE H. BAKER PROPERTY, SECTION 55, T7S, R1E, GLD, EBRP, LA, TO REZONE FROM LIGHT COMMERCIAL (C1) TO HEAVY COMMERCIAL (HC1), AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED

WHEREAS, at its meeting of January 21, 2020, the Planning Commission approved an amendment to the Light Commercial (C1) District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, and the same is hereby amended so as to create a Heavy Commercial (HC1), which shall include the following described property, to wit:

Property located on the south side of Perkins Road, east of Bles Avenue, on Lot A of George H. Baker Property. Section 55, T7S, R1E, GLD, EBRP, LA, as shown on a sketch prepared by the Planning Commission, a copy of which is attached.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on February 19, 2020, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Racca and seconded by Mr. Wilson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Yeas: Amoroso, Banks, Cole, Hudson, Loupe, Racca, Watson, Welch, Wilson
Nays: None
Abstains: None
Did Not Vote: None
Absent: Collins-Lewis, Green, Wicker

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Watson and read in full at the meeting of the Metropolitan Council on January 22, 2020. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 17259

PA-2-20 AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF 2018, SO AS TO AMEND THE COMMUNITY DESIGN AND NEIGHBORHOODS ELEMENT OF FUTUREBR, AS SHOWN ON A REPORT PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.

WHEREAS, at its meeting of January 21, 2020, the Planning Commission approved an amendment to the Community Design and Neighborhoods Element, hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Planning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge:

Section 1. That the Community Design and Neighborhoods Element of FUTUREBR for the year 2018, is amended so as to create a section of the plan which lists and defines adopted Small Area Plans and then adopts the Imagine Plank Road into the comprehensive plan.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on February 19, 2020 after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Racca and seconded by Mr. Watson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

- **Yeas:** Amoroso, Banks, Cole, Hudson, Loupe, Racca, Watson, Welch, Wilson
- **Nays:** None
- **Abstains:** None
- **Did Not Vote:** None
- **Absent:** Collins-Lewis, Green, Wicker

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Watson and read in full at the meeting of the Metropolitan Council on January 22, 2020. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

**ORDINANCE 17260**

**TA-16-19 AMENDING TITLE 7 (PLANNING AND ZONING), CHAPTER 10 (OVERLAY DISTRICTS), OF THE CODE OF ORDINANCES OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE, SO AS TO REPLACE SECTION 10.5 RESERVED WITH SECTION 10.5 HUNDRED OAKS OVERLAY.**

BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and City of Baton Rouge that:

Section 1. The definition below from Title 7, Chapter 10, Section 10.5 of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge is hereby amended, which shall read as follows:

**Section 10.5 Hundred Oaks Overlay**

**Section 10.5.1 Purpose**

The purpose of the Hundred Oaks Overlay is to maintain the character of the Hundred Oaks neighborhood by requiring lot sizes historically used for residential development more in keeping with the historic pattern and zoning of the area.

**Section 10.5.2 Boundaries**

This overlay shall apply to the residentially-zoned properties within the boundaries shown on the official zoning map, but generally described as lying south of Hundred Oaks Avenue, west and north of Dawson Creek, and east of Perkins Road.

**Section 10.5.3 Development of Nonconforming Lots**

Nonconforming lots within the overlay boundaries may only be developed if the lot has not been held in common ownership with any abutting lots within the overlay at any time after March 1, 2020. Nonconforming lots that have been held in common ownership with abutting lots shall be considered as one or more individual "zoning lots" to the extent that such "zoning lots" meet the required lot width established by the zoning. Individual "zoning lots" may only be developed with one single family dwelling, though required setbacks may be reduced consistent with the provisions of Section 7.5, Nonconforming Lots.
Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstances shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. An interested citizen speaking in favor of the proposed ordinance was Charles Lamar. An interested citizen speaking in opposition of the proposed ordinance was Randall Roller.

A motion was made by Mr. Cole and seconded by Mr. Watson to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

**Yeas:** Amoroso, Banks, Cole, Hudson, Loupe, Racca, Watson, Welch, Wilson

**Nays:** None

**Abstains:** None

**Did Not Vote:** None

**Absent:** Collins-Lewis, Green, Wicker

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Watson and read in full at the meeting of the Metropolitan Council on January 22, 2020. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

**ORDINANCE 17261**


WHEREAS, at its meeting of January 21, 2020, the Zoning Commission approved an amendment to designate the boundary for the Hundred Oaks Overlay hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, and the same is hereby amended so as to create the boundary for the Hundred Oaks Overlay, which shall include the following described property, to wit:
Properties and addresses listed in the general boundaries to the north of Interstate Highway 10 (or the Kansas City Southern railroad), west of South Acadian Thruway (or the Dawson Creek), south of Malmaison Drive and Tyrone Drive, and east of the intersection of Tyrone Drive and South Eugene Street. Sections 67 and 94, T7S, R1E, GLD, EBRP, LA, as shown on a sketch prepared by the Planning Commission, a copy of which is attached.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on February 19, 2020, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Mr. Cole and seconded by Ms. Racca to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Nays: None
Abstains: None
Did Not Vote: None
Absent: Collins-Lewis, Green, Wicker

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Watson and read in full at the meeting of the Metropolitan Council on January 22, 2020. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

PROPOSED ORDINANCE

CASE 81-19 2559 PLANK ROAD
TO REZONE FROM LIMITED RESIDENTIAL (A3.1) TO HEAVY COMMERCIAL (HC1)
ON PROPERTY LOCATED WEST OF PLANK ROAD, SOUTH OF SENECA STREET AND EAST OF OSCEOLA STREET, ON LOTS 1-7 OF SUBURB ISTROUMA. SECTION 39, T7S, R1W, GLD, EBRP, LA (COUNCIL DISTRICT 10 - WICKER)

The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Mr. Wilson and seconded by Mr. Watson to delete the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Nays: None
Abstains: None
Did Not Vote: None
Absent: Collins-Lewis, Green, Wicker

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.
The following proposed ordinance was introduced by Mr. Watson and read in full at the meeting of the Metropolitan Council on January 22, 2020. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

ORDINANCE 17262


WHEREAS, at its meeting of January 21, 2020, the Planning Commission approved an amendment to the Heavy Commercial (C2) District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law, and;

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge, as amended, and its accompanying Comprehensive Zoning Map of 2018, and the same is hereby amended so as to create a Commercial Alcoholic Beverage (Restaurant) (C-AB-1) District, which shall include the following described property, to wit:
LOCATED IN SECTION 28, T7S-R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, COMMENCING FROM THE INTERSECTION OF THE SOUTH MARGIN OF MARKET STREET AND THE WEST MARGIN OF JONES CREEK ROAD, THENCE PROCEED SOUTH 04 DEGREES 08 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 230.40 FEET TO A POINT; THENCE PROCEED NORTH 69 DEGREES 01 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 25.06 FEET TO A POINT; THENCE PROCEED SOUTH 49 DEGREES 52 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 65.37 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE PROCEED SOUTH 20 DEGREES 41 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 33.99 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 69 DEGREES 18 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 26.35 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 20 DEGREES 41 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 3.80 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 69 DEGREES 18 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 6.33 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 20 DEGREES 41 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 6.25 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 69 DEGREES 18 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 8.80 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 20 DEGREES 41 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1.83 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 69 DEGREES 18 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 11.92 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 20 DEGREES 41 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 42.53 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 69 DEGREES 18 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 11.89 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 20 DEGREES 41 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1.84 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 69 DEGREES 18 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 8.80 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 20 DEGREES 41 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 6.24 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 69 DEGREES 18 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 6.25 FEET TO A POINT AND CORNER; THENCE PROCEED NORTH 20 DEGREES 41 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 3.82 FEET TO A POINT AND CORNER; THENCE PROCEED SOUTH 69 DEGREES 18 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 26.46 FEET BACK TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.044 ACRES (1911 SQUARE FEET) MORE OR LESS.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on February 19, 2020, after public notice thereof, according to the provisions of L.R.S. 33:4721-4730.
The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Ms. Amoroso and seconded by Ms. Racca to adopt the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Yeas: Amoroso, Banks, Cole, Hudson, Loupe, Racca, Watson, Welch, Wilson
Nays: None
Abstains: None
Did Not Vote: None
Absent: Collins-Lewis, Green, Wicker

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The following proposed ordinance was introduced by Mr. Watson and read in full at the meeting of the Metropolitan Council on January 22, 2020. With a public hearing called thereon for this meeting, the proposed ordinance was read in full for a second time.

PROPOSED ORDINANCE

CASE 2-20  5605 JONES CREEK ROAD
TO REZONE FROM HEAVY COMMERCIAL (C2) TO COMMERCIAL ALCOHOLIC BEVERAGE (RESTAURANT) (C-AB-1) ON PROPERTY LOCATED ON THE WEST SIDE OF JONES CREEK ROAD, SOUTH OF MARKET STREET, ON A PORTION OF LOT 2-A-1-B-A OF ALBERT DIXON PROPERTY. SECTION 28, T7S, R2E, GLD, EBRP, LA (COUNCIL DISTRICT 9 - HUDSON)

The Presiding Officer announced that a public hearing on the above ordinance was in order at this time. No interested citizens spoke either for or against the proposed ordinance.

A motion was made by Mr. Hudson and seconded by Mr. Watson to delete the proposed ordinance. A "Yea" and "Nay" vote was called for and resulted as follows:

Yeas: Amoroso, Banks, Cole, Hudson, Loupe, Racca, Watson, Welch, Wilson
Nays: None
Abstains: None
Did Not Vote: None
Absent: Collins-Lewis, Green, Wicker

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

ADJOURN

A motion was made by Mr. Wilson and seconded by Ms. Amoroso to adjourn. A "Yea" and "Nay" vote was called for and resulted as follows:

Yeas: Amoroso, Banks, Cole, Hudson, Loupe, Racca, Watson, Welch, Wilson
Nays: None
Abstains: None
Did Not Vote: None
Absent: Collins-Lewis, Green, Wicker

With 9 yeas, 0 nays, 0 abstains, 0 not voting, and 3 absent, the motion was adopted.

The Presiding Officer declared the meeting adjourned.

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Council Administrator/Treasurer

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Mayor-President Pro-Tempore