

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**May 21, 2012**  
**5:00 P.M.**

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows.

1. Applicant and applicant representatives for the proposal will speak first for a period not to exceed fifteen (15) minutes.
2. Proponents will speak, then the opponents. Each speaker will not be allowed more than three (3) minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
3. Applicant will be allowed a total period of five (5) minutes for rebuttal.
4. Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

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**1. ROLL CALL**

**2. APPROVAL OF THE MINUTES (April 23, 2012)**

**3. COMPREHENSIVE PLAN**

**4. AMENDMENTS AND CONSENT AGENDA**

- 5.** Amending Title 7 (Planning and Zoning), of the Code of Ordinances of the City of Baton Rouge and Parish of East Baton Rouge, so as to amend and re-enact Chapter 10 (Supplementary Uses), Section 10.102f (Urban Design Overlay District Six – Florida Boulevard) (By: Councilwoman Collins-Lewis)

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----- **PLANNING** -----

- 6. PK-1-12** **Marcello's Wine Warehouse (4201 Perkins Road) (Deferred from April 23, 2012)** This property is located on the northeast corner of Perkins Road and Balis Drive, on a portion of Lot D of the Richland Plantation Subdivision. (Council District 12-Bourgeois)
- 7. RV-1-12** **Revocation of a portion of a two hundred (250) foot servitude** This property is located on the west side of Briarlake Avenue and north of Ward Creek, on Lots 8 and 9 of the Briarlake Estates Subdivision. (Council District 9-Boé)
- 8. RV-3-12** **Revocation of a portion of a two hundred (200) foot servitude** This property is located on the south side of Perkins Road and north of Dawson Creek, on an undesignated 10.65 Acre Tract of Moss Side Plantation. (Council District 12-Bourgeois)
- 9. PK-2-12** **533 Spain Street** This property is located on the northwest corner of Spain Street and Royal Street, on Lot 3 of Beauregard Town Subdivision. (Council District 10-Wicker)

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----- **ZONING** -----

- 10. TND 1-07** **Rouzan Final Development Plan (Phase 3C Creekside) (Deferred from April 23, 2012)** This property is located on the east side of Glasgow Avenue, north of Mimosa Avenue, on a portion of Tract M-3B of Richland Plantation. A proposed Final Development Plan. Section 94, T7S, R1E, GLD, EBRP, LA. (Council District 12- Bourgeois)
- 11. PUD 3-11** **Fairfield at Baton Rouge Final Development Plan** This property is located on the southwestern side of Burbank Drive, south of the intersection of Ben Hur Road and Burbank Drive, on Lots F-1, F-2, F-3, and a portion of the John P. Nelson Tract. A proposed Final Development Plan. Sections 31 and 64, T7S, R1E, Sections 6 and 49, T8S, R1E, and Section 36, T7S, R1W, GLD, EBRP, LA. (Council District 3-Loupe)

- 12. PUD 2-12 Mallard Park Concept Plan** This property is located on the north side of Hoo Shoo Too Road, east of Montrachet Drive, on Tracts A, B-1, and B-2 of Audubon Plantation. To amend the "Comprehensive Land Use Plan" from Agriculture/Rural to PUD (Planned Unit Development) and to rezone from RE/A-1 (Residential Estate/Agriculture One) to PUD (Planned Unit Development). Section 42, T8S, R2E, and Section 51, T8S, R3E, GLD, EBRP, LA. (Council District 9-Boë)
- 13. SPUD 3-11 Bethany WPC Towne Center Final Development Plan Revision** This property is located on the south side of Jefferson Highway, west of the intersection of Jefferson Highway and Town Center Boulevard, on Tract 5-1-B of Cedar Lodge Plantation. Section 91, T7S, R1E, GLD, EBRP, LA. (Council District 11-Gary)
- 14. ISPUD 3-12 Lot 4-B, Beauregard Town** This property is located on the east side of Grandpre Street and the west side of Maximilian Street, north of Louisiana Avenue, on Lot 4-B, Square 56 of Beauregard Town. Section 49, T7S, R1W, GLD, EBRP, LA. (Council District 10-Wicker)
- 15. ISPUD 4-12 MCRA 2012** This property is located on the southwest corner of Convention Street and Eugene Street, on Lots 1-A, and 3 thru 5, Block 1, of Wilson Place. Section 74, T7S, R1W, GLD, EBRP, LA. (Council District 10-Wicker)
- 16. CASE 7-12 4502 Doral Drive** This property is located on the southwest corner of Coursey Boulevard and Doral Drive, on Lot 93 of the Sherwood Oaks Subdivision. To rezone from A1 (Single Family Residential) to NC (Neighborhood Commercial). Section 55, T7S, R2E, GLD, EBRP, LA. (Council District 8-Walker)

**CUP 4-11 Salon Avenue, 4502 Doral Drive** This property is located on the southwest corner of Coursey Boulevard and Doral Drive, on Lot 93 of the Sherwood Oaks Subdivision. Section 55, T7S, R2E, GLD, EBRP, LA. (Council District 8-Walker)
- 17. Case 9-12 216 South Foster Drive** This property is located on the east side of South Foster Drive, south of North Boulevard, on Lot A of the Piper Property. To rezone from B1 (Transition) to HC1 (Heavy Commercial One). Section 82, T7S, R1E, GLD, EBRP, LA. (Council District 7-Marcelle)
- 18. Case 10-12 Briarwood Estates** This property is located on the southeast side of Airline Highway, east and west side of Briarwood Place on Lots A-1-A, A-1-B, A-2-A, A-2-B, A-2-C, A-2-D, A-2-E-1, A-2-E-2, and A-2-E-3 of Briarwood Estates. To rezone from C2 (Heavy Commercial) to A1 (Single Family Residential). Section 49, T8S, R2E, GLD, EBRP, LA. (Council District 9-Boë)
- 19. Case 11-12 Tract X-3 of Joor Road** This property is located on south side of Joor Road, west of the Comite River on Tract X-3 of the Anna Lusk Jones Property. To amend the "Comprehensive Land Use Plan" from Agricultural/Rural to Industrial and to rezone from A1 (Single Family Residential) to M1 (Light Industrial). Section 44, T6S, R1E, GLD, EBRP, LA. (Council District 5-Edwards)
- 20. Case 12-12 7248 Perkins Road, Suite A** This property is located on the south side of Perkins Road, west of Camellia Trace Drive, on a portion of Tract A-1-B-1-A a portion of the E. Roger Jones Property. To rezone from LC3 (Light Commercial Three) to C-AB-2 (Commercial Alcoholic Beverage Two). Section 52, T7S, R1E, GLD, EBRP, LA. (Council District 12-Bourgeois)
- 21. Case 13-12 Lot 8-A of Florida Street** This property is located on the north side of Florida Street, east of Connell Street, on Lot 8-A of Duchein Place Subdivision. To rezone from A3.1 (Limited Residential) and C2 (Heavy Commercial) to HC1 (Heavy Commercial One). Section 73, T7S, R1W, GLD, EBRP, LA. (Council District 10-Wicker)

**22. Case 14-12 Tract A of Pryce Drive** This property is located on the west side of Veterans Memorial Boulevard, south of Pryce Drive on Tract A of Pryce Place and East Pryce Place Subdivisions. To rezone from A3.1 (Limited Residential) to LC1 (Light Commercial One). Sections 69 and 72, T6S, R1W, GLD, EBRP, LA. (Council District 2-Addison)

**23. COMMUNICATIONS**

**24. ADJOURN**