# DEADLINE FOR FILING FINAL PACKET INFORMATION IS 5 P.M. THE WEDNESDAY BEFORE MEETING: AFTER THIS DATE AND TIME, INFORMATION MAY BE SUBMITTED AT THE MEETING.

On the date of the public hearing, a guided tour of most of the sites is offered to the Board members. Anyone interested in more information about the tour should contact the

Planning Director at 673-6474

Planning Director at 673-6474 <u>at least 72 hours</u> prior to the public hearing date. <u>If no tour is scheduled, the members will meet for lunch in the MPC Conference Room prior to the lunch in the MPC Conference Room prior to the lunch in the MPC Conference Room prior to the lunch in the lunc</u> public hearing.

# **AGENDA**

# SHREVEPORT METROPOLITAN PLANNING COMMISSION PUBLIC HEARING JUNE 5, 2013 - 1 P.M. **GOVERNMENT PLAZA CHAMBER - 505 TRAVIS STREET**

- I. **CALL TO ORDER**
- II. INVOCATION
- III. **REMARKS BY CHAIRMAN**

Master Plan Implementation Update

- IV. **PUBLIC HEARING** 
  - CASE NO. C-40-13: 1400 Weinstock 1

HOUSING AUTHORITY OF THE CITY OF SHREVEPORT

North side of Weinstock Street, 400' east of Allen Avenue

R-3 (PUD)

Multi-family housing

On May 5th this case was deferred & continued to the June public hearing

DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS **DEFERRED & CONTINUED CASES LISTED FIRST** 

2. CASE NO. SC-24-13: District

District: 3/Williams

A/McCulloch

LA-MARINA LLC

7/Lynch

Same & Greenvale LLC

Mohr & Assoc

West side of Hidden Falls Drive approximately 500' south of intersection of S. Lakeshore & Willow Ridge

Blvd

R-3(PUD)

Willow Ridge at Stone Lakes Unit 8

On May 5th this case was deferred & continued to the June public hearing

3. CASE NO. SC-25-13: District

A.McCulloch

LA-MARINA LLC

7/Lynch

Same & Greenvale LLC

Mohr & Assoc

SE corner of South Lakeshore Blvd & Rocksprings Blvd

R-3(PUD)

Willow Ridge at Stone Lakes Unit 9

On May 5th this case was deferred & continued to the June public hearing

4. **CASE NO. CA-3-13:**  District: B/Everson

MANDINA PROPERTIES LLC 3/Williams

Same

Between Fannin and Caddo Streets bounded by Douglas & Common Streets

Closure and abandonment of a portion of an alley behind Fannin Street

**CASE NO. CA-4-13:** \_ District

A/McCulloch

DOUGLAS BURNSIDE & CHARLES PHILLIPS

12/Epperson

Same

June 5, 2013 MPC Public Hearing - 1 -

South side of Yarborough Road @ intersection with Hatcher Road

R-1D

Closure & abandonment of a portion of Hatcher Road

# 6. **CASE NO. SC-27-13:**

District

D/Corbin

VENTURE INVESTMENTS OF LA

6/Baker

Same

Polaris Services LLC

NW corner of E. 74th Street & Line Avenue

R-1H and B-2

East 74th Subdivision

7. CASE NO. SC-28-13:

District

A/McCulloch

LA MARINA LLC

7/Lynch

Same & Greenvale LLC

Mohr & Assoc

Approximately 90' west of Rocksprings Blvd and 220' south of S. Lakeshore Drive

R-3(PUD)

Willow Ridge at Stone Lakes Unit 10

8. <u>CASE NO. SC-29-13:</u>

District

D/Corbin

S'PORT DEVELOPMENT CORP

9/Thibodeaux

Same

Mohr & Assoc

North end of Marigny Drive approximately 150' north of Rochel Drive in Twelve Oaks Subdivision

R-1B(PUD)

Marigny Woods Unit 2 in Twelve Oaks

9. **CASE NO. SP-30-13:** 

District 2/Johnson

49 DEVELOPMENT LLC

Marshall Ruffin

Balar & Assoc

North side of Old Mooringsport Road approximately 1200' east of Hwy 1 North

R-A (R-1D approval pending)

Mooringsport Circle Subdivision

# B. ZONING APPLICATIONS WITH DEFERRED & CONTINUED CASES LISTED FIRST

10. **CASE NO. C-37-13/P-5-13:** 

Application by the MPC to amend the Code of Ordinances, The City of Shreveport Zoning Ordinance, to significantly restrict the locations where factory-built homes of any type might be placed without specific forms of approval.

On May 5<sub>th</sub> the Board author ized staff to set a Public Hearing for the June 5<sub>th</sub> public hearing

## CITY COUNCIL DISTRICT A - McCULLOCH

11. <u>CASE NO. C-48-13:</u> 2700 blk Willis

District: 2/Johnson

District: 4/Linn

PARICE FOSTER

Same

SE corner of Willis Street & Audrey Lane

R-1H to B-2

Beauty salon or other uses permitted within this zoning classification

# **CITY COUNCIL DISTRICT B** - EVERSON

12. CASE NO. C -49-13: 683 Jordan

AMANDA & ADAM BREWER

Jordan Square L.L.C.

South side of Jordan Street 160' east of Irving Place

MPC approval in an SPI-1 District

Limited to an outpatient physical therapy clinic

MPC Public Hearing - 2 - June 5, 2013

#### <u>CITY COUNCIL DISTRICT C - O. JENKINS</u>

**CASE NO. C-50-13:** 3654 Youree

AMANDA MARTIN

Amanda M. & Mark A. Martin

NW corner of Youree Drive & Ardmore Drive

SPI-3-E (B-1) to SPI-3-E

Addition of dog grooming salon

## CITY COUNCIL DISTRICT D - CORBIN

**CASE NO. C-51-13:** 600 blk Turner

**OLIVE BRANCH MINISTRIES** 

Same

North side of Turner Lane 490' east of Line Avenue

R-1H & B-3 to R-3

Senior apartments or other uses permitted within this zoning classification

## **CITY COUNCIL DISTRICT** - E WEBB

CASE NO. C -52-13: 600 blk Bert Kouns Ind'l Loop

SHREVEPORT FAMILY ENTERTAINMENT

Same

End of, & on the north side of a dedication known as Melba Drive; accessed through existing drive of 645

Bert Kouns

R-1D to B-2 with MPC approval

Batting cage and practice ball fields or other uses permitted within this zoning classification

## CITY COUNCIL DISTRICT G - S. JENKINS

CASE NO. C -53-13: 7300 Lewis Ln

12/Epperson

JOHN AUZENNE

Abracadabra Investments L.L.C.

SE corner of Lewis Lane & California Drive

Continuation of R-2-E (SPI-2)

Motel

## PARISH COMMISSION DISTRICT - 8 ESCUDE

CASE NO. P -7-13: 2539 E 70th

ARK-LA-TEX OUTDOOR PRODUCTS, L.L.C.

Same

SE side of East 70th Street. 2.030' west of Dixie Meadow Road

R-A to B-3

Fitness center, gym or other uses permitted within this zoning classification

# \* \* \* END OF PUBLIC HEARING \* \* \*

#### APPLICATIONS NOT REQUIRING PUBLIC HEARING B.

## CITY COUNCIL DISTRICT C - O. JENKINS

18. CASE NO. C -54-13: 352 E 70th & 349 E 69th Street

S & S AUTO SALES

V & J Land Co. L.L.C.

North side East 70th Street & south side of East 69th Street, 300' east of Henderson Avenue

B-3 & B-2 with MPC approval

Site plan approval (used car sales and overflow parking)

## CITY COUNCIL DISTRICT D - CORBIN

CASE NO. C -55-13: 8900 blk Pugh

9/Thibodeaux

HUNT REAL ESTATE SERVICES, INC.

Stratmore L.L.C.

NE corner of Pugh Avenue & Stratmore Avenue

MPC Public Hearing - 3 -June 5, 2013

District: 8/Fscude

District: 4/Linn

District: 10/Cox

District:

District: 6/Baker

District:

B-3 Site plan approval (Family Dollar)

# **CITY COUNCIL DISTRICT** - E WEBB

CASE NO. C -56-13: 8924 Jewella

DOUGLAS L. HOLLAND

Summer Grove Baptist Church

Site formerly known as South Park Mall

Site plan approval (removal of parking, addition of green space)

## CITY COUNCIL DISTRICT G - S. JENKINS

CASE NO. C-57-13: 7700 blk W 70th

MOHR AND ASSOCIATES, INC.

Piller Properties, L.L.C.

North side of West 70th Street at its intersection with Dinkins Drive

Site plan (truck dealership)

## PARISH COMMISSION DISTRICT - 8 ESCUDE

CASE NO. P -8-13: 8600 Box Rd

MOHR AND ASSOCIATES, INC.

Wren Resources, Inc.

West side of Box Road 1.940' south of Mount Zion Road

Site plan approval (model home display, and sales office)

- ٧. **APPROVAL OF MINUTES** - May 5, 2013
- VI. **REVIEW / DISPOSITION OF APPLICATIONS**
- VII. **UNFINISHED BUSINESS**

#### VIII. **OTHER BUSINESS**

# CITY COUNCIL DISTRICT C - O. JENKINS

CASE NO. C-67-12: 1000 blk Pierremont

JEFF NEAL

569 DKT, L.L.C.

North side of Pierremont 284' west of Fairfield Avenue

R-1D to B-2

B-2 development

REMANDED by the City Council on 2-12-13. The MPC recommended approval of B-1 at their meeting on 12-5-12; Waiting on applicant to submit additional information.

CASE NO. C-47-13: 24.

Application by the CITY COUNCIL OF THE CITY OF SHREVEPORT to amend the Code of Ordinances, The City of Shreveport Zoning Ordinance, relative to the SPI-3, Commercial Corridor Overlay District as it relates to the section of Pierremont Avenue between I-49 & Dillingham. The Council feels this overlay "is needed in order to reduce the negative impact on adjacent or nearby residential properties caused by lighting, signs, and other business related uses on business properties."

Draft copies available in the MPC & City Council Offices.

District: 10/Cox

District: 12/Epperson

District: 4/Linn

DEFERRED AND CONTINUED TO THE JULY 3, 2013 PUBLIC HEARING

Request by Councilman Jeff Everson for the MPC "to consider an amendment to the Zoning Ordinance to include kitchen & catering facilities located on a university or college (non profit) campus as part of the use allowed when the university or college has an approved or Special Exception Use." Staff needs authorization to legally advertise & place on agenda for public hearing on July 2, 2013

- IX. CHAIRMAN / BOARD MEMBERS ' COMMENTS
- **DIRECTOR / STAFF 'S REPORTS** X.

# XI. ADJOURN