SPI-3, Commercial Corridor Overlay District for Pierremont Avenue

Ordinance Number 30 of 2013, by Councilman Oliver Jenkins (District C), was introduced at the Shreveport City Council meeting on April 9, 2013, to extend the SPI-3, Commercial Corridor Overlay District to "all properties adjacent to Pierremont Avenue between Interstate-49 and Dillingham Avenue".

The Chairman of the City Council submitted the ordinance to the Metropolitan Planning Commission (MPC) for the purpose of holding a public hearing in May of 2013 to receive comments from property owners and stakeholders before reporting to the City Council their recommendation of approval or disapproval of the overlay extension.

The MPC has scheduled the public hearing for **Wednesday, May 1, 2013, at 1:00 PM** in the Government Chambers located at 505 Travis Street, Shreveport, Louisiana. A letter was mailed to all affected property owners

The SPI-3 Overlay District, included on the following page of this notice, is intended to reduce the negative impact on adjacent or nearby residential properties by addressing signage, driveway limitations, parking lot lighting, and other businesses related uses in the B-1 (Buffer Business) and B-2 (Neighborhood Business) districts.

DIVISION 6. - SPI-3 COMMERCIAL CORRIDOR OVERLAY DISTRICT [192]

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Sec. 106-1011. - Generally.

(a) *Intent.* The properties fronting the major arterial in this district have been in transition from residential to commercial uses. Adjacent to this major artery are large residential neighborhoods which will be significantly impacted by further commercial development. In addition, the vehicles which pass through this corridor each day will be impacted by any future commercialization in this area. It is the intent of these regulations to aid in the preservation of the residential use near this transportation artery while allowing commercial uses which are sensitive to the public need for safety and the residents' need for privacy and serenity through effective buffering and control of hours of operation. It is further intended that establishment of these regulations will define the area considered appropriate for commercial development.

(b) *The strategy.* The strategy to achieve this goal is to continue the existing zoning patterns in this corridor but to develop a set of design review criteria for future development. In exchange for minimizing the number of driveways, effective buffering solutions, sensitive lighting arrangements, and hours of operation which are compatible with residential uses, additional retail uses may be appropriate.

(c) *Special use criteria.* Given the above strategy, future development in this overlay district will be reviewed using the following criteria:

(1) Size of the building site; in particular, the frontage along the major artery, and the number of driveways.

(2) Nature of the proposed use.

(3) Amount and timing of traffic generated by the proposed use.

(4) Setback adjacent to residential uses and type of buffering to be provided.

(5) Intended hours of operation.

(6) Other impacts on adjacent properties such as noise, odors, and lighting.

(Ord. No. 218, 1988, § IA., 10-25-88)

Sec. 106-1012. - Permitted uses—Generally.

The zoning existing on a site in the SPI-3 district on November 9, 1988, shall continue as the base zoning in this district. In the SPI-3 district only, the uses listed in this division are permitted.

(Ord. No. 218, 1988, § IB., 10-25-88)

Sec. 106-1013. - Same—Uses by right.

The uses listed below are permitted in the SPI-3 district:

(1) If the base zoning is R-1D:

All uses permitted by right in R-1A through R-1H districts.

(2) If the base zoning is B-1:

All uses permitted by right in B-1 districts, except drive-thru or drive-in uses, provided the structure intended for commercial purposes is oriented toward the major arterial with primary ingress and egress onto the major arterial.

All uses permitted by right in R-1A through R-1H districts, provided a floor plan is submitted to the MPC staff indicating which area of the structure will be used residentially and which area will be used for B-1 uses.

(3) If the base zoning is B-2:

All uses permitted by right in B-2 districts.

All uses permitted by right in R-1A through R-1H districts, provided a floor plan is submitted to the MPC staff indicating which area of the structure will be used residentially and which area will be used commercially.

(4) If the base zoning is B-3:

All uses permitted by right in B-3 districts.

All uses permitted by right in R-1A through R-1H districts, provided a floor plan is submitted to the MPC staff indicating which area of the structure will be used residentially and which area will be used commercially.

(Ord. No. 218, 1988, § IB.1., 10-25-88; Ord. No. 71, 1998, 5-12-98)

Sec. 106-1014. - Same—Uses requiring site plan approval by the planning director.

The following specialty retail uses and services, without drive-in or drive-thru, shall be permitted in the commercial corridor overlay district, provided a detailed site plan which clearly

complies with the following criteria, in addition to all existing zoning regulations, is approved by the planning director in accordance with the provisions of section 106-45:

(1) The minimum frontage along the major arterial shall be 150 feet.

(2) The minimum landscaped buffer with canopy trees adjoining residential property (see section 106-1023, Landscaped buffer area, for definition of canopy trees) shall be ten feet.

(3) The minimum fencing requirement adjoining residential property shall be seven- foot-high capped masonry.

(4) The maximum number of driveways permitted for sites less than 200 feet wide shall be one (maximum 35 feet wide).

(5) The maximum percentage of site coverage (including buildings, sidewalks, driveways and parking lots) shall be 80 percent.

Accessory use.

Altering and repairing of wearing apparel.

Antique store.

Apothecary.

Apparel and accessory store.

Appliance store.

Artists supplies store.

Audio, video and/or computer sales and/or repair.

Auto parts store, retail; no installation, repair or rebuilding of parts is permitted on premises.

Bakery, retail.

Bicycle sales and repair.

Blueprinting and photostating.

Bookstore.

Business machines store or agency.

Camera and photographic supplies store.

Candy, nut and confectionery store.

Catering shop.

Dairy products sales.

Delicatessen.

Dental or medical clinic.

Department store.

Drugstore.

Dry cleaning, with nonflammable cleaning agents only; excluding the discharge of steam outside enclosed structure.

Dry goods store.

Educational, including business school, college, trade school, training center, university, and the like.

Fix-it shop.

Floor covering sales.

Floral shop.

Fruit store.

Fur sales, finishing and storage.

Furniture repair and upholstering.

Furniture store.

Garden supplies store; handling packaged fertilizer and no other types of fertilizer.

Gift shop.

Hardware store, retail.

Hobby supply store.

Ice cream store.

Jewelry store, including the repair of jewelry, watches and clocks.

Laundry and/or dry cleaning pickup station.

Lawnmower sales.

Leather and luggage store.

Locksmith.

Music store.

Nursery, day care, kindergarten.

Office equipment and supplies store.

Package and parcel pickup.

Paint and wallpaper store, retail.

Pet store.

Photographic studio and/or processing.

Picture framing and/or mirror silvering.

Print shop.

Seafood store, retail.

Shoe repair shop.

Shoe store, retail.

Small animal veterinary clinic; limited to the treatment of household pets and other small animals, excluding livestock; boarding of animals on the premises prohibited with the exception of those animals retained for essential medical treatment; kennels, pens and other animal storage facilities including access aisles, etc., not to occupy more than 50 percent of the gross floor area and these facilities must be completely within the enclosed structure; all structures shall be set back from the residentially zoned property 40 feet to allow a buffer area.

Sporting goods store; retail, excluding repair and testing of motors and outdoor boat display.

Studio for professional work or teaching of any form of fine arts, photography, music, drama, dance, martial arts, but not including commercial gymnasium.

Tailor shop.

Tobacco store.

Theatre.

Toy store.

Variety store (limited to the sale of items which may be sold by any other use in this district).

Video store.

(Ord. No. 218, 1988, § IB.2., 10-25-88; Ord. No. 100, 1989, 6-27-89; Ord. No. 69, 2007, 5-8-07)

Sec. 106-1015. - Same—Uses requiring zoning board of appeals approval.

The uses listed below are declared to possess such characteristics of unique or special form that they shall be considered an individual case and shall be subject to approval of the zoning board of appeals in accordance with the provisions of section 106-46 governing special exceptions:

Drive-in or drive-thru (for any use permitted in the district).

(Ord. No. 218, 1988, § IB.3., 10-25-88; Ord. No. 69, 2007, 5-8-07)

Sec. 106-1016. - Building height limit.

Except as provided in article IX of this chapter, no structure shall be erected or altered to exceed 35 feet.

(Ord. No. 218, 1988, § IC., 10-25-88)

Sec. 106-1017. - Required yards.

Except as provided in article IX of this chapter, the minimum dimensions of yards shall be:

(1) Front yard: 30 feet.

(2) Rear yard:

a. One-story: 15 feet.

b. Two-story: 25 feet.

(3) Side yard: five feet.

(Ord. No. 218, 1988, § ID., 10-25-88)

Sec. 106-1018. - Site plan required.

The required site plan must be properly scaled and dimensioned to clearly locate the footprint of the building, driveways and parking areas with arrows indicating traffic circulation patterns, drive-in or drive-thru windows, buffer landscaping, as well as frontage landscaping, exterior lighting, signs, and garbage dumpsters.

(Ord. No. 218, 1988, § IE., 10-25-88)

Sec. 106-1019. - Lighting.

The maximum height for any light fixture is 20 feet. Lighting shall be directed inward, toward the development, to minimize intrusion onto surrounding property. Lighting facilities used to illuminate signs, parking areas, or for other purposes shall be so arranged that the source of light is concealed from adjacent residential properties and does not interfere with traffic.

(Ord. No. 218, 1988, § IF., 10-25-88)

Sec. 106-1020. - Detached on-premises signs.

(a) For each building site, only one onsite detached monument or pole sign shall be permitted.

(1) A detached pole sign shall have a minimum height of nine feet from the bottom of the sign display surface to the grade surface, unless the top of the sign is not more than three feet above the grade surface. The display surface of all such signs shall be set back at least ten feet from any street right-of-way. The maximum square footage for the sign display area shall be 72 square feet. The maximum height for a detached pole sign in the SPI-3 district shall be 20 feet.

(2) A detached monument sign shall have a minimum setback of ten feet from the right-of-way only if the sign is less than three feet high. A monument sign which is set back more than 15 feet from any street right-of-way shall have a maximum height of 15 feet and a maximum display surface of 72 square feet.

(3) For the purpose of determining the area of the sign display surface, only those areas which bear advertising or logos will be considered. Structural supports and architectural framing features which bear no advertisements will not be considered as the sign display surface. However, supports and architectural features must meet setback and height limitations.

(b)

A detail of the detached on-premises sign showing overall design, height, and width is required at the time the site plan is submitted.

(c) No pole or monument sign exceeding the abovementioned limits shall be permitted in the SPI-3 district without zoning board of appeals approval.

(d) As of the effective date of this division, no skid-mounted (or trailer-mounted) sign, with or without wheels, shall be permitted in the SPI-3 district.

(Ord. No. 218, 1988, § IG., 10-25-88)

Sec. 106-1021. - Attached on-premises signs.

No attached on-premises sign shall project above the roofline of the building to which it is attached.

(Ord. No. 218, 1988, § IH., 10-25-88)

Sec. 106-1022. - Off-premises signs.

As of the effective date of this division, no off-premises advertising signs shall be permitted in the SPI-3 district.

(Ord. No. 218, 1988, § II., 10-25-88)

Sec. 106-1023. - Landscaped buffer area.

No part of the landscaped buffer area shall constitute any part of alternate compliance for landscaping requirements. The landscaped buffer area shall include an equivalent of at least one recommended canopy tree or two shrubs per 30 feet of width along the property line which abuts residentially zoned property. A list of acceptable canopy trees and shrubs and minimum required sizes is available in the metropolitan planning commission office.

(Ord. No. 218, 1988, § IJ., 10-25-88)

Sec. 106-1024. - Maintenance required.

(a) The required masonry fence shall be continuously maintained and present an attractive appearance to the public as well as to the adjacent properties.

(b) The required landscaping shall be continuously maintained and any required canopy tree or shrub which is destroyed by any means shall be replaced in compliance with section 106-1023 above.

(Ord. No. 218, 1988, § IK., 10-25-88)

Sec. 106-1025. - Trash receptacle and dumpster areas.

No trash receptacle or dumpster area shall be located in the required landscaped buffer area nor within the front yard. All trash pickup must occur during business hours of operation as specified below.

(Ord. No. 218, 1988, § IL., 10-25-88)

Sec. 106-1026. - Hours of operation.

The hours of operation in the SPI-3 districts are from 7:00 a.m. to 9:00 p.m.

(Ord. No. 218, 1988, § IM., 10-25-88)

Sec. 106-1027. - Corner building sites.

Only one driveway with a maximum width of 25 feet shall be permitted on the street which intersects with the major arterial.

(Ord. No. 218, 1988, § IN., 10-25-88)

Sec. 106-1028. - Existing developed areas.

(a) The zoning existing on a site on the effective date of this division shall continue as the base zoning in the commercial corridor overlay district. The sites, as they exist on the effective date of this division, shall only be required to conform to the requirements of this division, except frontage requirements, if new construction, reconstruction or expansion of improvements on the property, requiring a building permit, is undertaken that:

(1) Increases the number of stories in a building on the property.

(2) Increases by more than ten percent or 2,000 square feet, whichever is less, the combined floor areas of all buildings on the property.

(b) No structure shall be required to be altered or moved, except during reconstruction, to meet the requirements of this division.

(Ord. No. 218, 1988, § IO., 10-25-88)

Sec. 106-1029. - Description of the area.

The description of the property encompassing the SPI-3 district is as follows:

Generally located on the south side of East Kings Highway between Beverly Place and Youree Drive and the west side of Youree between East Kings Highway and Albany:

Broadmoor Subdivision, Unit No. 2

Lots 187, 188, and 189

Lots 354—427 inclusive

Generally located west of Youree Drive between Albany and Albert:

Broadmoor Subdivision, Unit No. 1

Lots 1—10 inclusive, resubdivision of plot 106

Lots A, C, and D, plot 107

Lot G, a resubdivision of lot 1 of a resubdivision of lots A and B and a resubdivision of lots C and D of plot 108, Broadmoor Subdivision, Unit No. 1

Generally located west of Youree Drive between Albert and Atlantic:

Broadmoor Subdivision, Unit No. 1

Plots 129, 130, and 131

Lots 1—7 inclusive, resubdivision of plot 132

Generally located west of Youree Drive between Leo and Southfield:

Clingman-Broadmoor, Unit No. 2

Lots 1—9 inclusive

Clingman-Broadmoor, Unit No. 3

Lots 1—7 inclusive

Clingman-Broadmoor, Unit No. 4

Lots 1—4 inclusive

Clingman-Broadmoor, Unit No. 5

Lots 1—12

Generally located on the south side of East Kings Highway between Ardmore and Youree Drive and the east side of Youree Drive between East Kings Highway and Ardmore:

Broadmoor Subdivision, Unit No. 1

Lots 1 and 2, resubdivision of plot 30

Lots 1 and 2, resubdivision of plot 29

Lots 1 and 2, resubdivision of plot 1

Plots 2—18 inclusive

Lot B, plot 39

Lots A, D, E, and F, resubdivision of plots 40 and 41

Generally located east of Youree Drive between Albany and Ockley:

Broadmoor Subdivision, Unit No. 1

Lots A, B, C, D, E, F, G, H, I

Plots 70 and 71

Lots B and C, plot 72

Generally located east of Youree Drive between Preston and Southfield:

Broadmoor Subdivision, Unit No. 3

Lots 34, 35 and 36

Lots 47, 48, 49, 50, 51 and 52

Broadmoor Terrace Subdivision, UnitNo. 1

Lots 71, 72, 73 and 74

Broadmoor Terrace Subdivision, UnitNo. 2

Lots 73, 74, 75 and 76

Broadmoor Terrace Subdivision, UnitNo. 3

Lots 27, 28, 29, and 30

Lots 1, 2, and 3

(Ord. No. 218, 1988, § II, 10-25-88)

Sec. 106-1030. - Procedure for site plan approval.

Prior to any site in the SPI-3 district being cleared or developed or used for any of the special uses requiring site plan approval by the planning director, two sets of site plans shall be submitted to the metropolitan planning commission office. Within five working days of submittal, the planning director, or his designee, and the zoning administrator, or his designee, will review such plans to determine compliance with the required criteria for the district, as well as all other zoning requirements. The applicant will be notified in writing of the planning director's decision. One approved site plan will be kept on file in the metropolitan planning commission office and available for public inspection.

(Ord. No. 218, 1988, § IP., 10-25-88)

Sec. 106-1031. - Issuance of building permits, sign permits and certificates of occupancy.

(a) Except for uses permitted by right in the SPI-3 district, no building permit shall be issued for the construction, erection, or alteration of a structure or building until a site plan has been approved by the planning director.

(b) Building permits and sign permits shall be issued by the zoning administrator in accordance with the final approved site plan officially signed by the planning director.

(c) The zoning administrator shall be responsible for enforcing the requirements as set forth in the final approved site plan.

(d) All building and occupancy permits shall conform to the provisions of the approved site plan.

(Ord. No. 218, 1988, § IQ., 10-25-88)

Secs. 106-1032—106-1060. - Reserved.

FOOTNOTE(S):

[192] ***Cross reference—*** *Parking of truck trailers, etc., in residential, semicommercial and commercial zones, § 90-305.* *(Back)*

April 16, 2013

Dear Property Owner:

Subject: May 1, 2013 Public Hearing
1:00 p.m.
Government Plaza Chambers
505 Travis Street
Shreveport, LA

The Shreveport City Council has requested that the Metropolitan Planning Commission hold a public hearing to consider the possibility of adopting an SPI-3 Overlay Ordinance for the defined area as shown on the attached map.

The SPI-3 Overlay Ordinance is a 6 page document which is available on our website at shreveportcaddompc.com. You may also call our office at 318-673-6480 to obtain a copy. This Overlay District primarily deals with B-1, Buffer Business District and B-2, Neighborhood Business District commercial rights.

All interested parties are encouraged to attend the public hearing. This matter will be heard at the beginning of our agenda and we welcome your comments.

If you have any questions about this particular request or about the SPI-3 Overlay Ordinance District, please contact one of our Planners at 318-673-6480.

Sincerely,

Charles H. Kirkland
Executive Director

CHK:dt

Attachment