

ORDINANCE NO. ____ OF 2017

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE EAST SIDE OF YOUREE DRIVE, 414 FEET SOUTH OF KING PLACE, SHREVEPORT, CADDO PARISH, LA, **FROM B-2, NEIGHBORHOOD BUSINESS DISTRICT TO I-1, LIGHT INDUSTRY DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO**

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of 2.404 acres M/L, Lot 1 South Shreveport Storage, Section 3, T16N, R13W, Shreveport, Caddo Parish, LA, property located on the east side of Youree Drive, 414 feet south of King Place, **be and the same is hereby changed from B-2 Neighborhood Business District to I-1, Light Industry District.**

SECTION II: THAT the rezoning of the property described herein is approved subject to compliance with the following stipulation:

- 1. Subject to review and approval of a site plan by the Executive Director prior to the issuance of any permits.**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

C-19-17
Michael Kelsch

METROPOLITAN PLANNING COMMISSION
STAFF REPORT- MARCH 1, 2017

Agenda Item No. 15

nm

CASE NO. C-19-17:

ZONING REQUEST

District: D/Corbin

District: 8/Middleton

Applicant:

MICHAEL KELSCH

Owner:

Best Yet Youree, LLC

Location:

9200 Block Youree Drive (East side of Youree Dr., 414' south of King Place)

Existing Zoning:

B-2

Request:

B-2 to I-1

Proposed Use:

Climate Controlled Storage Facility

DESCRIPTION:

The applicant is requesting a zoning change on this undeveloped 2.4 acre tract from B-2 to I-1 for a proposed climate controlled storage facility. He has been advised that site plan approval is required prior to development.

A conceptual plan (PAC-68-17) for this site was reviewed through the MPC's pre-application process, which occurred on February 9th. At this time an official site plan application has not been submitted. The conceptual plan provided in your agenda packet is for exhibit purposes only.

Prior approved cases for this site include: rezoning from I-1 to B-2 (C-76-08), creating this lot out of a two (2) lot subdivision (SC-92-07), and an application for a truck stop on this tract with the adjacent 6 acres (BAC-111-03) was withdrawn.

Adjacent zoning to the north, south and east is I-1. To the west it is I-2.

REMARKS:

The proposed conceptual site plan depicts Phase I as a one story, 56,000 s. f. building with six (6) parking spaces. The existing facility to the east has an existing driveway on Youree Drive. The applicant is still working through details with DOTD on whether the new proposed site will have a new driveway or shared access. This will be addressed during the site plan review process.

While the B-2 district has a ZBA pathway for mini-warehouse units up to 400 s. f. and as the B-3 district allows warehousing up to 15,000 s. f. by right, neither district would accommodate the type and scale of the proposed development. This zoning request for I-1 would be compatible with the adjacent developed I-1 property, which is also owned by the applicant, and has storage buildings with mini-warehouse units, plus outdoor boat and RV storage. There are light and I-2, heavy, industrial uses throughout the area.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as submitted. The review and approval of a site plan by the Executive Director is required prior to the issuance of any permits.

PUBLIC'S ASSESSMENT

There was no opposition present.

BOARD'S DECISION

The Board voted 8-0 to recommend that the City Council approve this application subject to review and approval of a site plan by the Executive Director prior to the issuance of any permits.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision. A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

C-19-17

R-A

B-3

I-1

OUTSIDE CITY LIMITS

OUTSIDE CITY LIMITS

YOUREE
YOUREE

I-1

300' NOTIFICATION
AREA

B-3-E

KING

I-2

B-2 to
I-1

B-2

I-1

R-A

B-2

OUTSIDE CITY LIMITS

B-1

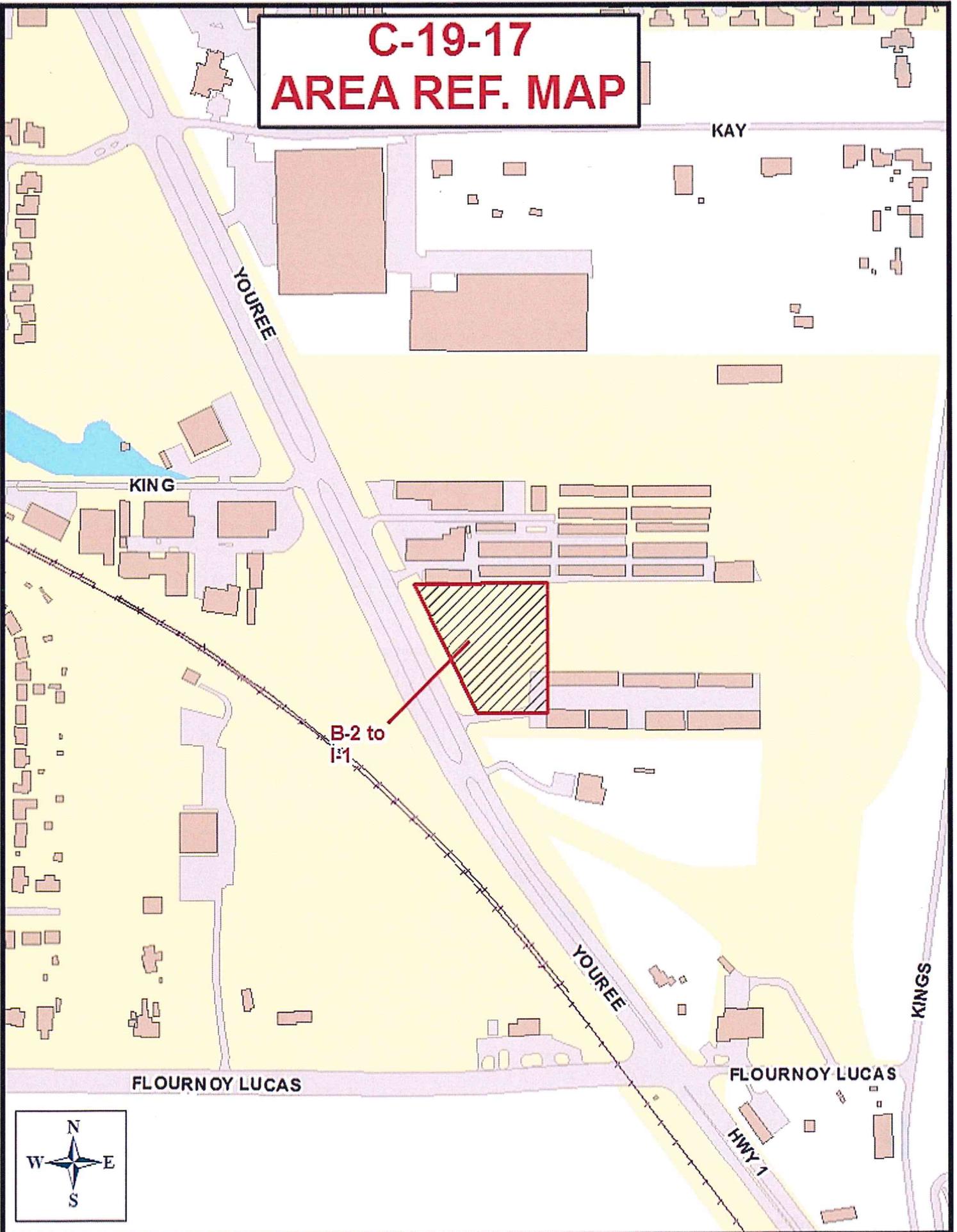
B-3

R-A



SCALE: 1"=200'

C-19-17 AREA REF. MAP



KAY

YOUREE

KING

B-2 to
I-1

YOUREE

FLOURNOY LUCAS

FLOURNOY LUCAS

KINGS

HWY 1



SCANNED @ 11:11:32:07

SOUTH SHREVEPORT STORAGE

LOCATED IN SECTION 3, TOWNSHIP 16 NORTH - RANGE 13 WEST
RECORDS OF CADDO PARISH, LOUISIANA
MAY 23, 2007
SCALE: 1"=100'

Gary Loftin
Caddo Parish Clerk of Court
2128733
11/09/2007 09:49 AM

5050
287

I hereby certify that this resubdivision plat is in compliance with Ordinance No. 115 of 1970 and amendments thereto.

John R. Bowman, Jr.
MAY 19 10 10 07
REGISTERED LAND SURVEYOR
JOHN R. BOWMAN, JR.
REGISTERED NO. 4711
REGISTERED
L&P SURVEYORS

Registered Land Surveyor
John R. Bowman & Assoc., Inc.
3953 Southern Avenue
Shreveport, Louisiana 71106

NOTE: This property is located in Zone "X" as per National Flood Insurance Rate Map Community Number 220056, Map Panel Number 22011C0484F, Dated 4/6/00. All Streets previously dedicated. Surveyed in accordance with L.A. "Minimum Standards for Property Survey" for a class C survey. Building setback is in compliance with Metropolitan Planning Commission Chapter 106 requirements. Iron pipes at all corners.

APPROVAL

[Signature]
Metropolitan Planning Commission Date
11-2-07
City Engineer Date
11-8-07

We the undersigned OWNER (S) hereby approve this subdivision plat.

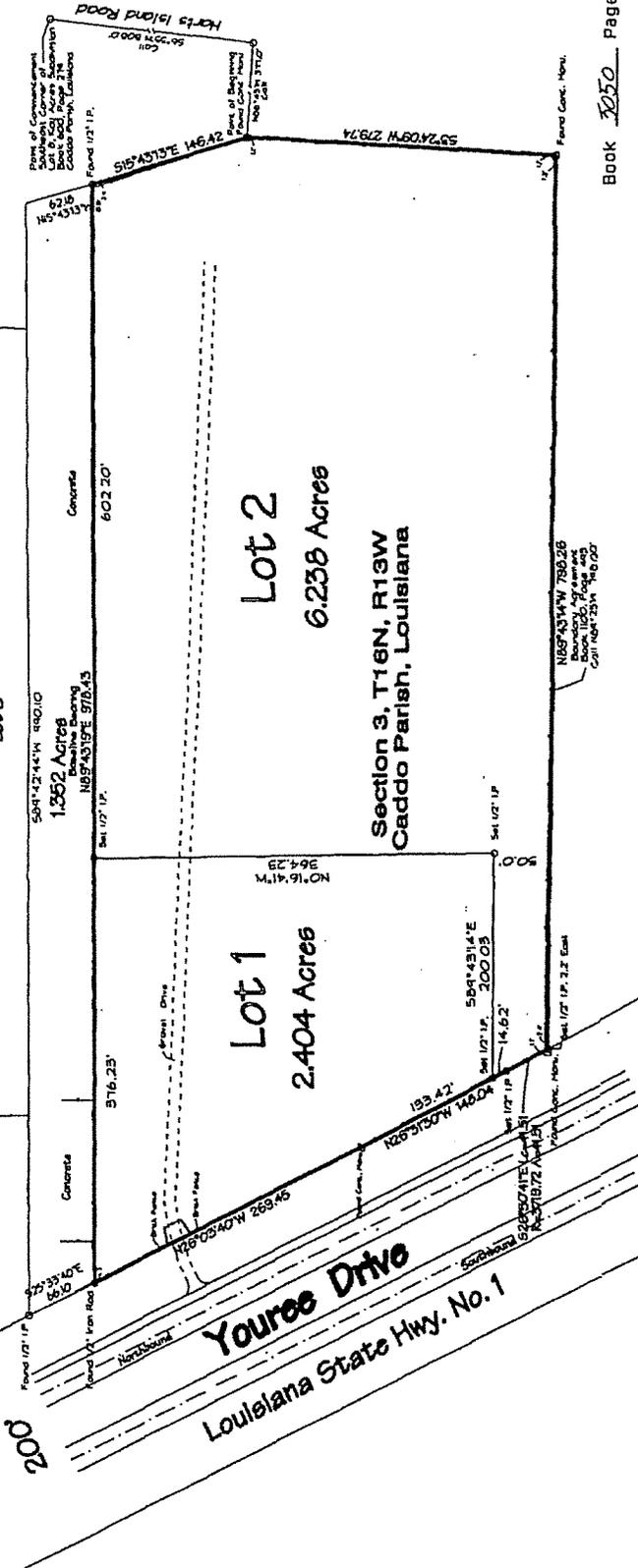
Yours Drive Partnership LLC.

[Signature]
Randy Mason, Manager
K.B. LEBLANC
DEPUTY CLERK

River Storage Subdivision Unit No. 1

Book 2050, Page 185

Lot 3



C-19-17



MPC DEVELOPMENT APPLICATION

Prior to any development application being accepted by the MPC, a Pre-Application Meeting is required for all applicants. Please call (318) 673-6480 to schedule a Pre-Application Meeting.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY

Date: _____ Planner: _____ Case No: _____ Application Fee: _____

PROPERTY INFORMATION:

Project Name: **BEST YET STORAGE YOUREE** Associated Cases: _____

Project Address/Location: **SEE BELOW**

Current Zoning District: **B-2** Proposed Zoning District: **I-1** Parcel Number(s): **161303-021-0001-00**

CASE TYPE

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> PUD Site Plan (Administrative) |
| <input type="checkbox"/> Use Approval | <input type="checkbox"/> Final Plat | <input type="checkbox"/> PUD Rezoning and Preliminary Site Plan |
| <input type="checkbox"/> Extended Use Approval | <input type="checkbox"/> Re-Plat | <input type="checkbox"/> Public Right-of-Way Closure and Abandonment |
| <input type="checkbox"/> Amend Ordinance Stipulations | <input type="checkbox"/> Administrative Revised Plat | <input type="checkbox"/> Administrative Use Approval: Non-Residential |
| | <input type="checkbox"/> Administrative Use Approval: Residential | <input type="checkbox"/> Other: _____ |

PARCEL DESCRIPTION: (existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)
LOT 1 OF SOUTH SHREVEPORT STORAGE AS RECORDED IN BOOK 5050, PAGE 287 OF THE RECORDS OF LADD PARISH, LOUISIANA. (SEE ATTACHED PLAT)

GENERAL LOCATION OF PROPERTY: (street address and/or frontage, and distance to cross street)
PROPERTY LOCATED ON EAST SIDE OF YOUREE DRIVE ABOUT 0.25 MILES NORTH OF FLOVANDY LUCAS RD. (523) SEE ATTACHED VICINITY MAP.

PROPOSED USE OF THE PROPERTY:

- Single-Family Residential
 Multi-Family Residential
 Mixed-Use
 Commercial
 Industrial

Provide a brief explanation, attach additional sheets, if necessary **PROPERTY TO BE USED FOR CLIMATE CONTROLLED STORAGE. CURRENTLY THE PROPOSED PROPERTY IS SURROUNDED BY I-1 ZONING. CURRENTLY THE PROPOSED PROPERTY IS SURROUNDED BY STORAGE**

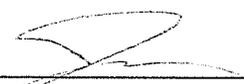
ZONING INFORMATION

BUILDING INFORMATION

Current Zoning District(s): B-2 Proposed Zoning District(s): I-1	Proposed Building Use(s): CLIMATE CONTROLLED STORAGE
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross: N/A
Overlay District (if applicable): N/A	Proposed Building(s) sq. ft. gross: 104,625 SQ FT IN TWO PHASES
Total Site Acres: 2.4	Total sq. ft. gross (existing & proposed): CURRENTLY 0 SQ FT ON PROP.
Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Proposed height of building(s): 22' AT HIGHEST POINT
Off-Street Parking Required: 1 PER 3 EMPLOYEES (ONLY 1)	Number of stories: 1
Off-Street Parking Provided: 6 STALLS INCLUDING 1 H/C.	Ceiling height of First Floor: CEILING HEIGHT VARIES, STARTS AT 10'
STORMWATER INFORMATION	
Existing Impervious Surface: 0 acres/square feet	Hazard Flood Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 4 (PHASE 1 + 2) HAVE PROVIDED acres/square feet	Red River <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
DETENTION AREA AND WILL DETAIN PER CITY OF SHREVEPORT ORDINANCE.	Cross Lake Watershed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



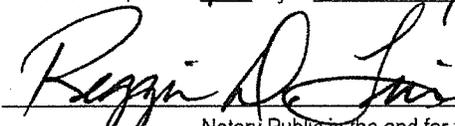
MPC DEVELOPMENT APPLICATION

IMPORTANT NOTE ABOUT PROJECT CONTACT	<p>If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.</p> <p>NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.</p>		
APPLICANT CONTACT INFORMATION: Check if Primary Contact <input checked="" type="checkbox"/>			
Name: <u>MICHAEL KELSCH, P.E.</u> Company: <u>RALEY AND ASSOCIATES, INC.</u>			
E-mail: <u>MIKE@RALEYANDASSOCIATES.COM</u> Phone: <u>318-752-9923</u> Fax: <u>318-752-9925</u>			
Address: <u>4913 SHED RD.</u> City: <u>BOSSIER CITY</u> State: <u>LA</u> Zip: _____			
ARCHITECT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/>			
Name: _____ Company: _____			
E-mail: _____ Phone: _____ Fax: _____			
Address: _____ City: _____ State: _____ Zip: _____			
ENGINEER CONTACT INFORMATION: Check if Primary Contact <input checked="" type="checkbox"/>			
Name: <u>MICHAEL KELSCH, P.E.</u> Company: <u>RALEY AND ASSOCIATES, INC.</u>			
E-mail: <u>MIKE@RALEYANDASSOCIATES.COM</u> Phone: <u>318-752-9923</u> Fax: <u>318-752-9925</u>			
Address: <u>4913 SHED RD.</u> City: <u>BOSSIER CITY</u> State: <u>LA</u> Zip: <u>71111</u>			
OWNER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/>			
Name: <u>BEST YET YOUNGER, LLC (JASON MONARCH)</u> Company: _____			
E-mail: <u>JASON@MONARCHREALTY.COM</u> Phone: <u>318-747-5510</u> Fax: _____			
Address: <u>P.O. BOX 5682</u> City: <u>SHREVEPORT</u> State: <u>LA</u> Zip: <u>71115</u>			
PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:			
____ I will represent the application myself; OR <input checked="" type="checkbox"/> I hereby designate <u>MICHAEL KELSCH, P.E.</u> (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.			
ACKNOWLEDGEMENT:			
I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.			
 _____ Owner Signature	<u>1-9-17</u> _____ Date	 _____ Applicant Signature	<u>1/9/17</u> _____ Date

STATE OF LOUISIANA, PARISH OF:

BEFORE ME, a Notary Public, on this day personally appeared Jason Monarch (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information regarding property ownership herein is true and correct." SUBSCRIBED AND SWORN TO before me, this the 9th day of January, 20 17.

REGGIE D. LEWIS
Notary Public (ID # 054611)
Caddo/Bossier/Bienville/DeSoto/
Claiborne/Webster Parishes, Louisiana
MY COMMISSION IS FOR LIFE



Notary Public in the and for the State of Louisiana

DRAFT

DRAFT

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
MARCH 1, 2017**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, March 1, 2017, at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present

Theron Jackson, Chair
Nancy Cooper, Vice Chair
Winzer Andrews, Secretary
Ronnie Remedies
Lea Desmarteau
Bessie Smith
Dr. Phillip Pennywell, Jr.
Alan Young

Staff Present

Mark Sweeney, Executive Director
Holly Phillips, Administrative Assistant
Diane Tullos, Office Administrator
Ebony Mapp, Planner 3
Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator

Members Absent

Dale Colvin

The hearing was opened with prayer by **MR. ANDREWS**. The Pledge of Allegiance was led by **MS. DESMARTEAU**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of our public hearing.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MRS. SMITH, seconded by DR. PENNYWELL to approve the minutes of the February 1, 2017 public hearing & the February 8, 2017 UDC public hearing as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. REMEDIES, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. COLVIN.

CASE NO. C-19-17:

MICHAEL KELSCH
Best Yet Youree LLC
9200 blk Youree Drive (East side of Youree Drive 414' south of King Place
B-2 to I-1
Climate Controlled Storage Facility

Representative &/or support:

Mr. Michael Kelsch, Raley & Assoc (4413 Shed Road, Bossier City, LA 71111)

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH to recommend that the City Council approve this application subject to the review & approval of a site plan by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. REMEDIES, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: Mr. COLVIN.