

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE NW CORNER OF LINWOOD AVENUE AND SUGAR LEAF TRAIL, SHREVEPORT, CADDO PARISH, LA, **FROM R-1D, URBAN ONE FAMILY RESIDENCE DISTRICT AND B-3, COMMUNITY BUSINESS DISTRICT TO B-2A, BUSINESS PARK 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 property located on the NW corner of Linwood avenue and Sugar Leaf Trail, legally described below, **be and the same is hereby changed from R-1D, Urban One Family Residence District and B-3, Community Business District to B-2A, Business Park District:**

Beginning at the NE corner of Lot M, Lynbrook Subdivision Unit 5-A, Shreveport, Caddo Parish, LA, said point being on the west R/W line of Linwood, proceed south along the west R/W line of Linwood the following 4 calls: S0°51'39"W 125 feet; SW & clockwise along a curve to the right 31.42 feet (said curve having a radius of 20 feet & a long chord bearing S45°51'39"W 28.28 feet); N89°8'21"W 19.17 feet; S0°59'19"W 334.75 feet; thence run SW along the NW R/W line of Inner Loop Expressway along a curve to the right having a radius of 75 feet, arc length of 108.60 feet, chord bearing of S42°33'18"W & chord length of 99.36 feet, thence run west along the north R/W line of Inner Loop Expressway the following 8 calls: S84°14'47"W 120.56 feet, S74°49'17"W 104 feet, N89°30'3"W 148.93 feet, S84°14'47"W 106.17 feet, N0°37'24"E 9.87 feet, N89°22'36"W 131 feet, N86°59'27"W 60.05 feet, S89°22'36"W 131 feet; thence run N0°37'24"E 180 feet, thence run north & counterclockwise along a curve to the left 119.50 feet (said curve having a radius of 973.61 feet & long chord bearing N2°53'35"W 119.43 feet), thence run N6°24'33"W 74.94 feet, thence run N83°35'27"E 159.57 feet, thence run S89°8'21"E 91.92 feet, thence run N0°51'39"E 205 feet, thence run S89°8'21"E 670 feet returning to the POB; said tract containing 10.671 acres.

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

1. **Approval is contingent upon an administratively approved site plan showing the addition of a 6' solid screen fence separating this site from the adjacent residentially zoned property 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.

METROPOLITAN PLANNING COMMISSION
STAFF REPORT- JANUARY 4, 2017

Agenda Item No. 16

em

CASE NO. C-2-17:

ZONING REQUEST

Applicant:

TEG ARCHITECTS

District: F/Lynch

Owner:

BLOOD CENTER PROPERTIES, INC.

District: 4/Linn

Location:

8910 Linwood Ave. (NW Corner of Linwood Ave. & Sugar Leaf Trail)

Existing Zoning:

R-1D, B-2A & B-3

Request:

R-1D, B-2A & B-3 to B-2A

Proposed Use:

Expansion of the Life Share Blood Center Campus

DESCRIPTION:

The applicant is attempting to incorporate a host of properties in the immediate vicinity of its existing office, laboratory and warehouse at the Life Share Blood Center campus on a 10.671 acre site. In doing so, the applicant intends to expand these uses on this site, including the addition of a new 15,035 SF warehouse and canopy. The property includes a number of single-family residential (R-1D) and commercially-zoned lots (B-2A & B-3), which necessitates a zoning change that encompasses all of the proposed uses, hence the application for B-2A.

The property is surrounded primarily by single-family residential to the north, south and west, and high-intensity commercial along Linwood Avenue to the east. In addition to this application, the applicant is pursuing approval of a single lot commercial subdivision on the current agenda (SC-12-17). The applicant has begun the process to apply for site plan approval, however has not submitted an application.

Prior applications at this site include: an approved zoning change from R-A & B-3 to R-1 & B-3 for residential uses and a shopping center in 1966 (C-264), and an approved zoning change from B-3 to B-2A at the southern corner of the site for manufacturing and warehousing in 1990 (C-70-90). A zoning request to allow a change from R-1D to B-1, B-2 & B-3 was denied in 2012 (C-50-12).

REMARKS:

The current zoning application covers 27 parcels, including 25 single-family residential properties (R-1D). As noted above, all parcels are intended to be converted to B-2A. Business park districts (B-2A) allow each of the proposed uses by right (office, laboratory and warehousing below 20,000 SF), per sec. 106-658. This would amount to a down-zoning of the commercial property (B-3) along the northwest corner and an up-zoning to all of the residential (R-1D) parcels to the west.

The parcels immediately surrounding the proposed site are zoned for single-family residential (R-1D). As noted above, the applicant attempted to rezone most of these parcels in 2012 without success. The prior application was denied for the following reasons: 1) it left 4 parcels out of the zoning request; 2) the request was not accompanied by a platting application, which due to the absence of the 4 parcels, would have been illogical; 3) the parcels that are closest to the existing building (B-2A), but lie across the street from residential properties were intended to convert to B-3 or the more limited B-2A, at the discretion of the Board - which would have had the effect of sandwiching the 4 isolated residential parcels between commercial uses on almost every side; and 4) at the time of application, it was understood that the request was to support an expansion of the facility currently at the site. It should be noted that there was also a concern that the future land use of this site is residential-low in the master plan. This factor also contributed to its denial in 2012.

In contrast, the current application takes a different approach as follows: 1) it includes all adjacent parcels, including those exposed in the prior application, 2) is supported by a companion application to plat the entire site into a single lot commercial subdivision, 3) seeks to rezone all of the parcels to a single zoning designation that is already present at the site, and 4) includes a conceptual site plan exhibit that highlights the future uses and shows features that are intended to mitigate impacts on the adjacent residential properties. The current application represents a cleaner and more comprehensive approach to an expansion. Each component appears to specifically address and neutralize many of the issues that caused the prior application to be denied.

As mentioned previously, the applicant has submitted a conceptual site plan as an exhibit. While a site plan is not under consideration for an approval by the MPC Board, the exhibit is useful since it displays how the parcels directly connected to the surrounding residential property will be used. Key features of the exhibit indicate the following: 1) consolidation of all activities to the center of the site; 2) the entire site will be surrounded by wooden fence and girded with trees placed at intervals along the perimeter; 3) the warehouse expansion will take place on the added parcels, which are separated by a street on all sides from any residential properties; and 4) those parcels that are adjacent to residential property are proposed to be primarily unutilized, and will include just items like detention and landscaping.

It should be noted that Sec. 106-1172(a) requires that business or industrial uses adjacent to residential districts be separated by a 6' solid screen fence to minimize potentially negative impacts on the residential property (i.e. noise, odors, views, etc.). While shown in the exhibit, it is worth noting that this will be a factor in the approval of any site plan. However, even if an expansion necessitating a site plan approval was not planned, the fence would be required. Also, the parcels on the northeastern portion of the site currently function as a bus/van parking area. However, this use will be among the activities consolidated to the center of the site.

In general, the rezoning and/or expansion of an existing commercial use into a primarily single-family residential area must consider how the proposed use and other allowed activities will impact the 18 immediately adjacent properties. While the many of the former concerns are being addressed with this application, the fact remains that this is a significant encroachment.

Linwood Ave. has a pocket of commercial and industrial zoning that abuts single family residential between W. 83rd Street and Mt. Zion Rd., with few exceptions. The intense commercial zoning (B-3) on this site at both the northwest and southwest corner of Linwood and Sugar Leaf Trail is generally in-line with this trend, however, not at this scale. The proposed expansion is significantly larger than most of the commercial or industrial zoned properties that abut residential along this stretch of Linwood Ave.

B-2A zoning most accurately meets the goals of the applicant, while limiting the potential impacts to the surrounding residential parcels. It should be noted that if the request is approved, the B-2A zoning at this site would convert to an Office Research (OR) district under the proposed UDC, which are limited to office parks, research, laboratory and light industrial uses without outside impacts. The residential properties closest to the existing B-2A are separated from individually-owned residential property by a street. However, the remaining parcels are abutting 18 individually-owned residential properties. The only conceivable way that an expansion of this magnitude could be allowed and protect the adjacent residential uses, would be to require significant screening and buffers through a site plan review process. While an official site plan application has yet to be filed, as noted above, the exhibit demonstrates an intent to provide buffers that minimize potential impacts to these properties. If a physical expansion of this site occurs, this intent will come to fruition and be enforced through the site plan approval process.

STAFF RECOMMENDATION:

Staff recommends approval of this application, contingent upon an administratively approved site plan, which also shows the addition of a 6' solid screen fence separating this site from the adjacent residentially zoned property, prior to the issuance of any permits.

PUBLIC'S ASSESSMENT

There was no opposition present.

BOARD'S DECISION

The Board voted 9-0 to recommend that the City Council approve this application contingent upon an administratively approved site plan showing the addition of a 6' solid screen fence separating this site from the adjacent residentially zoned property, 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-2-17

I-2

R-1D

R-1D-E

LYNBROOK

**B-3, B-2A &
R-1D to B-2A**

R-1D

B-3

B-2-A

EXIT/INTERCHANGE ROADWAYS

TERRY BRADSHAW PASSWAY

TERRY BRADSHAW PASSWAY

LINWOOD

EXIT/INTERCHANGE ROADWAYS

**300' NOTIFICATION
AREA**

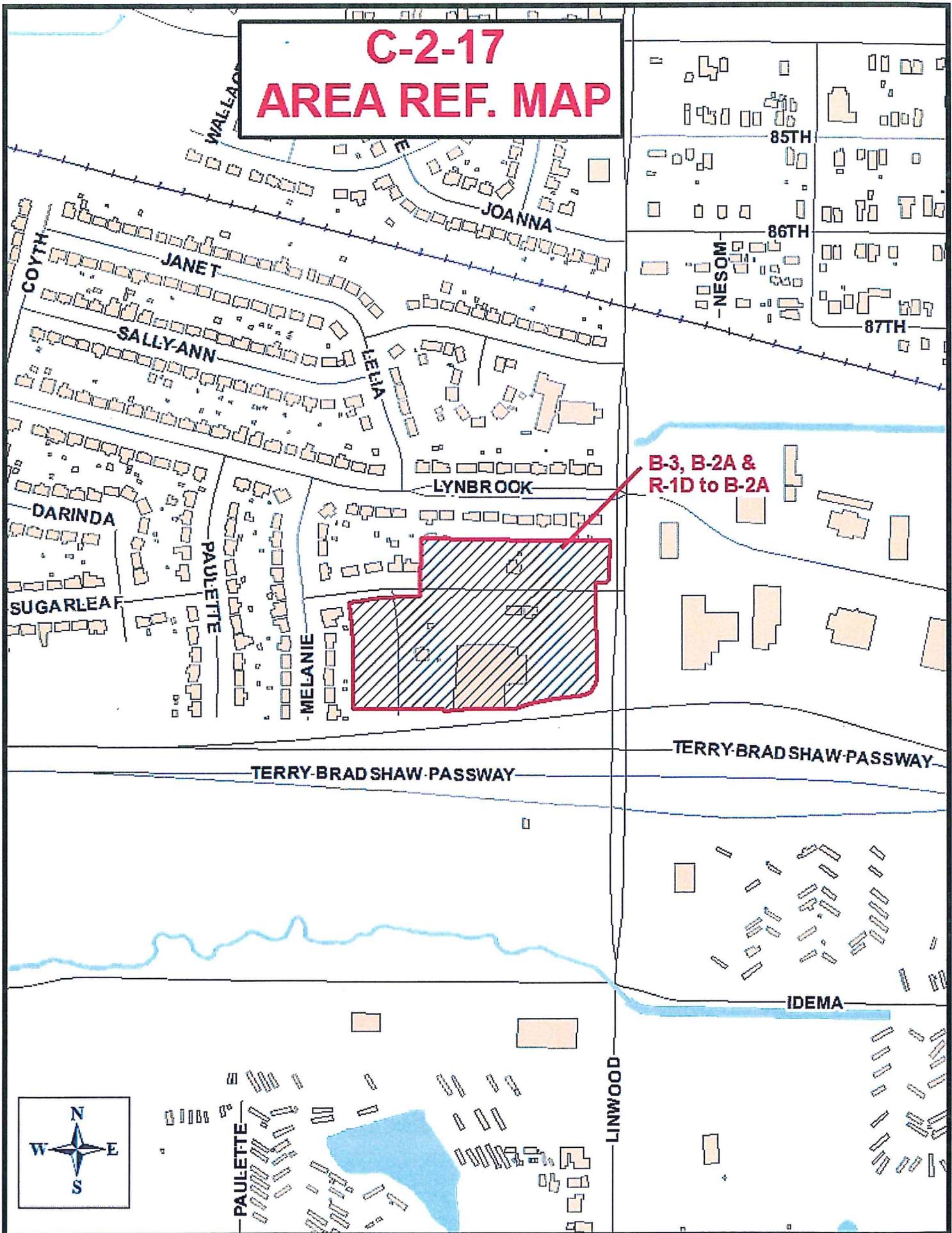
R-1D

B-3



SCALE: 1"=200'

C-2-17 AREA REF. MAP



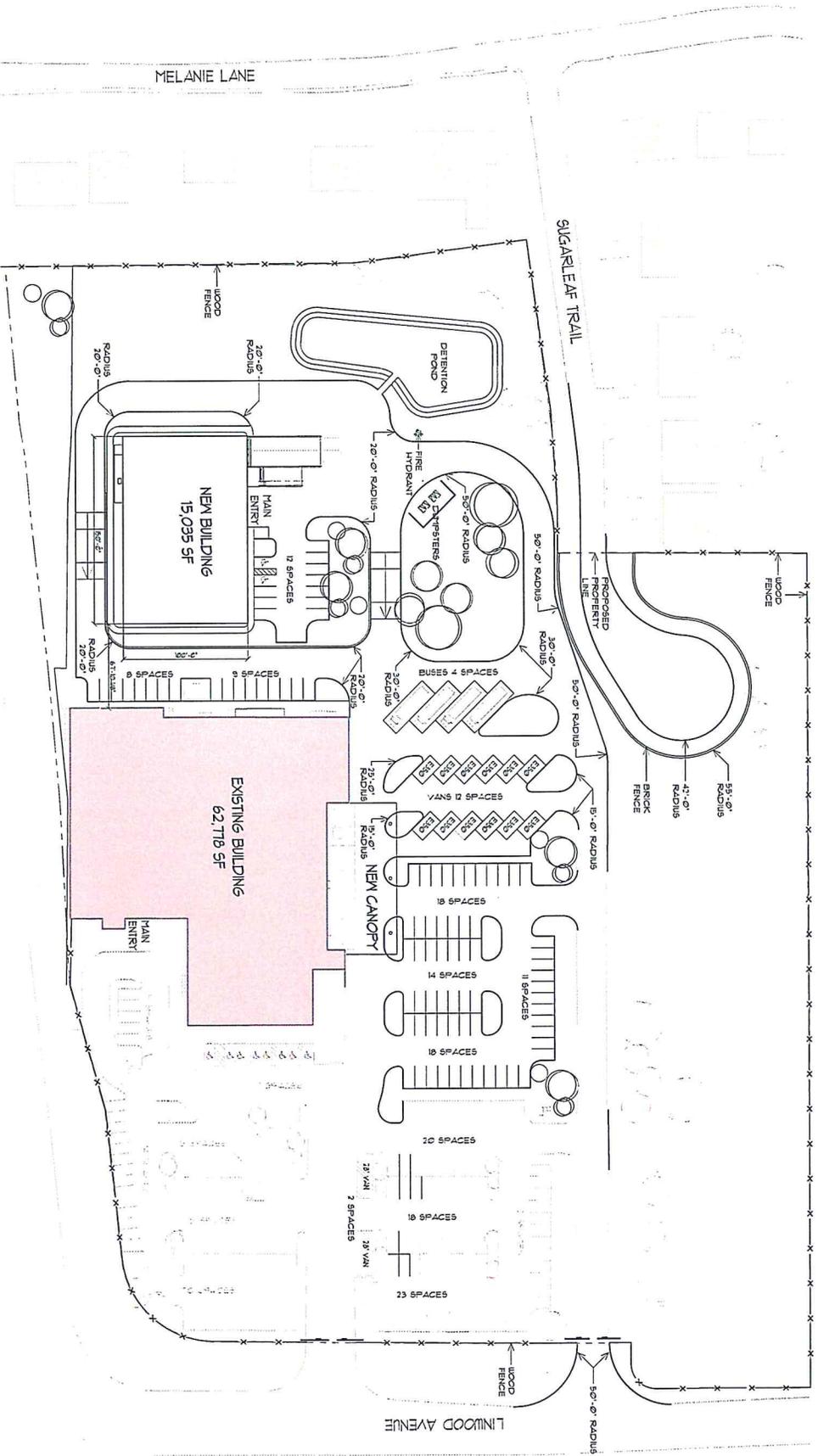
Case Notes

Applicant: Life Share Blood Centers

Location: 8910 Linwood Avenue

Request: Zoning Change R-1D, B-2A and B-3 to B-2A

- The applicant plans to add a warehouse to the existing site and has purchased the adjacent residential property along Sugar Leaf Trail and across this same street.
- The zoning change is meant to make the site cohesive and B-2A incorporates all of the existing uses at the site, including office, laboratory and warehousing.



Proposed Site Plan



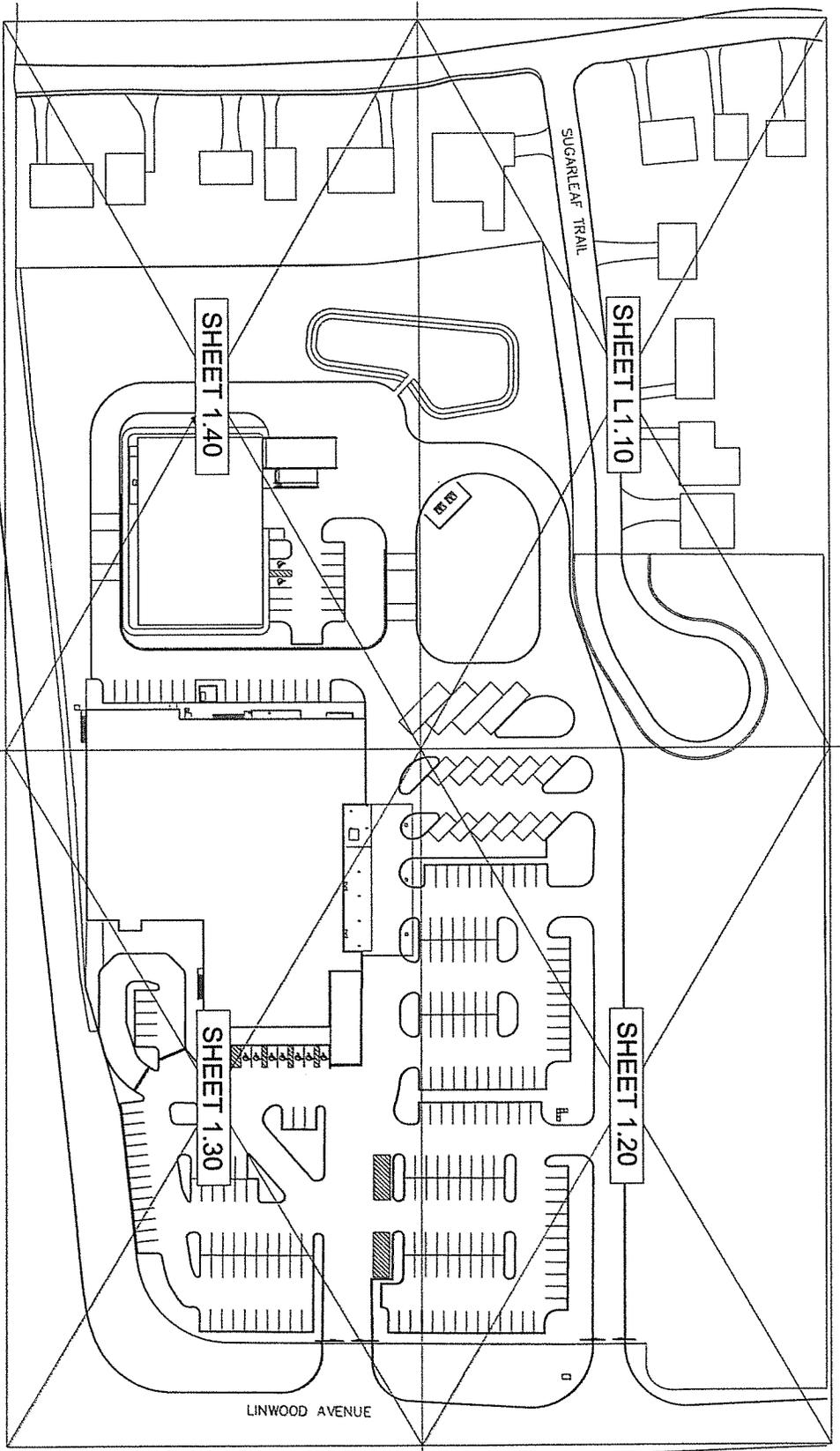
1" = 40'

November 07, 2016



**SITE PLAN FOR
EXHIBIT ONLY, NOT INCLUDED
AS A PART OF THIS CASE**

C-2-17

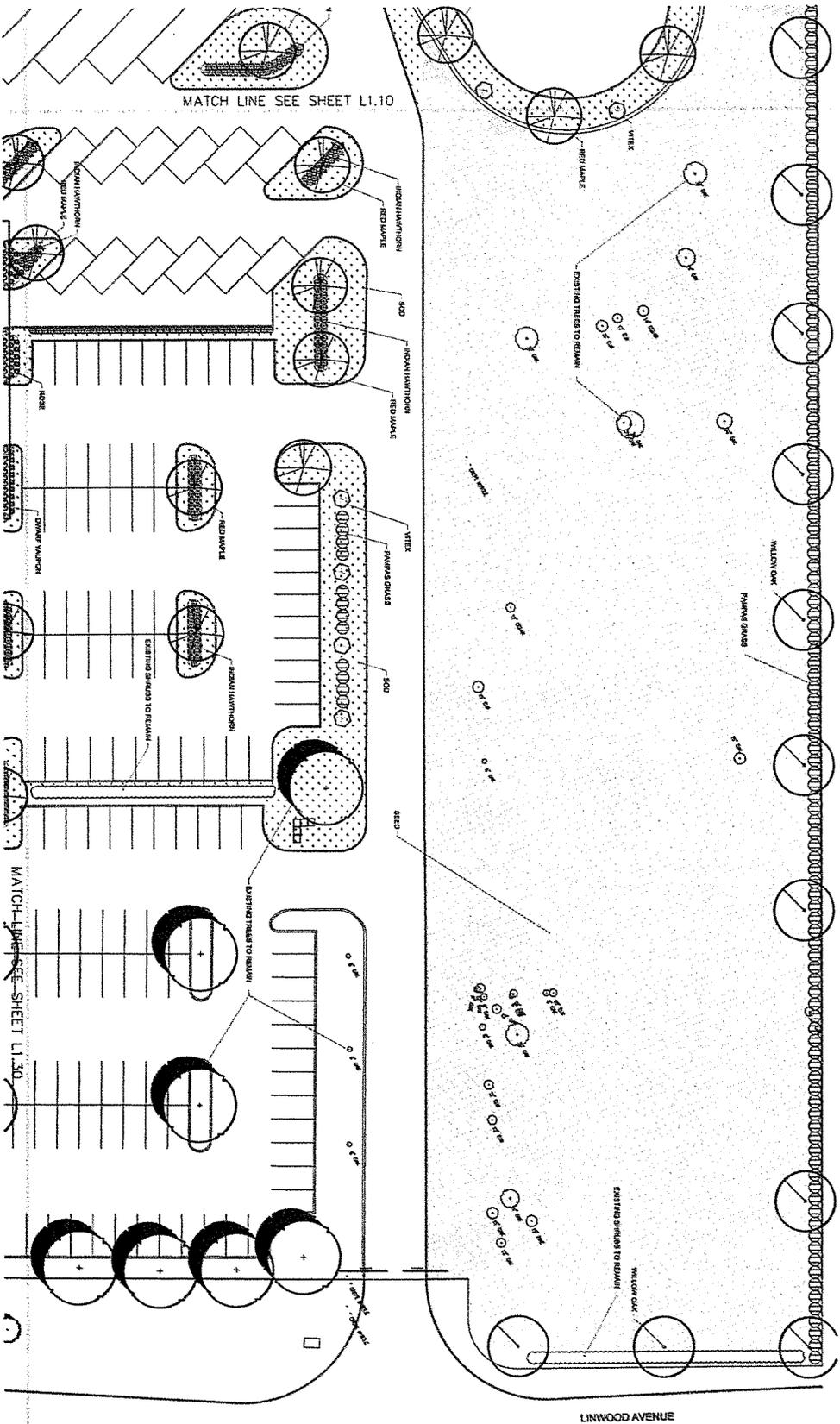


Landscape Plan Key Sheet - L1.00

N
1" = 40'

**SITE PLAN FOR
EXHIBIT ONLY, NOT INCLUDED
AS A PART OF THIS CASE**

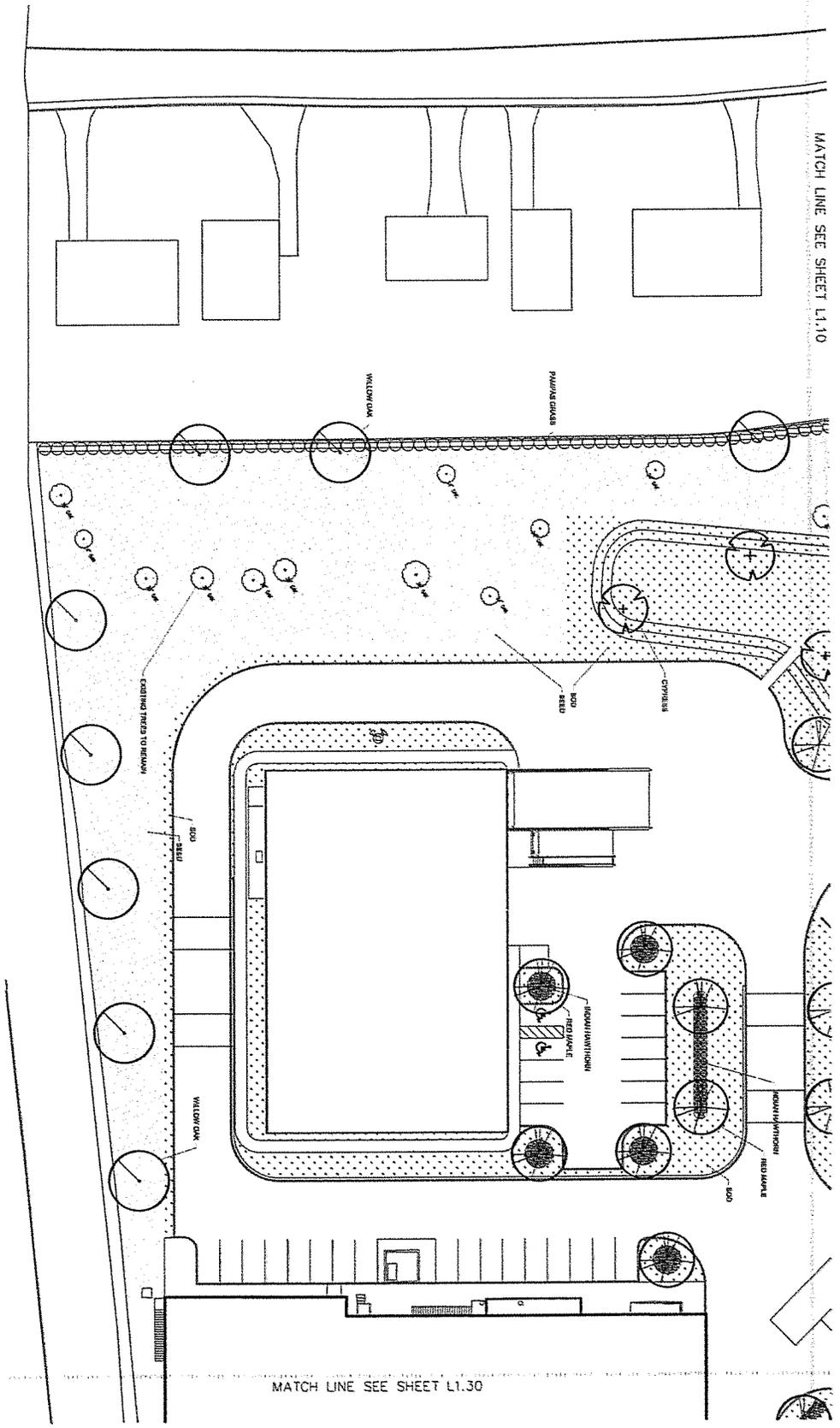
C-2-17



Landscape Plan Sheet - L1.20

N
1" = 20'

C-2-17



Landscape Plan Sheet - L1.40

N
1" = 20'

C-2-17



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: C-2-17 Application Fee: _____

PROPERTY INFORMATION:

Project Name: Blood Center Properties, Inc. Associated Cases: _____

Project Address/Location: 8910 Linwood Avenue, Shreveport, LA

Current Zoning District: B-2-A; B-3; R-1-D Parcel Number(s): See attached list of Parcel Numbers.

CASE TYPE: Request for Rezoning of entire parcel to B-2-A

- | | | |
|---|---|---|
| <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)*
See attached Description.

GENERAL LOCATION OF PROPERTY: *(street address and/or frontage, and distance to cross street)*
8910 Linwood Avenue, Shreveport, LA

PROPOSED USE OF THE PROPERTY:

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

Provide a brief explanation, attach additional sheets, if necessary. New single story supplies storage building, new parking spaces, new canopy addition to existing building, renovation of turning radius at the intersection of Sugarleaf Trail and Linwood Avenue, addition of cul-de-sac at the end of Sugarleaf Trail, brick fence around the cul-de-sac, wood fence around site boundary, new stormwater detention pond, demolition of existing gravel parking lot.

ZONING INFORMATION

BUILDING INFORMATION

Current Zoning District(s): <u>B-2-A; B-3; R-1-D</u>	Proposed Building Use(s): <u>Supply storage</u>
If more than one district, provide the acreage of each: <u>2.86; 1.82; 5.99</u>	Existing Building(s) sq. ft. gross: <u>62,778 sq. ft.</u>
Overlay District (if applicable): <u>N/A</u>	Proposed Building(s) sq. ft. gross: <u>15,035 sq. ft.</u>
Total Site Acres: <u>10.671 acres</u>	Total sq. ft. gross (existing & proposed): <u>77,813 sq. ft.</u>
Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Proposed height of building(s) <u>25'</u>
Off-Street Parking Required: <u>Yes</u>	Number of stories: <u>1</u>
Off-Street Parking Provided: <u>Yes</u>	Ceiling height of First Floor: <u>Between 10' to 25'</u>

STORMWATER INFORMATION

Existing Impervious Surface: <u>4.0</u> acres/square feet	Hazard Flood Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Impervious Surface: <u>6.5</u> acres/square feet	Red River	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Cross Lake Watershed	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



MPC DEVELOPMENT APPLICATION

IMPORTANT NOTE ABOUT PROJECT CONTACT

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.

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.

APPLICANT CONTACT INFORMATION: Check if Primary Contact

Name: Cory Hoppmann Company: TEG Architects LLC

E-mail: cshoppmann@teg123.com Phone: 318-424-3700 Fax: 318-424-3764

Address: 6425 Youree Drive, Suite 410 City: Shreveport State: Louisiana Zip: 71105

ARCHITECT CONTACT INFORMATION: Check if Primary Contact

Name: Cory Hoppmann Company: TEG Architects LLC

E-mail: cshoppmann@teg123.com Phone: 318-424-3700 Fax: 318-424-3764

Address: 6425 Youree Drive, Suite 410 City: Shreveport State: Louisiana Zip: 71105

ENGINEER CONTACT INFORMATION: Check if Primary Contact

Name: Desmond Sprawls Company: Forte and Tablada

E-mail: dsprawls@forteandtablada.com Phone: 318-798-3344 Fax: 318-798-2090

Address: 8650 Business Park Drive City: Shreveport State: Louisiana Zip: 71105

OWNER CONTACT INFORMATION: Check if Primary Contact

Name: Chad Douglas Company: Blood Center Properties

E-mail: _____ Phone: 318-673-1470 Fax: 318-227-1576

Address: 8910 Linwood Avenue City: Shreveport State: Louisiana Zip: 71106

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

____ I will represent the application myself; OR I hereby designate Cory Hoppmann (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 property owner of the property and further certify that the information provided on this development application is true and correct.

[Signature] 8 Nov 16 [Signature] 11.08.16

Owner Signature Date Applicant Signature Date

STATE OF LOUISIANA, PARISH OF:

BEFORE ME, a Notary Public, on this day personally appeared Chad A. Douglas (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 herein is true and correct." SUBSCRIBED AND SWORN TO before me, this the 8th day of November, 20 16.

[Signature]
Notary Public in the and for the State of Louisiana

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
JANUARY 4, 2017**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, January 4, 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
Dale Colvin
Lea Desmarteau
Bessie Smith
Dr. Phillip Pennywell, Jr.
Alan Young
Ronnie Remedies

Staff Present

Mark Sweeney, Executive Director
Holly Phillips, Administrative Assistant
Diane Tullos, Office Administrator
Ebony Mapp, Planner 2
Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator

Members Absent

None

Others Present

The hearing was opened with prayer by **MR. YOUNG**. 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 MS. DESMARTEAU to approve the minutes of the December 7, 2016 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.

CASE NO. C-2-17: ZONING REQUEST

TEG ARCHITECTS
Blood Share Properties Inc
8910 Linwood (NW corner of Linwood & Sugar Leaf Trail)
R-1D & B-3 to B-2A
Expansion of the Life Share Center Campus

Representative &/or support:

Ms. Linda Allsup (8910 Linwood, Shreveport, LA)

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 contingent upon an administratively approved site plan showing the addition of a 6' solid screen fence separating this site from the adjacent residentially zoned property, prior to the issuance of any permits.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. COLVIN, REMEDIES, YOUNG, ANDREWS, JACKSON, Dr. PENNYWELL, & Mses. SMITH, COOPER, & DESMARTEAU. Nays: None. Absent: None.