

ORDINANCE NO. ____ OF 2021

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE NORTHEAST CORNER OF NORRIS FERRY ROAD AND SOUTHERN LOOP, SHREVEPORT, CADDO PARISH, LA., **FROM R-E, RESIDENTIAL ESTATE DISTRICT TO C-2 (PUD), CORRIDOR COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT,** AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BY:

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 northeast corner of Norris Ferry Road and Southern Loop, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-E, Residential Estate District to C-2 (PUD), Corridor Commercial Planned Unit Development District:**

12.79 ACS. M/L-FROM NW COR. OF FRL. SEC. 21(16-13), RUN S. 0 DEG. 51 MIN. 15 SEC. W. 3624.34 FT., THENCE S. 89 DEG. 10 MIN. 47 SEC. E. 584.25 FT. TO SW'LY R/W LINE OF K.C.S. RR, THENCE ALONG SAME S. 25 DEG. 35 MIN. 00 SEC. E. 1198.91 FT. TO POINT OF BEGINNING, THENCE CON'T ALONG SAID SW'LY R/W OF RR S. 25 DEG. 35 MIN. 00 SEC. E. 441.02 FT. TO E. LINE OF SW/4 OF SW/4 OF SAID SEC. 21 (16-13), THENCE S. 0 DEG. 36 MIN. 48 SEC. W. 193.85 FT. TO S. LINE OF SAID SEC., THENCE ALONG SAID S. LINE N. 88 DEG. 49 MIN. 06 SEC. W. 1275.22 FT. TO E'LY R/W LINE OF SAID ROAD, THENCE N. 0 DEG. 51 MIN. 15 SEC. E. 580.82 FT., THENCE S. 89 DEG. 10 MIN. 47 SEC. E. 1078.04 FT. TO POB, LESS 0.459 ACS. M/L BEING THE N/2 OF SOUTHERN LOOP CIRCLE R/W , Section 21, T16N, R13W, Caddo Parish, Louisiana.

SECTION II: BE IT FURTHER ORDAINED THAT the rezoning of the property described herein is approved subject to compliance with the following stipulations:

- Development of the subject property shall be in substantial accord with the approved preliminary site plan;
- Submittal of a final site plan for each phase, as noted above, for review and approval by the Executive Director, prior to the issuance of permits;
- Written servitude agreement, or recorded plat showing the servitude, from Caddo Parish School Board for the Norris Ferry Road driveway.

Requested uses and ordinance relief:

The following uses are in addition to the uses allowed in the C-2 base zoning district:

- Retail Sales of Beer and Wine in the Grocery Store
- Drive-through pharmacy window
- A fuel station without the need for a Special Use Permit

Ordinance relief:

- Deferral of the required screening and trees in residential landscape buffers until the adjacent properties develop residentially (the required shrubs will be installed)
- Waiver to exceed the 115% parking maximum for Phase I

Amenities:

Site amenities in exchange for the requested use include the following:

- 18 additional trees lining the Norris Ferry Rd driveway
- A 19'-wide right-of-way buffer along Norris Ferry Rd, with 1.5 times the required trees
- Continuous landscape islands between parking rows to break up the pavement expanse
- Building facades compatible with neighborhood character and human scale using such materials as siding and asphalt shingles and incorporating architectural features such as sloped roofs with gable accents
- An agreement to not request relief or variances with regard to sign type and size
- An agreement to not request relief to the 115% parking maximum for future phases

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.

21-37-C
MOHR & ASSOCIATES