

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 SOUTHWEST CORNER OF WEST 80TH STREET AND ST. VINCENT AVENUE , SHREVEPORT, CADDO PARISH, LA., **FROM C-2, CORRIDOR COMMERCIAL DISTRICT TO C-3, GENERAL COMMERCIAL 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 southwest corner of West 80th Street and St. Vincent Avenue, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from C-2, Corridor Commercial District to C-3, General Commercial District.**

LOTS 503 & 504, CEDAR GROVE ADDN, SECTION 25, T17N, R14W, CADDO PARISH, LOUISIANA.

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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-39-C
Royalty Pre-Owned Cars

STAFF REPORT – CITY OF SHREVEPORT

JUNE 2, 2021

AGENDA ITEM NUMBER: 9

MPC Staff Member: Ben Mohler

City Council District: F/James Green

Parish Commission District: 6/Cawthorne

CASE NUMBER 21-39-C: **ZONING REQUEST**
APPLICANT: SHANNON CROPPRUE
OWNER: Shannon Cropprue
LOCATION: 8004 St. Vincent Ave (SW corner of W 80th St. and St. Vincent Ave.)
EXISTING ZONING: C-2
REQUEST: C-2 to C-3
PROPOSED USE: Vehicle Dealership w/ Outdoor Display

DESCRIPTION: The applicant is requesting approval to have approximately 0.35 acres rezoned from C-2 (Corridor Commercial) to C-3 (General Commercial) for the purpose of utilizing the property as a Vehicle Dealership with Outdoor Display. The property directly adjacent to the west of the subject property is zoned C-2, while further on to the west is property zoned R-3 (Multi-Family Residential) before turning into R-1-7 (Single-Family Residential) throughout the west, south, and directly across W. 80th St. to the north. To the east across St. Vincent Avenue is property zoned C-2, while to the south east is property zoned I-2 (Heavy Industrial).

While there are no relevant cases within the subject property, there are a number of relevant cases within the surrounding area; C-47-79 and C-132-82 granted approval from a B-2 (Corridor Commercial) to an R-1 (Single-Family Residential) for a mobile home within the district, C-75-80 granted rezoning approval from existing R-1 to B-1 (Neighborhood Commercial) for a future commercial development, and C-20-13 granted extended use approval from R-1D (Single-Family Residential - Detached) to R-1D-E (Single-Family Residential - Extended) for a new rehabilitation center.

Nearby neighborhoods include: Cedar Grove, Hollywood, Hyde Park, Suburban Area, Town South/Spring Lake, West Cedar Grove

REMARKS: A rezoning of the property from C-2 to C-3 is requested for the purpose of allowing a vehicle dealership with outdoor display to be permitted by right within the district. The area in question surrounding the site is primarily single-family residential, with a small amount of light commercial uses immediately surrounding the subject property. A large section of industrial development exists as well, although the industrial properties directly bordering St. Vincent Avenue have not yet been developed.

While the area does not have a large amount of existing commercial development, the commercial zoning that currently exists within the area is more centered for low residential uses than what C-3 zoning allows for. In the jump from C-2 to C-3 the uses suddenly allowed within the district would be

STAFF REPORT – CITY OF SHREVEPORT

things like a Broadcast Facility, Contractor Office, Gas Station, or Residential Care Facility; all of which would detract from the area. Rezoning would be considered "spot zoning" due to the lack of any C-3 in the immediate area and is generally discouraged so as to not deviate from the guidelines set forth by the 2030 Master Plan. The heavier zoning could introduce uses into the area not compatible to the general character that is currently exhibited by the properties surrounding the site.

The Future Land Use Map of the 2030 Great Expectations Master Plan shows the subject property as well as the surrounding area as keeping with a low residential development strategy in mind. The area surrounding the subject property has maintained this low residential focus, with the primary zoning being single-family residential. While the subject property is currently unused, the increase in intensity that an upzoning from C-2 to C-3 could potentially introduce into the area strays from the guidelines set by the Master Plan.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that: denial of the rezoning request from C-2 (Corridor Commercial) to C-3 (General Commercial) is warranted due to the negative intensity in use the rezoning would bring to the area.

Alternatively, based on the information provided at the public hearing the MPC Board may:

1. Recommend approval of the zoning request.
2. Recommend approval for a zoning district other than what was requested by the applicant.

PUBLIC ASSESSMENT: One spoke in support; six spoke in opposition.

MPC BOARD

RECOMMENDATION: The Board voted 7-0 to recommend this application for denial.

21-39-C

R-1-7

ST VINCENT

78TH

79TH

80TH

DILLMAN

DOWDELL

81ST

R-3

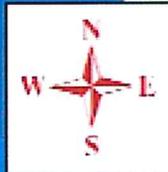
C-2 to
C-3

C-2

I-2

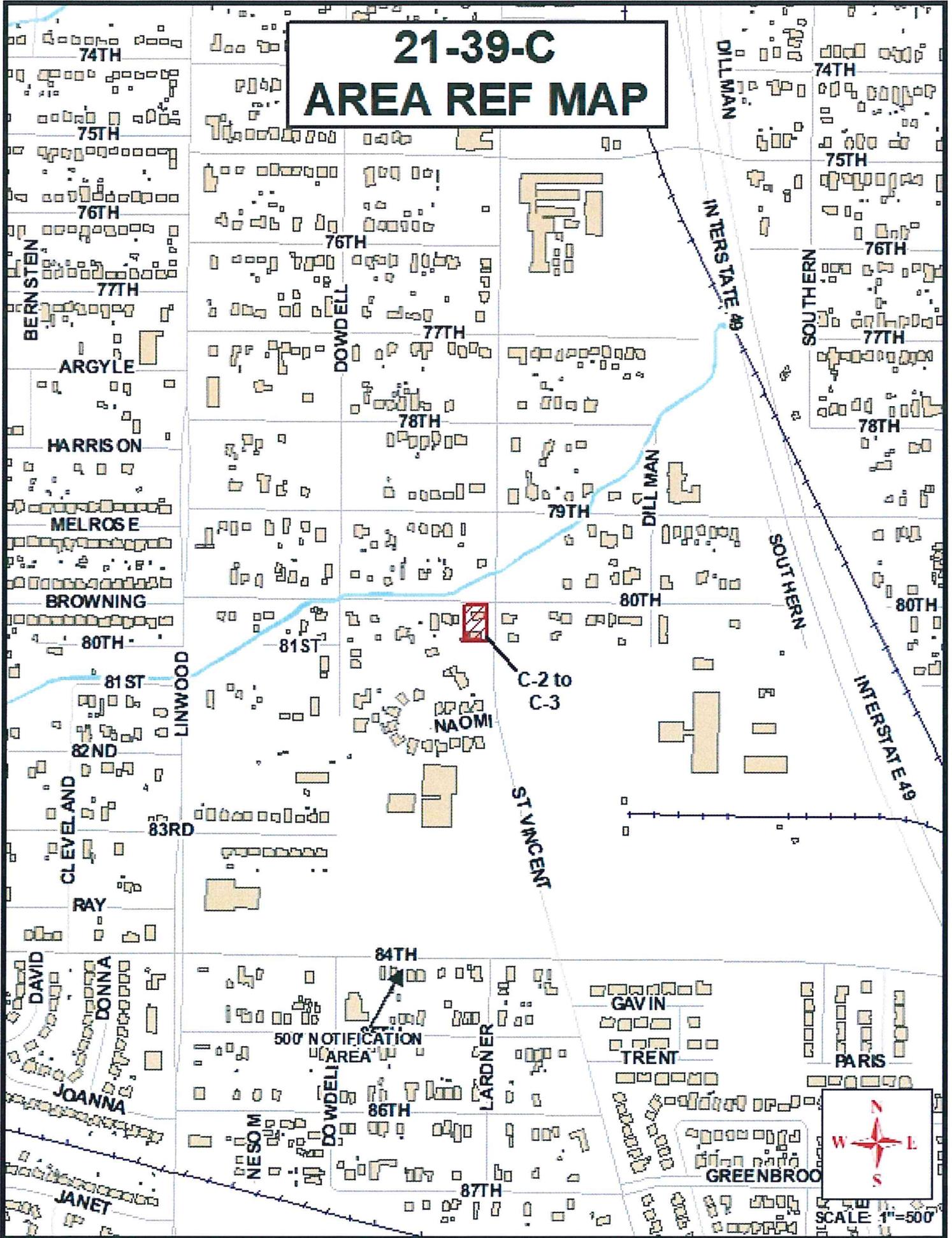
500' NOTIFICATION
AREA

83RD



SCALE 1"=200'

21-39-C AREA REF MAP

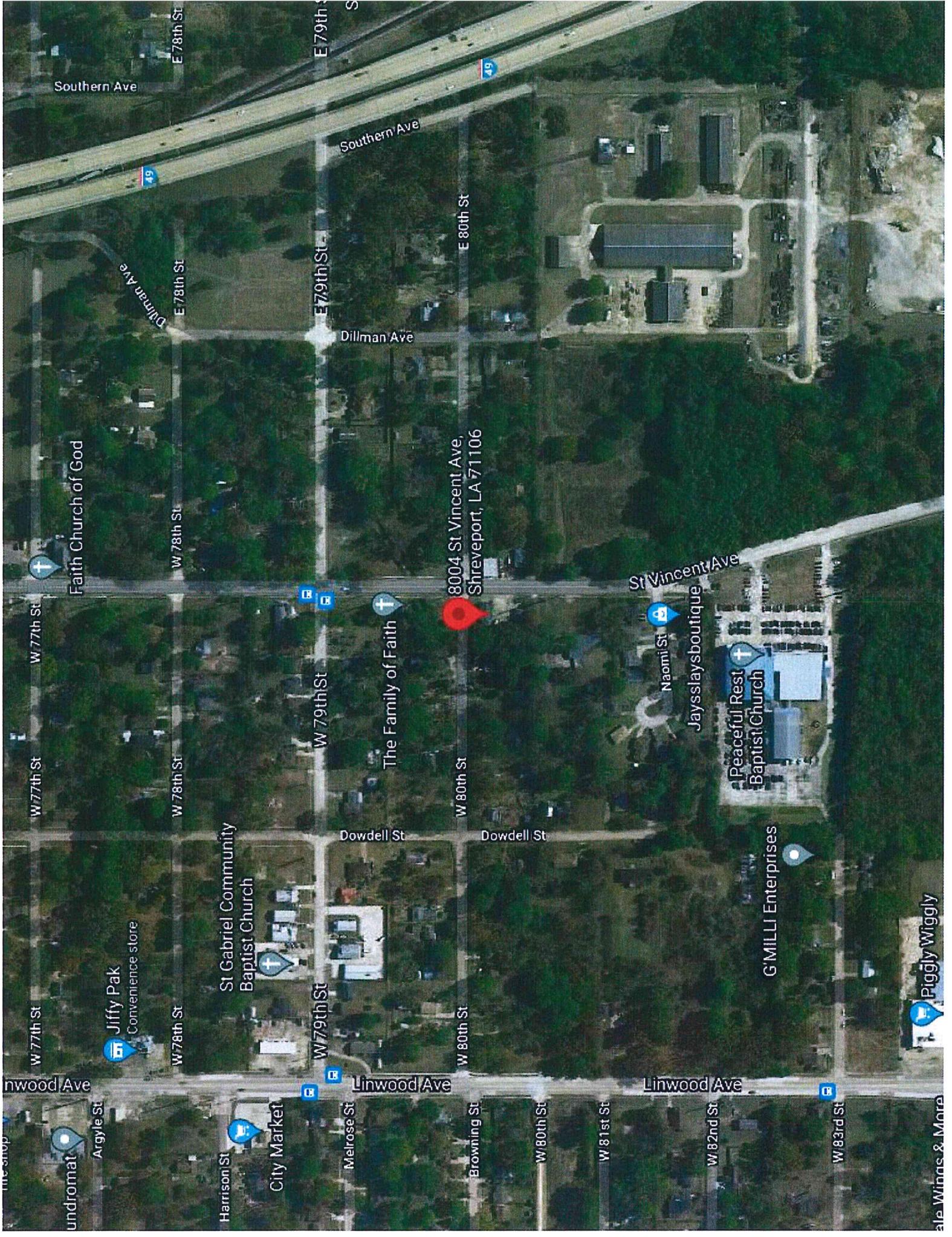


C-2 to
C-3

500' NOTIFICATION
AREA



SCALE 1"=500'



Southern Ave

E 78th St

E 79th St

49

Dillman Ave

E 78th St

Southern Ave

E 80th St

Dillman Ave

Faith Church of God

W 78th St

8004 St. Vincent Ave,
Shreveport, LA 71106

W 77th St

W 79th St

The Family of Faith

St Vincent Ave

Naomi St

Jaysslaysboutique

Peaceful Rest
Baptist Church

W 77th St

W 78th St

W 79th St

W 80th St

Dowdell St

Dowdell St

St Gabriel Community
Baptist Church

G'MILLI Enterprises

Jiffy Pak
Convenience store

W 77th St

W 78th St

W 79th St

W 80th St

Linwood Ave

Linwood Ave

Linwood Ave

Argyle St

Harrison St

City Market

Melrose St

Browning St

W 80th St

W 81st St

W 82nd St

W 83rd St

Piggly Wiggly

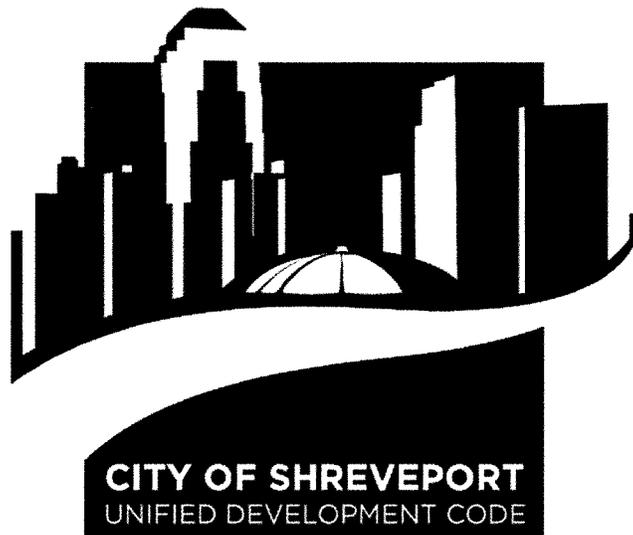
Winn-Dixie

Metropolitan**Planning**Commission

City of Shreveport | Caddo Parish

Unified Development Code Development Application

UDC Development Application and Review Packet
(Revised August 12, 2020)



Land Development Department

505 Travis Street, Suite 440
Shreveport, LA 71101 | phone 318-673-6480

www.shreveportcaddompc.com

Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
 318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

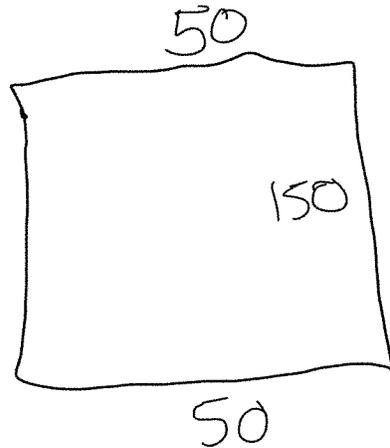
DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY		
Date: _____ Planner: _____ Case No: _____ Application Fee: _____		
1. PROPERTY INFORMATION		
Project Name: <u>Shannon Cropprue</u>		Associated Case: _____
Project Address/Location: <u>8004 St. Vincent Ave Shreveport, LA 71106</u>		
Current Zoning District: <u>C2</u>	Proposed Zoning District (if applicable): <u>C3</u>	Parcel Number(s): <u>171425-060-0503-00</u>
2. CASE TYPE		
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning)	<input type="checkbox"/> Planned Unit Development (PUD)	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Map Amendment and Preliminary Site Plan	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Preliminary & Final Plat (7 or more lots)	<input type="checkbox"/> PUD Site Plan (Administrative)	<input type="checkbox"/> Site Plan Revision
<input type="checkbox"/> Final Plat (Less than 7 lots)	<input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Site Plan Modification
<input type="checkbox"/> Re-Plat		<input type="checkbox"/> Other: _____
3. PARCEL DESCRIPTION		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i>		
<u>Lots 503 & 504, Cedar Grove Addn.</u>		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i>		
<u>8004 St. Vincent Ave. Shreveport, LA 71106</u>		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary		

Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
 318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): <u>C2</u>	Proposed Zoning District(s): <u>C3</u>	Proposed Building Use(s): <u>office</u>	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: <u>600 sq. ft.</u>	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross: <u>NA</u>	
Total Site Acres: <u>1</u>		Total sq. ft. gross (existing & proposed): <u>600</u>	
Off-Street Parking Required: <u>NO</u>		Proposed height of building(s): <u>1</u> Number of stories: <u>1</u>	
Off-Street Parking Provided: <u>NO</u>		Ceiling height of First Floor: <u>8 ft.</u>	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): <u>0.17</u>		Lot Coverage (Total Area in square feet): <u>7500</u>	
Lot Coverage Percentage of Total Lot Area:			
9. STORMWATER INFORMATION			
Existing Impervious Surface: _____ acres/square feet		Hazard Flood Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: _____ acres/square feet		Red River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Cross Lake Watershed <input type="checkbox"/> Yes <input type="checkbox"/> No		Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
 318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

10. CONTACT INFORMATION

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: 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. 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: Shannon Croppne Company: Royalty Pre-owned Cars

E-mail: Shan71133@yahoo.com Phone: 318-344-0736 Fax: 318-498-4006

Address: 3004 St. Vincent Ave. City: Shreveport State: LA Zip: 71106

ARCHITECT CONTACT INFORMATION: Check if Primary Contact

Name: _____ Company: _____

E-mail: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State: _____ Zip: _____

ENGINEER CONTACT INFORMATION: Check if Primary Contact

Name: _____ Company: _____

E-mail: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State: _____ Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact

Name: Shannon Croppne Company: Royalty Pre-owned C.

E-mail: Shan71133@yahoo.com Phone: 318-344-0736 Fax: 318-498-4006

Address: 9506 Royaltown Dr. City: Shreveport State: LA Zip: 71118

Designee Contact Name: _____ Email Address: _____ Phone Number: _____

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

I will represent the application myself; OR I hereby designate _____ (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.

Shannon Croppne 3-9-2021 Shannon Croppne 3-9-2021

Property Owner Signature Date Applicant Signature Date

CC3825

NOTICE TO THE PUBLIC

Control # 21093

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, June 2, 2021 at 3:00 p.m. for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA. For questions, please call 318-673-6480.

CASE NO. 21-39-C: 8004 ST. VINCENT AVE. Application by ROYALTY PRE-OWNED CARS for approval to rezone property located on the southwest corner of W 80th Street and St. Vincent Avenue from C-2, Corridor Commercial District to C-3, General Commercial District, being more particularly described as LOTS 503 & 504, CEDAR GROVE ADDN, SECTION 25, T17N, R14W, CADDO PARISH, LOUISIANA

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**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING June 2, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, June 2, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on June 1, 2021 for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Chris Elbersen, Secretary
Laura Neubert
Rudy Morton
Rachel Jackson
Bill Robertson
Vacant

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Manager
Emily Trant, Executive Assistant
Manushka Desgagne, City Attorney's Office
Henry Bernstein, Parish Attorney's Office
Lenetta English, Zoning & Compliance Coordinator

Members Absent

Gabriel Balderas

PUBLIC HEARING

CASE NO. 21-39-C ZONING REQUEST

Applicant: Royalty Pre-Owned Cars
Owner: Shannon Cropprue
Location: 8004 St. Vincent Ave. (SW corner of W. 80th St. and St. Vincent Ave.)
Existing Zoning: C-2
Request: C-2 to C-3
Proposed Use: Vehicle Dealership with Outdoor Display

Representative &/or support:

Shannon Cropprue 1846 Earl Street, Shreveport, LA 71108

Ms. Cropprue stated that they are trying to revitalize the area and bring something to the neighborhood. They are planning to have about 10 vehicles at a time. She stated that people were using the property as a dump site and they have spent a lot of money to clean it up.

Ms. Neubert asked Mr. Clarke to elaborate on the staff recommendation for denial. Mr. Clarke explained that the recommendation is based on the fact that there is a predominately residential presence and the commercial use is of a heavy nature and not compatible with neighborhood uses.

Ms. Neubert questioned if there was a neighborhood meeting; the applicant stated that about 5 people showed up and they all came into an agreement that it was an improvement. She expressed concerns about the surrounding properties and does not want this property to experience similar issues.

Ms. Neubert questioned if there were any other zoning district aside from C-3 that would allow this; Mr. Jean stated that there is not, given the adjacencies to the residential district.

Opposition:

Jeanette Gaston 227 Naomi Street, Shreveport, LA 71106

Gloria Easton

Marvin T. Williams 223 Naomi Street, Shreveport, LA 71106

Lucy Smith 622 Hendricks Place, Shreveport, LA 71106

Ora Hart 6911 Bethany Street, Shreveport, LA 71106

Ronald Cowthorne 7720 Babylon Circle, Shreveport, LA 71106

draft

The opposition expressed concerns regarding the upkeep of this property and fears about the other land uses that could come in an result in a negative impact. They questioned what benefits the rezoning would bring to Cedar Grove.

Rebuttal:

Ms. Cropprue reiterated that she has been spending money to clean the property up and they intend to put up a fence to keep the property clean. She stated that the neighborhood has to be open minded to bring new opportunities and growth. There is a high level of crime, but maybe something new in the community will change that and provide jobs for the area.

Mr. Robertson asked that staff list off the other uses that would be allowed in the current zoning district so that the applicant knows the other possibilities.

A motion was made by MS. NEUBERT, seconded by MR. MORTON, to recommend this application for denial.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, MORTON, & ROBERTSON and Meses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. BALDERAS

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:40 p.m.

Winzer Andrews, Chair

Chris Elberson, Secretary