

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 NORTH SIDE OF EAST 61ST STREET, APPROXIMATELY ONE HUNDRED FORTY FEET WEST OF FAIRFIELD AVENUE, SHREVEPORT, CADDO PARISH, LA., **FROM R-1-7, SINGLE FAMILY RESIDENTIAL DISTRICT TO C-1, NEIGHBORHOOD 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 north side of East 61st street, approximately one hundred forty feet west of Fairfield Avenue, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-1-7, Single Family Residential District to C-1, Neighborhood Commercial District**

W. 50 FT OF LOT 16. BLK 4 DIXIE PLACE ANNEX, SECTION 24, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-53-C
LOYD DESIGN GROUP



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

STAFF REPORT – CITY OF SHREVEPORT

JUNE 2, 2021

AGENDA ITEM NUMBER: 10
MPC Staff Member: Alice Correa
City Council District: C/John Nickelson
Parish Commission District: 4/Young

CASE NUMBER 21-53-C: ZONING REQUEST

APPLICANT: LOYD DESIGN GROUP
OWNER: Loyd Design Group
LOCATION: 6028 E 61 St. (North side of E 61 St., approx. 140' west of Fairfield Ave.)
EXISTING ZONING: R-1-7
REQUEST: R-1-7 to C-1
PROPOSED USE: Florist Workshop Garage

DESCRIPTION: The applicant is requesting approval to change the zoning of a roughly 2,000sf tract of land from Single-family Residential (R-1-7) to Neighborhood Commercial (C-1) in order to combine the land with his adjacent property and construct an additional building for the existing use. Directly to the north and east is the applicant's adjacent property, which is zoned C-1; across the alley to the west and E 61st Street to the south are zoned R-1-7. The R-1-7 property across the alley to the west is currently vacant except for an old storage building.

There are no prior cases for this site. Nearby relevant cases include: several rezoning approvals, mostly along the Fairfield Avenue corridor, from Single-family Residential (R-1, R-1D) to B-1 Buffer Business (C-1 Neighborhood Commercial under the UDC) for offices, a photography studio, a dance studio, a dental lab and light retail (C-36-89, C-63-81, C-89-81, C-143-78, C-179-84, C-24-07, C-6-86, C-84-88, C-36-05, C-171-78, C-130-75); and approvals of rezoning from R-1, R-1D and B-1 to B-2 Neighborhood Business (C-2 Corridor Commercial under the UDC) for offices and shopping centers (C-85-79, C-163-80, C-138-82, C-84-84, C-62-96).

Nearby neighborhoods include: Broadmoor, Caddo Heights, Cedar Grove, Hollywood, Pierremont, South Highland, and West Cedar Grove.

REMARKS: The subject tract of land and the adjacent property to the northeast are essentially a single site that is split into two parcels. The larger parcel (the "parent" parcel) is zoned C-1 and contains the principle structures and parking lot for the business; the 2,000sf subject parcel is currently vacant. The original land use map in the archives indicate that the C-1 portion has always been commercial use and that there once was a residence on the smaller parcel, which would explain why it remained zoned as R-1. However, there has not been a residential structure there since at least 2007.

The current business at this location is a florist workshop where flower arrangements are made and then delivered to various locations. (It is not a retail establishment with visiting patrons.) The applicant is requesting rezoning in order to incorporate the small parcel into the existing business site and be able to add a garage for the florist workshop vehicles.

STAFF REPORT – CITY OF SHREVEPORT

The area around the property is a mix of residential and light commercial uses. There is a light commercial corridor along Fairfield Avenue starting ½ block south, and a light to medium commercial corridor along Fairfield Avenue starting one block to the north around the intersection with Pierremont Rd. And even though the properties directly across Fairfield Avenue are zoned residentially, there are two churches within that block. Thus, the zoning and existing use of the “parent” parcel is consistent with the current zoning of the area. Rezoning the 2,000 sf parcel to the same C-1 zoning as the “parent” parcel would not present an encroachment into the neighborhood beyond the Fairfield Avenue corridor because the subject parcel is essentially enveloped on two sides by the “parent” parcel.

With respect to the envisioned land use of the area, the Future Land Use Map of the 2030 Great Expectations Master Plan shows this area as being Medium Residential. However, as noted, there is an existing light commercial corridor, of which this business is a part, that will continue to remain as long as the existing businesses remain. It is unlikely that these established light commercial corridor properties will revert to medium residential uses. Therefore, while not strictly consistent with the vision of the Master Plan, rezoning this small parcel will not change or adversely alter the character of the area.

STAFF ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of rezoning from Single-family Residential (R-1-7) to Neighborhood Commercial (C-1) is warranted.

Alternately, based on of information provided at the public hearing the MPC may:

- a. Deny the requested zoning.
- b. Approve rezoning to a zoning district other than what is requested.

PUBLIC ASSESSMENT: Two spoke in support; one spoke in opposition.

MPC BOARD
RECOMMENDATION: The Board voted 6-0 to recommend this application for approval.

21-53-C

C-2

MITCHELL

R-1-7

WILLARD

FAIRFIELD

C-1

60TH

SHERWOOD

ROBIN HOOD

R-2

C-1

R-1-7
to C-1

61 ST

EVANGELINE

R-2

DREXEL

THORN HILL

R-1-7

R-1-7

62ND

MONT ROSE

HENDERSON

WILLARD

C-1

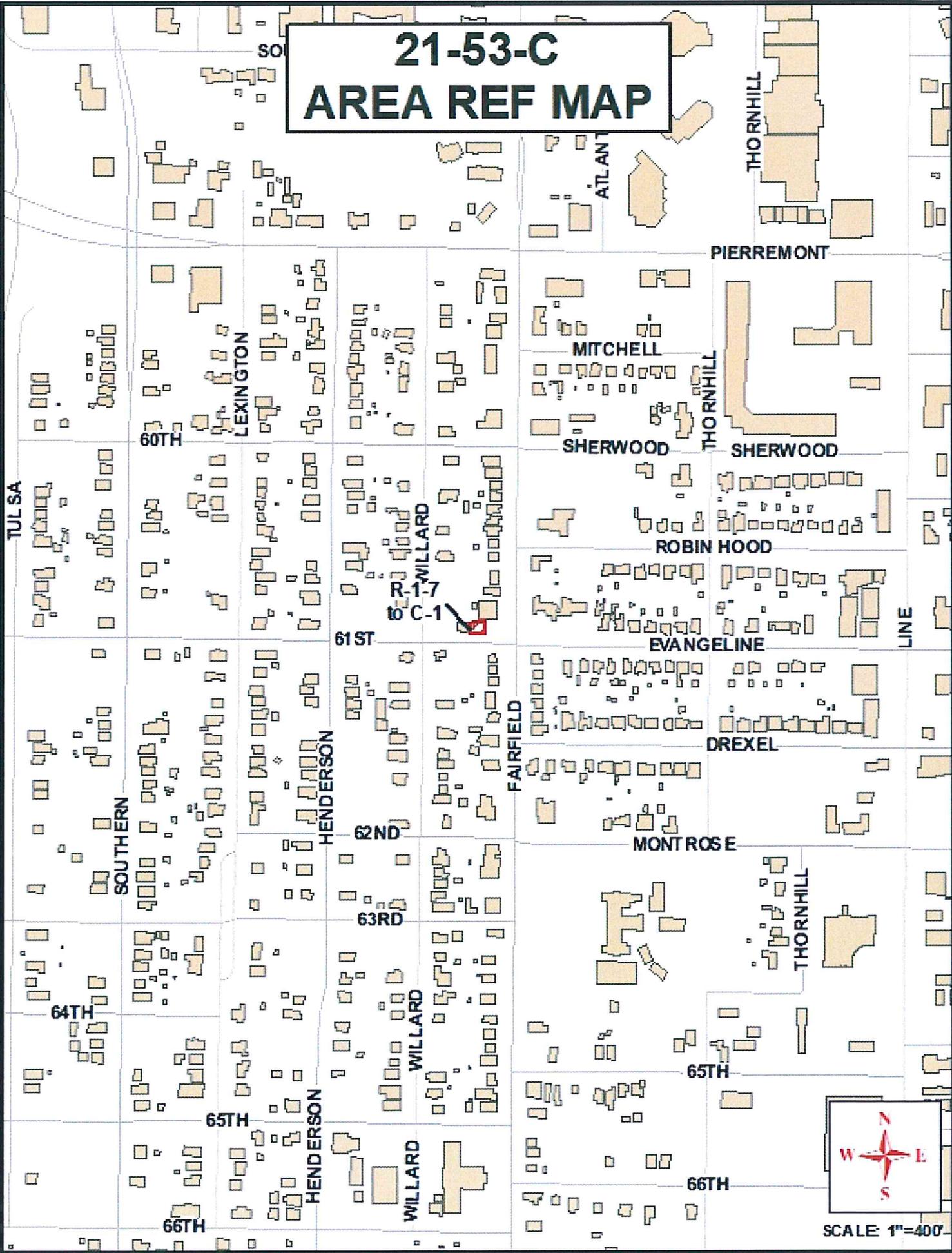
500' NOTIFICATION
AREA



SCALE: 1"=200'

63RD

21-53-C AREA REF MAP



TULSA

SOUTHERN

HENDERSON

FAIRFIELD

DREXEL

MONT ROSE

THORNHILL

PIERREMONT

MITCHELL

SHERWOOD

SHERWOOD

ROBIN HOOD

EVANGELINE

LEXINGTON

60TH

61ST

62ND

63RD

64TH

65TH

66TH

WILLARD

WILLARD

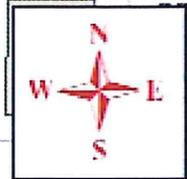
WILLARD

ATLANTIC

THORNHILL

THORNHILL

LINE



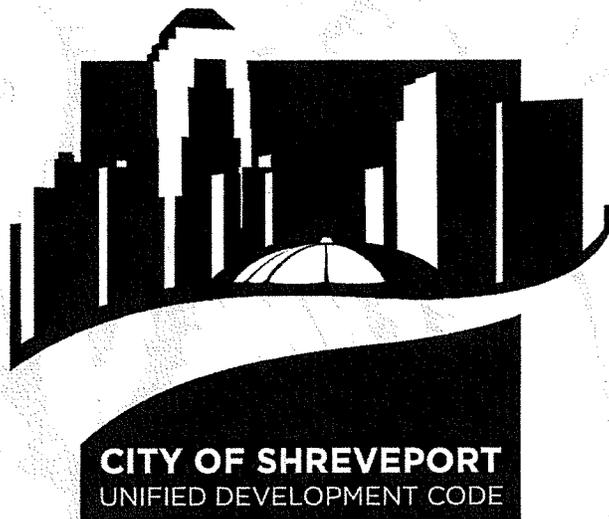
SCALE 1"=400'

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

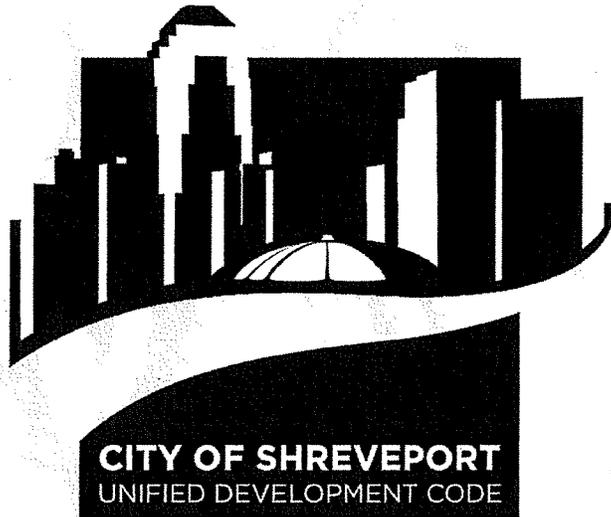
www.shreveportcaddompc.com

Metropolitan **Planning** Commission

City of Shreveport | Caddo Parish

Unified Development Code Zoning Checklist

A Checklist for Zoning Applications for the Unified Development Code
(Revised August.21.2020)



Land Development Department

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

www.shreveportcaddompc.com



Land Development

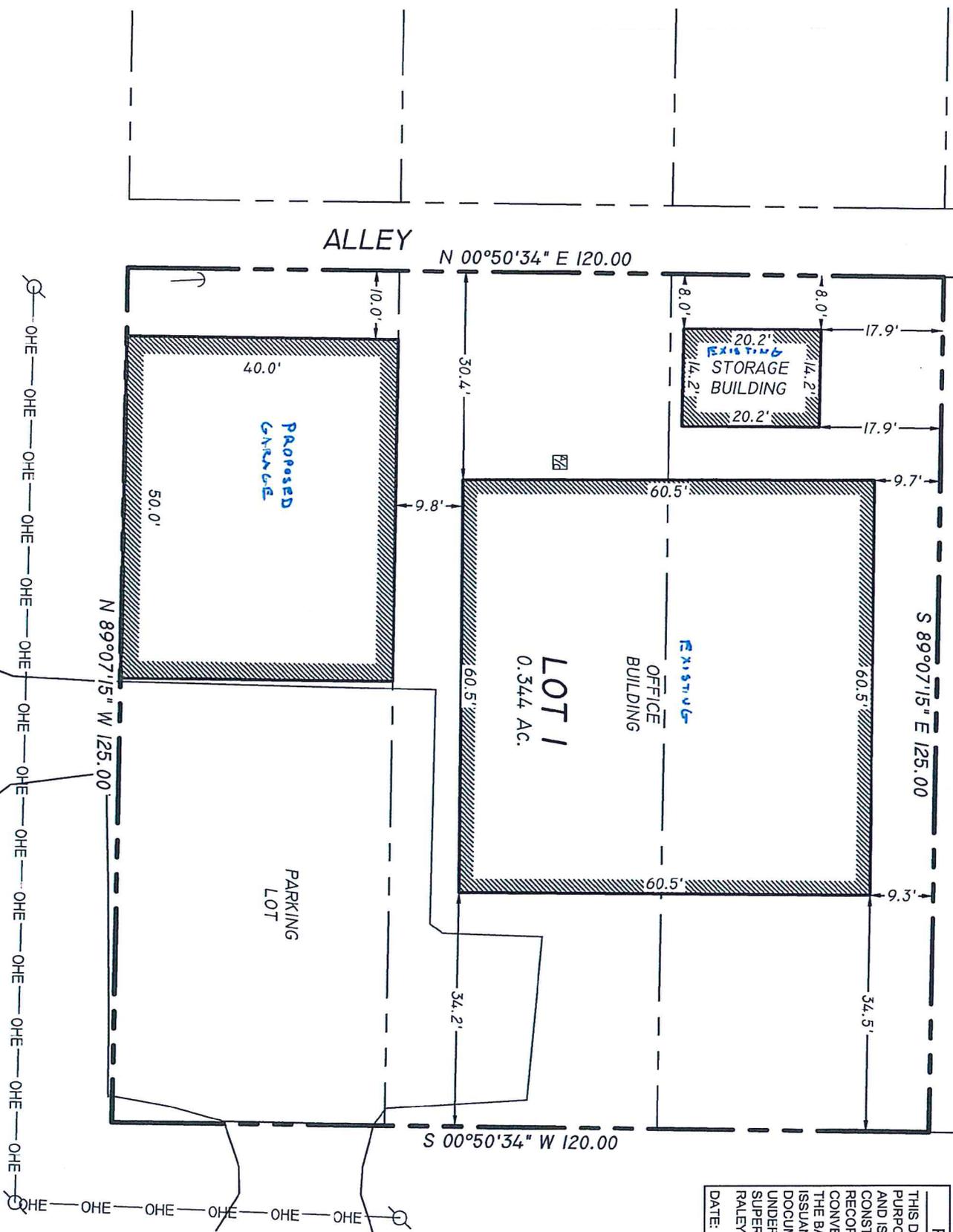
505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): R-1-7	Proposed Zoning District(s): C-1	Proposed Building Use(s): Garage Storage for Delivery Vehicles	
If more than one district, provide the acreage of each: N/A		Existing Building(s) sq. ft. gross: 3947.09 SF	
Special Purpose Overlay District (if applicable): N/A		Proposed Building(s) sq. ft. gross: 2000 SF	
Total Site Acres: 0.344		Total sq. ft. gross (existing & proposed): 5947.09 SF	
Off-Street Parking Required: 0 New		Proposed height of building(s):	Number of stories: 1
Off-Street Parking Provided:		Ceiling height of First Floor:	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): 1500 SF		Lot Coverage (Total Area in square feet): 9250 SF	
Lot Coverage Percentage of Total Lot Area: 62%			
9. STORMWATER INFORMATION			
Existing Impervious Surface: 7250 acres/square feet		Hazard Flood Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 9250 acres/square feet		Red River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Cross Lake Watershed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

EXISTING SITE PLAN

F A I R F I E L D A V E.



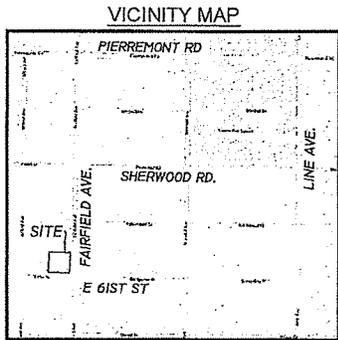
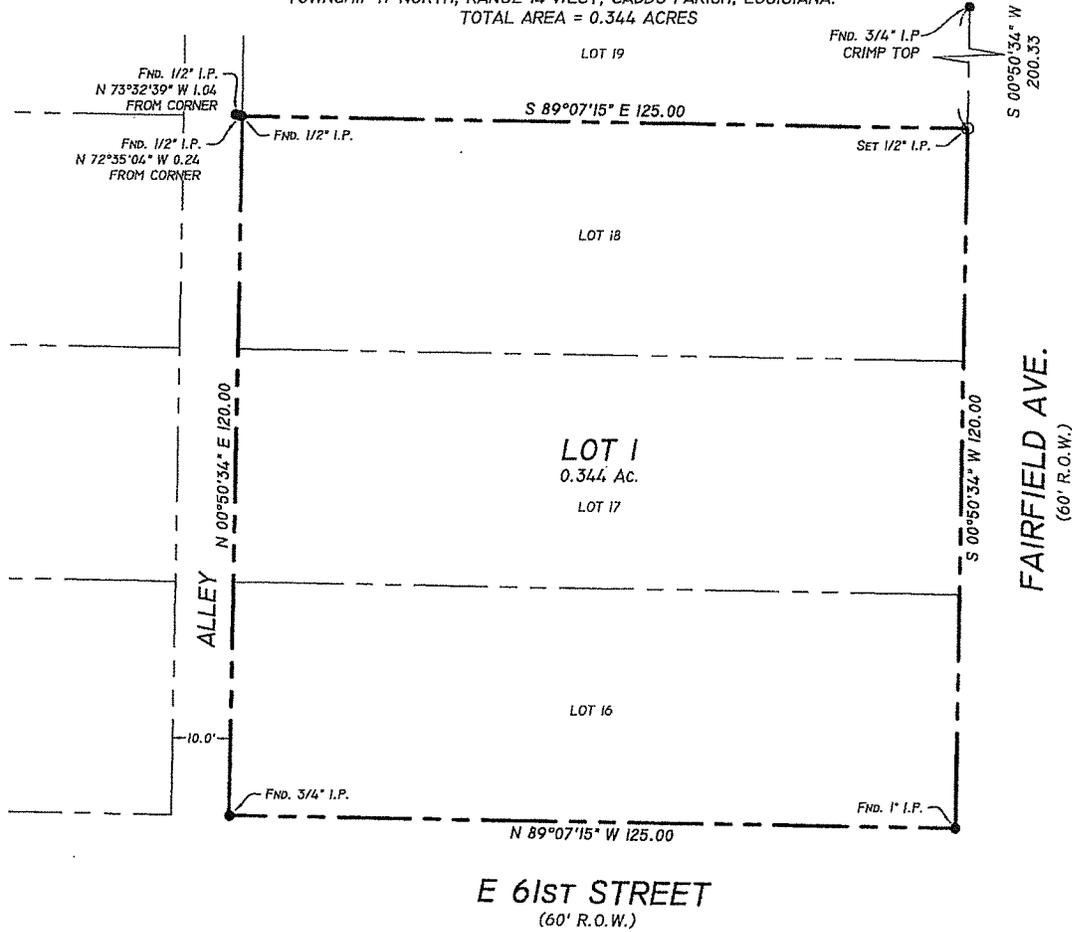
PRELIMINARY

THIS DOCUMENT IS FOR THE PURPOSE OF REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE SALES OR FOR THE BASIS FOR THE ISSUANCE OF A PERMIT. DOCUMENT PREPARED UNDER THE DIRECT SUPERVISION OF FRANK J. RALEY, REG. NO. 4630, DATE: 03/23/21

FAIRFIELD AVE.

DIXIE PLACE ANNEX UNIT NO. 6

BEING A RESUBDIVISION OF LOTS 16, 17, AND 18 OF DIXIE PLACE ANNEX AS RECORDED IN BOOK 50 PAGE 575, OF THE CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA; AND ALSO BEING LOCATED IN SECTION 24, TOWNSHIP 17 NORTH, RANGE 14 WEST, CADDO PARISH, LOUISIANA.
TOTAL AREA = 0.344 ACRES



THE BASIS OF BEARINGS USED FOR THIS MAP IS GRID, ESTABLISHED FROM THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 (2011) POSITION (EPOCH 2010.00) ADJUSTMENT, AS DETERMINED FROM C&GNET RTN.

BOUNDARY BASED ON DIXIE PLACE ANNEX AS RECORDED IN BOOK 50, PAGE 575 OF THE CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA.

SUBJECT SURVEY IS LOCATED IN ZONE "X", AS PER GRAPHIC PLOTTING OF FIRM MAP NO. 22017C0459H, DATED: 05/19/2014.

ALL BUILDING SETBACKS SHALL CONFORM TO THE BUILDING SETBACK STANDARDS AS PUBLISHED IN ARTICLE 4-ZONING DISTRICT REGULATIONS OF THE SHREVEPORT UNIFIED DEVELOPMENT CODE.

SURVEYOR DOES NOT GUARANTEE THAT ALL SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN ON THIS SURVEY. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR HAS NOT MADE A TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. THERE MAY BE EXISTING EASEMENTS AND SERVITUDES. SURVEYOR RECOMMENDS A TITLE RESEARCH BE PERFORMED TO FIND ANY SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

PROPERTY WAS SURVEYED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LA. "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "B" SURVEY.

I HEREBY CERTIFY THAT THE PLAT OF THE SUBDIVISION SHOWN HEREON IS IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE NO. 129 OF 2016 AND L.R.S. 33:5051, AND WITH THE LAWS AND ORDINANCES OF THE SHREVEPORT MPC.

THE UNDERSIGNED OWNERS HEREBY AUTHORIZE THE PLATTING AND RECORDING OF THIS SUBDIVISION.

RECORD OWNER(S):
- LOYD DESIGN GROUP, LLC

BY: EDWARD KYLE LOYD, MANAGER DATE

APPROVED BY:

MPC EXECUTIVE DIRECTOR DATE

CITY ENGINEER DATE

FRANK J. RALEY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
LOUISIANA LIC. NO. 4630
RALEY AND ASSOCIATES, INC.
4913 SHED ROAD, BOSSIER CITY, LA. 71111 (318)752-9023

PRELIMINARY
THIS DOCUMENT IS FOR THE PURPOSE OF REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE SALES OR FOR THE BASIS FOR THE ISSUANCE OF A PERMIT. DOCUMENT PREPARED UNDER THE DIRECT SUPERVISION OF FRANK J. RALEY, REG. NO. 4630,
DATE: 03/17/21



Land Development

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

CITY OF SHREVEPORT FEE WORKSHEET FOR THE UDC

Fees must be **paid in full** at the time of submittal.

APPLICATION(S)	Fees
CODE TEXT AMENDMENT	
Non-Governmental/Non-Municipal Entity	500.00
Governmental / Municipal Entity	No Charge
MPC APPLICATIONS	
REZONING	
Base Application Fee, Plus	750.00
:Per Acre Fee (in addition to base fee – maximum total fee of \$1,300.00) * applies only to properties exceeding one acre	50.00
Neighborhood Participation Plan	50.00
PLANNED UNIT DEVELOPMENT (Preliminary Site Plan)	
Base Application Fee, Plus	1,000.00
:Per Acre Fee (after first 5 acres – maximum total fee of \$1,500.00)	50.00
Neighborhood Participation Plan	50.00
SMALL PLANNED UNIT DEVELOPMENT (Site Plan)	
Base Application Fee, Plus	750.00
:Per Acre Fee (after first acre – maximum total fee of \$1,000.00)	50.00
Neighborhood Participation Plan	50.00
AMEND ORDINANCE STIPULATIONS	
Amend Ordinance Stipulations	650.00
PRELIMINARY PLAT	
Base Application Fee	300.00
Neighborhood Participation Plan	50.00
FINAL PLAT/RE-PLAT	
Base Application Fee, Plus	300.00
:Per Lot Fee (in addition to base fee – maximum total fee of \$1,300.00)	20.00
REVISED PLAT	
Revised Plats, including Lot Combinations	300.00
SPECIAL USE PERMIT	
Special Use Permit Base Fee	750.00
Special Use Permit Site Plan Review	650.00
:Per Acre Fee (in addition to Special Use Permit Site Plan Review base fee – maximum total fee of \$1,300.00) * applies only to properties exceeding one acre	50.00
Neighborhood Participation Plan	50.00
APPEALS	
Administrative Decision Appeal	650.00
Appeal to City Council (Applicants Only)	250.00
FAÇADE REVIEW	
Minor Façade Improvements to Existing Buildings	250.00
VARIANCES	
ZONING	
Residential Variance to Zoning	350.00
Commercial / Industrial Variance to Zoning	50.00
Residential Administrative Variance to Zoning	50.00
Neighborhood Participation Plan	50.00
VARIANCES	
Other	450.00
ADMINISTRATIVE DECISION APPEAL	
Administrative Decision Appeal	650.00
ADMINISTRATIVE APPLICATIONS	
ADMINISTRATIVE SPECIAL USE PERMIT	
Administrative Special Use Permit Base Fee	750.00
Administrative Permit Site Plan Review	650.00
:Per Acre Fee (in addition to Special Use Permit Site Plan Review base fee – maximum total fee of \$1,300.00) * applies only to properties exceeding one acre	50.00
ADMINISTRATIVE SPECIAL USE PERMIT APPEAL	
Appeal to City Council (Applicants Only)	250.00
Appeal to City Council (Aggrieved Party)	No Fee
TEMPORARY USE APPROVALS	
Batch Plant/Rock Crushing Facility Or Borrow Pit (Separate Administrative Site Plan Approval Fee May Be Required)	350.00
Farmers Market (Separate Administrative Site Plan May Be Required)	50.00



Land Development

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

CITY OF SHREVEPORT FEE WORKSHEET FOR THE UDC

APPLICATION(S) continued	Fees
Application Resubmittal Fee - Subsequent Resubmittal	350.00
Permit (WTFP) - One-Time Fee per Facility	1,500.00
NON-SECTION 6409(a) MODIFICATIONS (Substantial Change)	
Application Processing Fee	2,000.00
Permit (WTFP) - Fee per Facility	No Charge
SECTION 6409(a) MODIFICATIONS (Non-Substantial Change)	
No Application and No Fees required. Notice of Section 6409(a) Modifications (a non-substantial change) is required at no charge.	No Charge
ROUTINE MAINTENANCE	
No Application and No Fees required for Routine Maintenance	No Charge
SIGNS	
SIGN PERMITS	
A-Frame Sign	60.00
Attention Getting Device	200.00
Billboard (New or Major Structural Modifications or Change in the Number of Faces)	500.00
Billboard (Face Change)	No Charge
Billboard (New Electronic)	500.00
Billboard Annual Review (Pre Billboard)	25.00
Canopy Sign (50 sf Or Less)	60.00
Canopy Sign (51 sf Or More)	80.00
Electronic Message Sign	200.00
Free Standing/Monument	200.00
Marquee Or Roof Sign	150.00
Projecting Sign	60.00
Public Information Event Sign	150.00
Scoreboard	200.00
Wall Sign Or Awning Sign, Banner Exhibition Sign (60 sf or Less)	35.00
Wall Sign Or Awning Sign, Banner Exhibition Sign (61 sf to 120 sf)	55.00
Wall Sign Or Awning Sign, Banner Sign (121 sf to 250 sf)	75.00
Wall Sign, Or Awning Sign, Banner Exhibition Sign (any size larger than 251 sf)	110.00
Sign Installed Without A Permit (ALL FEES DOUBLE)	

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. 21-53-C: 6028 E 61ST ST. Application by LOYD DESIGN GROUP for approval to rezone property located on the north side of E 61st Street, approx. 140' west of Fairfield Avenue from R-1-7 Single-family Residential, to C-1 Neighborhood Commercial District, being more particularly described as W. 50 FT OF LOT 16. BLK 4 DIXIE PLACE ANNEX, SECTION 24, T17N, R14W, CADDO PARISH, LOUISIANA.

draft

**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 Desgage, City Attorney's Office
Henry Bernstein, Parish Attorney's Office
Lenetta English, Zoning & Compliance Coordinator

Members Absent

Gabriel Balderas

PUBLIC HEARING

CASE NO. 21-53-C ZONING REQUEST

Applicant: Loyd Design Group
Owner: Loyd Design Group
Location: 6028 E. 61 Street (North side of E. 61 St., approx. 140' West of Fairfield Ave.)
Existing Zoning: R-1-7
Request: R-1-7 to C-1
Proposed Use: Workshop

Representative &/or support:

Jeff Raley 4913 Shred Road, Bossier City, LA 71111
Kyle Loyd 6028 E 61st Street, Shreveport, LA 71106

Mr. Loyd stated that they are wanting to construct a three car garage on this portion of the property.

Opposition:

Marlena Whitely Lewis

Ms. Lewis was concerned of how the rezoning would affect her taxes. She questioned what contributions this would bring to the neighborhood and how it would align with the Cedar Grove master plan.

Rebuttal:

Mr. Raley stated that they are only trying to bring the remainder of his property in line with the zoning of the other property.

A motion was made by MR. ROBERTSON, seconded by MR. ELBERSON to recommend this application for approval.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, MORTON, & ROBERTSON and Meses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. BALDERAS. Messrs. Joseph was away from the Chambers at the time of this vote.

END OF PUBLIC HEARING

OLD BUSINESS

draft

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