

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 SOUTH SIDE OF TOPEKA STREET, APPROXIMATELY ONE HUNDRED SEVENTY FEET WEST OF CENTENARY BOULEVARD, SHREVEPORT, CADDO PARISH, LA., **FROM C-2, CORRIDOR COMMERCIAL DISTRICT TO R-3, MULTI-FAMILY RESIDENTIAL 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 south side of Topeka Street, approximately one hundred seventy feet west of Centenary Boulevard, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from C-2, Corridor Commercial District to R-3, Multi-Family Residential District**

LOTS 33 & 34, BLK. 4, OPO SUBN., SECTION 6, T17N, R13W, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-59-C
MBT INVESTMENTS, LLC

STAFF REPORT – CITY OF SHREVEPORT

JUNE 2, 2021

AGENDA ITEM NUMBER: 12
MPC Staff Member: Alice Correa
City Council District: B/ LeVette Fuller
Parish Commission District: 4/Young

CASE NUMBER 21-59-C: **ZONING REQUEST**
APPLICANT: MBT INVESTMENTS, LLC
OWNER: MBT Investments, LLC
LOCATION: 213 Topeka St. (South side of Topeka St., approx. 170' west of Centenary Blvd.)
EXISTING ZONING: C-2
REQUEST: C-2 to R-3
PROPOSED USE: Dwelling - Two-Family

DESCRIPTION: The applicant is requesting approval to change the zoning of a 0.23-acre tract of land from Corridor Commercial (C-2) to Multi-family Residential (R-3) for the purpose of constructing two duplexes. Adjacent to the west is R-3 property containing a duplex; to the east and across the alley to the south is C-2 zoning; and across Topeka Street to the north is Neighborhood Commercial (C-1) zoning and R-3.

There are no prior cases for this site. Nearby relevant cases include: approvals of rezoning from Neighborhood Business (B-2; C-2 under the UDC) to Multi-family Residential (R-3), and from Multi-family Residential (R-2) to Single-family Residential (R-1H; R-1-5 under the UDC) (C-50-94, C-84-07); MPC approval in a B-1 zoning district for light retail and a residence (C-53-14); and Extended Use approval in a B-1 (B-1-E) to allow a women's shelter (C-20-05).

Nearby neighborhoods include: Anderson Island, Broadmoor, Fairfield, Highland, and Stoner Hill.

REMARKS: The applicant is requesting rezoning in order to demolish the existing residential structure and construct two duplexes. The subject tract of land consists of two lots (33 and 34) under one tax parcel that contains a single residential structure sitting on both lots; this is also indicated on the original 1957 Land Use Map. The original 1957 Zoning Map, generated when zoning was established locally, also shows the two separate lots, and indicates that Lot 33 (nearest to Centenary Boulevard) was zoned Neighborhood Commercial (B-2, C-2 under the UDC) and that Lot 34 was zoned as Urban Multi-family Residence (R-3); this was verified in 2001. It is unknown why the property was originally split-zoned as R-3 and B-2. At some time between 2001 and 2016 the zoning map was changed so that both parcels were zoned commercially; however, no records can be found to indicate what prompted that change. When the Unified Development Code (UDC) was adopted in 2017, the property retained the equivalent commercial zoning of C-2 (Corridor Commercial).

The subject property sits behind a light commercial corridor that runs along Centenary Boulevard, at the edge of a very large single- and multi-family residential area. With the exception of the Centenary Boulevard corridor and a few other light commercial establishments, the area is entirely residential



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

STAFF REPORT – CITY OF SHREVEPORT

from Stoner Avenue down to Kings Hwy, and from Youree Drive to Line Avenue. The property is also directly adjacent to a large area of the R-3 zoning that the applicant is requesting. As such, approval of the applicant's request would not only resolve the split-zoning of the property, it is also consistent with the current zoning, character and development of the area.

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 and specifically this property, as being Medium Residential. Thus, the applicant's request to rezone to multi-family residential aligns with the vision of the Master Plan.

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 Corridor Commercial (C-2) to Multi-family Residential (R-3) 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: One spoke in support; there was no opposition present.

MPC BOARD

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

21-59-C

R-HU

OS

WYANDOTTE

C-1

CENTENARY

500' NOTIFICATION AREA

TALIAFERRO

C-1

R-3

C-2 to R-3

R-3

OLIVE

C-2

MERRICK

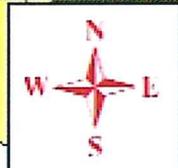
R-2

CENTENARY

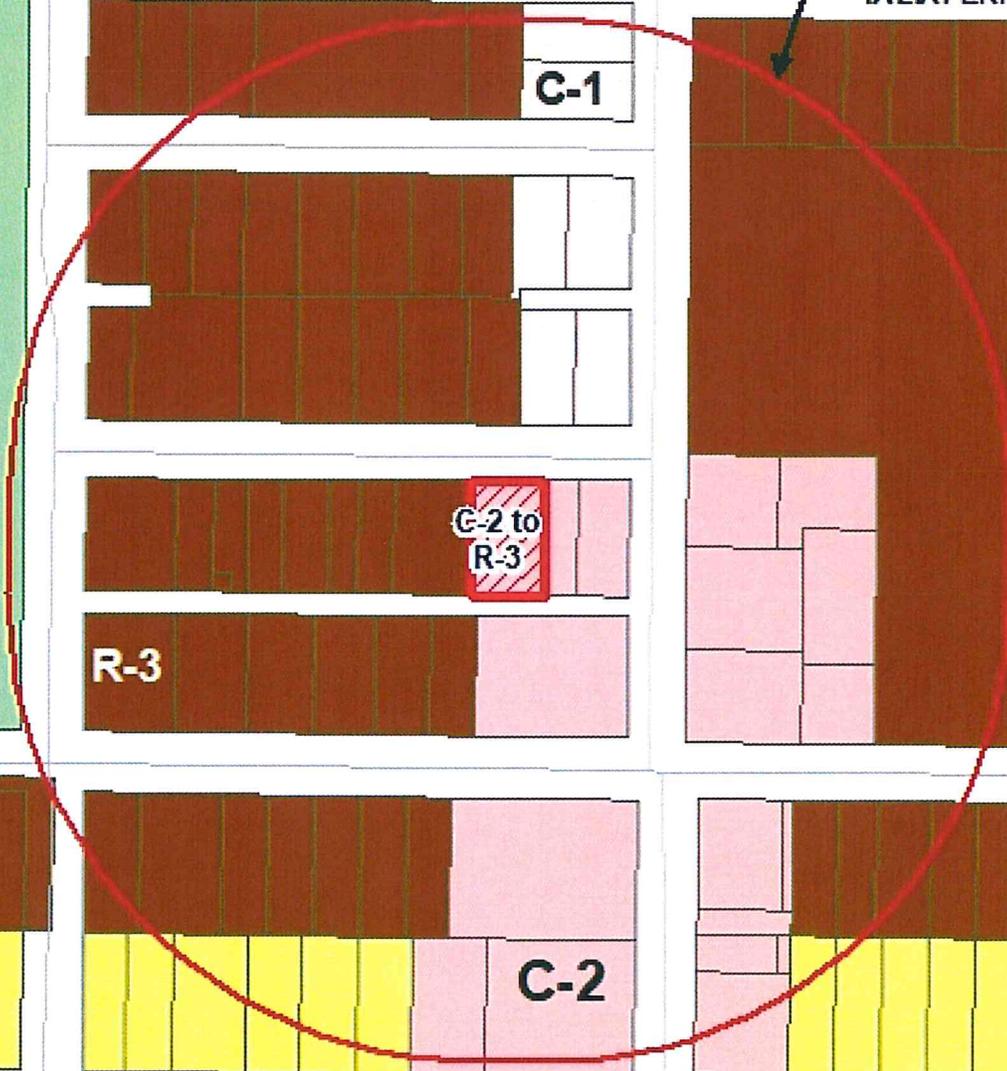
R-1-5

R-1-5

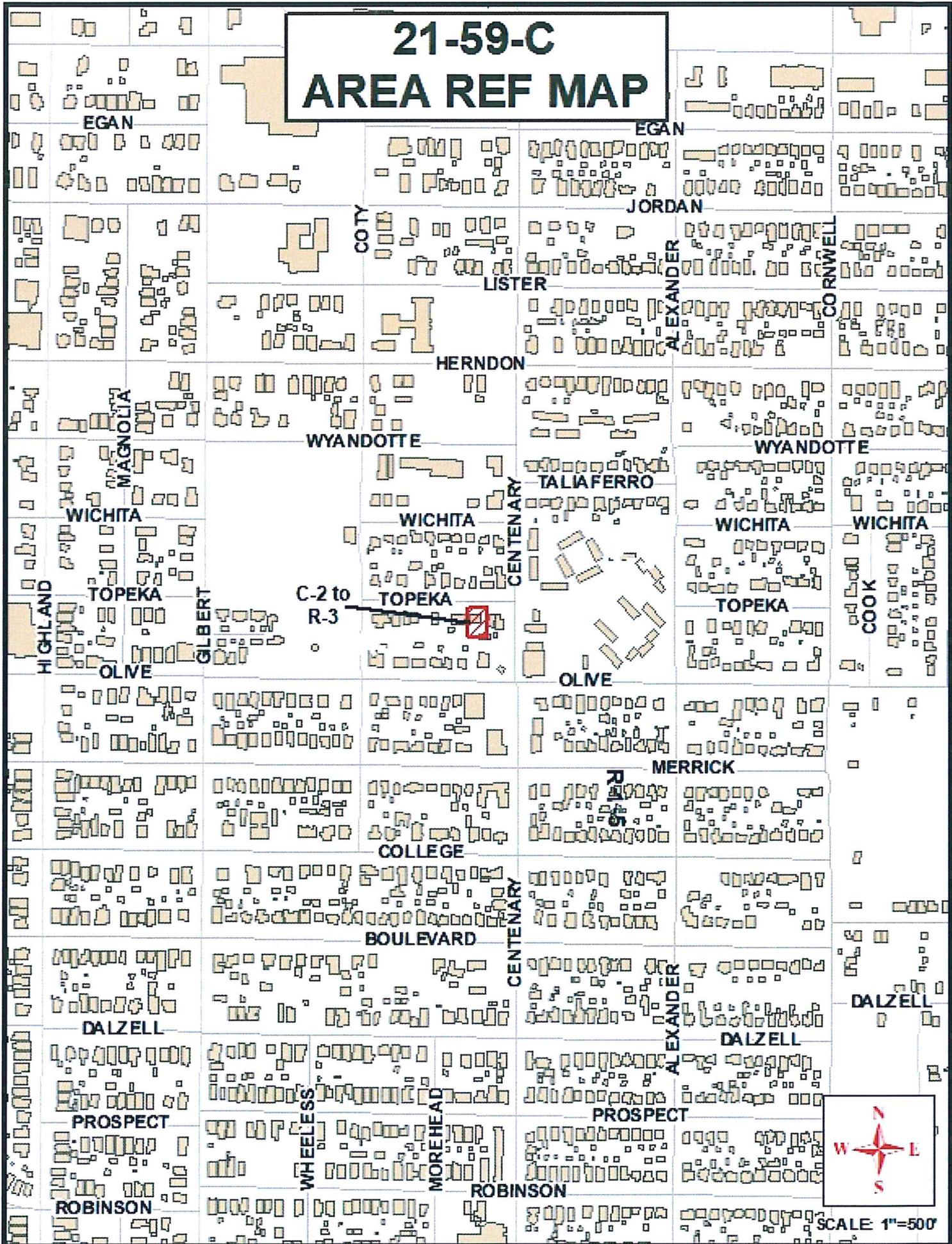
COLLEGE



SCALE - 1"=200'



21-59-C AREA REF MAP



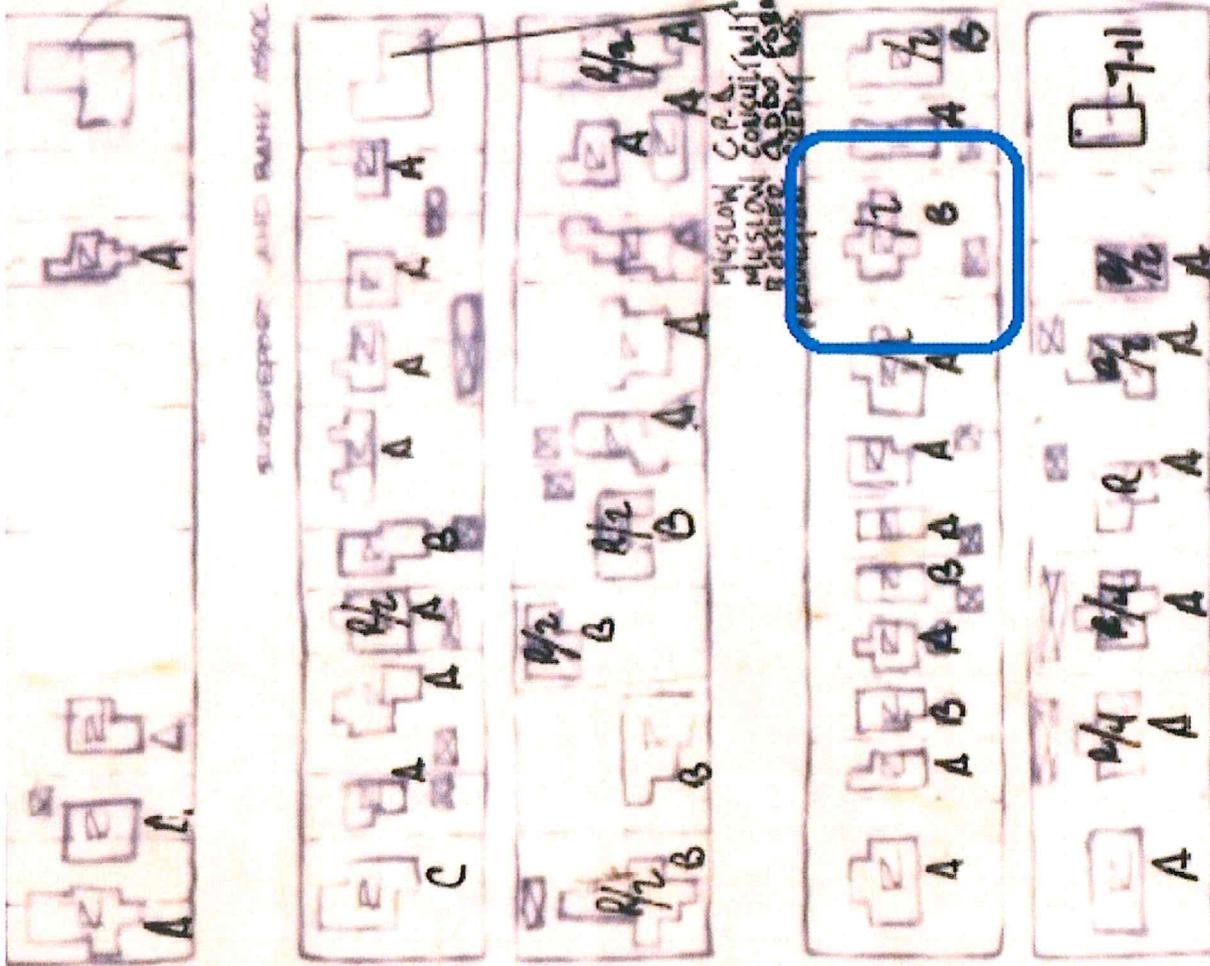
C-2 to
R-3



SCALE 1"=500'

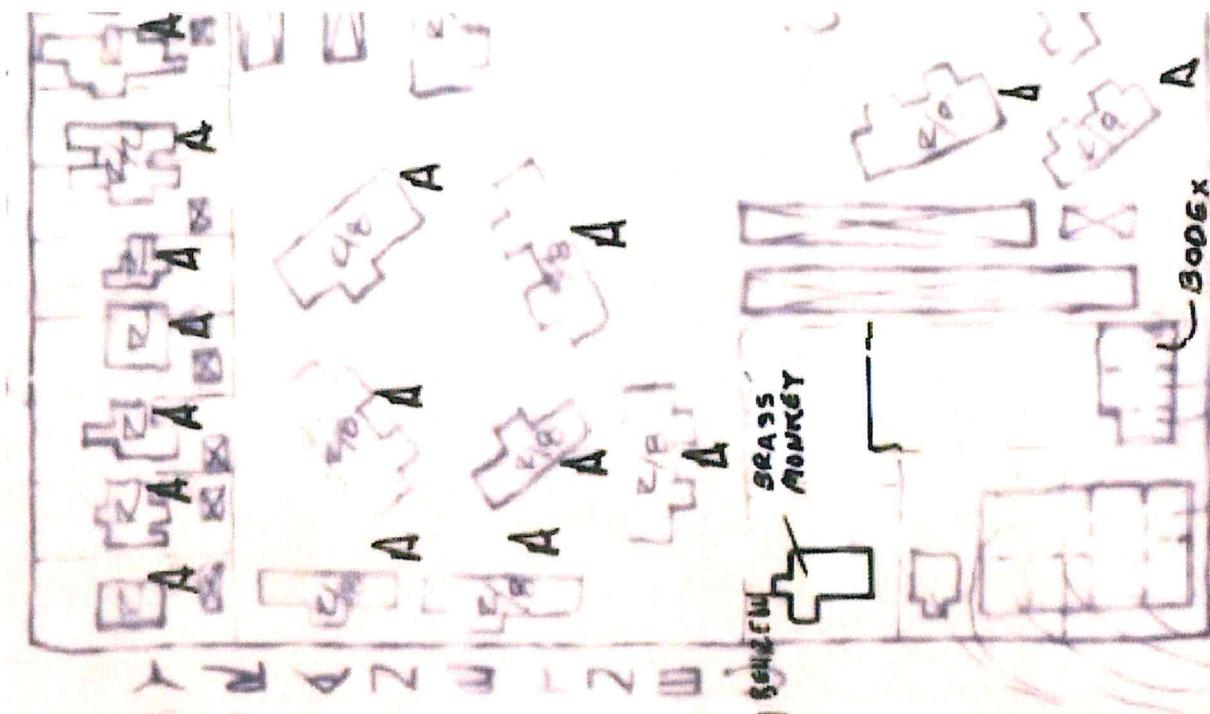
OK DGS

ENNIS
SOLIS



SUPPER AND BAKE SHOP

MUSLOW C.P.A.
MUSLOW CONSULTING
BUSINESS CENTER

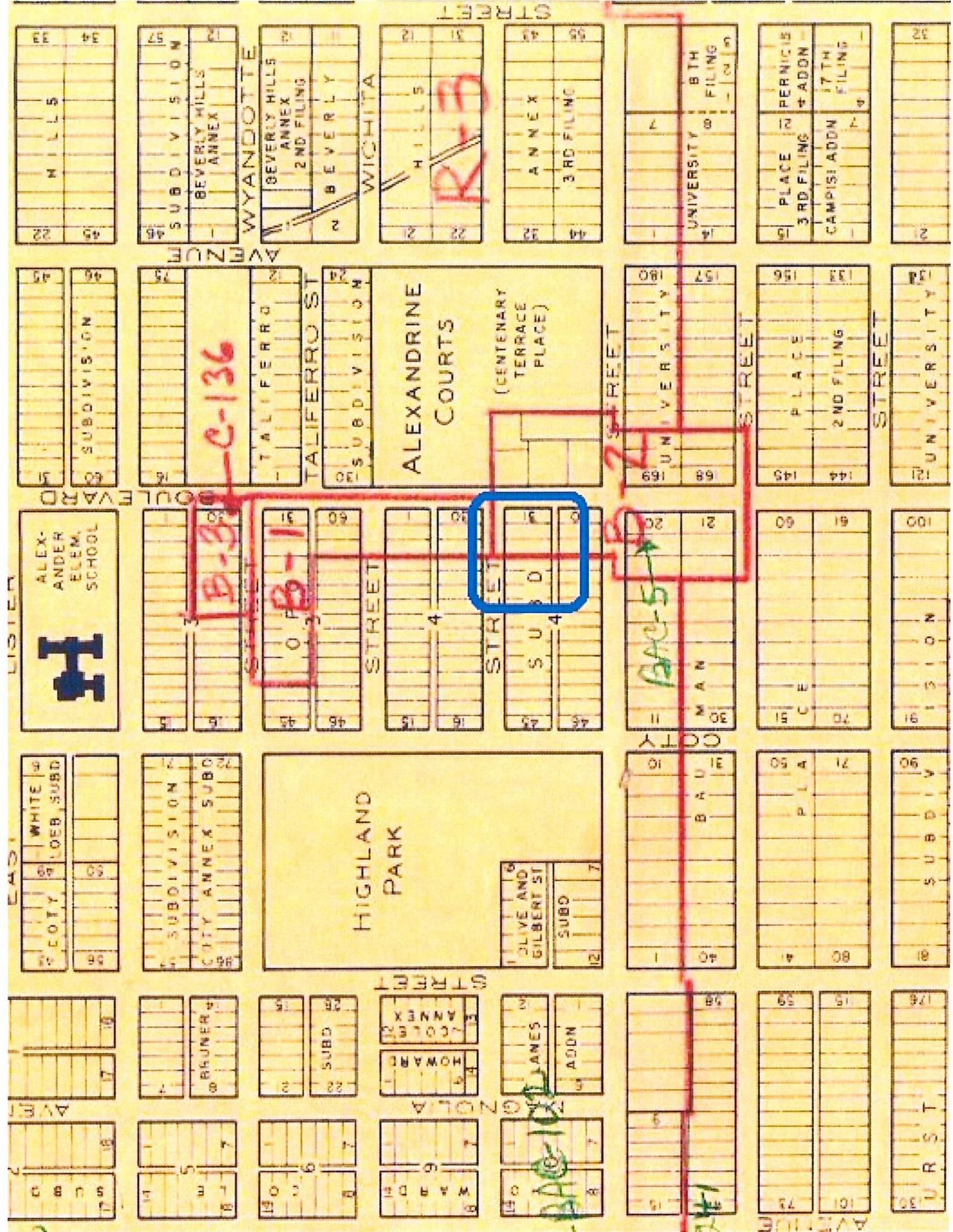


GRASS MONKEY

3006x

STUDIO GRAPHIC
P.E. M.G. WOODEN

IMAGE PRINTING
CENTRAL HOUSE JAN 16 1985
OSCAR BERRY FOOD STORE
SHEFFER F.V.
WOODBURN BUNDED



ALEX-
ANDER
ELEM.
SCHOOL



B-31

B-1

BAC-5-A

C-136

GNOLA

BAC-102

STREET

UNIVERSITY

STREET

STREET

STREET

STREET

STREET

ALEXANDRINE
COURTS

(CENTENARY
TERRACE
PLACE)

HIGHLAND
PARK

WYANDOTTE

WICHITA

STREET

SUBDIVISION
BEVERLY HILLS
ANNEX

BEVERLY HILLS
ANNEX
2ND FILING

HILLS

ANNEX
3RD FILING

UNIVERSITY
BTH
FILING

PLACE
3RD FILING
CAMPUSI ADDN
17TH
FILING

HILLS

SUBDIVISION

TALIFERRO

TALIFERRO ST
SUBDIVISION

ALEXANDRINE
COURTS
(CENTENARY
TERRACE
PLACE)

UNIVERSITY

PLACE
2ND FILING

UNIVERSITY

ALEX-
ANDER
ELEM.
SCHOOL

TALIFERRO

TALIFERRO ST
SUBDIVISION

STREET
4
STREET
SUBD
4

UNIVERSITY

PLACE
2ND FILING

UNIVERSITY

CITY
WHITE
GLOBE SUBD

SUBDIVISION
CITY ANNEX SUBD

HIGHLAND
PARK
OLIVE AND
GILBERT ST
SUBD

CITY
BAY

PLACE

SUBDIVISION

STREET

BRUNER

SUBD

ANNEX
HOWARD

LANES
ADDN

STREET

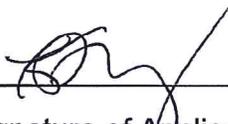
MAYCO

Real Estate Services, LLC

Neighborhood Participation Plan Report

1. Project Name: Zone Correction for 213 Topeka
2. Contact Name: Kevin May (kevin@kevindmay.com)
3. Meeting Date: Monday May 11, 2021
4. Meeting Location: 752 Dazell, Shreveport, LA 71104
5. Meeting Start Time: 5:30 PM
6. Meeting End Time: 5:45 PM
7. Number of People in Attendance: 1
8. Date of Filing of Land Use Application: April 23, 2021
10. Summary of Concerns and Issues Raised at the Meeting: N/A

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.



Signature of Applicant or Authorized Representative

5-13-21
Date

Kevin May
Type or Print Name of Applicant or Authorized Representative



Pamela B Hood



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: 213 Topeka	Associated Case:	
Project Address/Location: 213 Topeka, Shreveport, LA		
Current Zoning District: C-2	Proposed Zoning District (if applicable): R-3	Parcel Number(s): 171306-021-0113-00
2. CASE TYPE		
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) <input type="checkbox"/> Final Plat (Less than 7 lots) <input type="checkbox"/> Re-Plat	<input type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Site Plan Modification <input type="checkbox"/> Other: _____
3. PARCEL DESCRIPTION		
(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description) LOTS 33 & 34, BLK. 4, OPO SUBN., 171306-21-113.		
4. GENERAL LOCATION OF PROPERTY		
(street address and/or frontage, and distance to cross street) 213 Topeka, Shreveport, LA		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input checked="" type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary Would like to rezone the property to match the surrounding properties for the purposes of constructing 2 duplexes.		

Land Development

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UDC 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: 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:

Name: Kevin May Company: MBT Investments, LLC Check if Primary Contact
 E-mail: kevin@kevindmay.com Phone: 318-218-0123 Fax: _____
 Address: 752 Dalzell St City: Shreveport State: LA Zip: 71104

ARCHITECT CONTACT INFORMATION:

Name: _____ Company: _____ Check if Primary Contact
 E-mail: _____ Phone: _____ Fax: _____
 Address: _____ City: _____ State: _____ Zip: _____

ENGINEER CONTACT INFORMATION:

Name: _____ Company: _____ Check if Primary Contact
 E-mail: _____ Phone: _____ Fax: _____
 Address: _____ City: _____ State: _____ Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Name: Kevin May Company: MBT Investments, LLC Check if Primary Contact
 E-mail: kevin@kevindmay.com Phone: 3182180123 Fax: _____
 Address: 752 Dalzell St City: Shreveport State: LA Zip: 71104
 Designee Contact Name: _____ Email Address: _____ Phone Number: _____

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

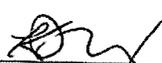
I will represent the application myself; OR I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests 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.


 Property Owner Signature

4-20-21
 Date


 Applicant Signature

4-20-21
 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. 21-59-C: 213 TOPEKA ST. Application by MBT INVESTMENTS, LLC. for approval to rezone property located on the south side of Topeka St. approx. 170' west of Centenary Blvd. from C-2, Corridor Commercial District to R-3, Multi-Family Residential District, being more particularly described as LOTS 33 & 34, BLK. 4, OPO SUBN., SECTION 6, T17N, R13W, 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 Elberson, 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. 21-59-C ZONING REQUEST

Applicant: MBT Investments, LLC.
Owner: MBT Investments, LLC
Location: 213 Topeka ST (South side of Topeka St., approx. 170' west of Centenary Blvd.)
Existing Zoning: C-2
Request: C-2 to R-3
Proposed Use: Multi-Family Residential

Representative&lor support:

Kevin May 752 Dalzell Shreveport, LA 71104

Mr. May stated that they are planning to build duplexes and replace the existing structure that is not salvageable.

There was no opposition present.

A motion was made by MS. JACKSON, seconded by MS. NEUBERT 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

NEW BUSINESS

draft

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:40 p.m.

Winzer Andrews, Chair

Chris Elberson, Secretary