

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 CURTIS LANE AND REVERE AVENUE, SHREVEPORT, CADDO PARISH, LA., **FROM R-1-7, SINGLE FAMILY RESIDENTIAL DISTRICT TO R-1-10, SINGLE 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 southwest corner of Curtis Lane and Revere Avenue, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-1-7, Single Family Residential District to R-1-10, Single Family Residential District**

6.18 ACS-M/L- S. 518 FT OF N. 538 FT OF W. 520 FT OF E. 560 FT OF SE/4 OF SECTION 8, T17N, R14W, AND 3.14 ACS. M/L-THE S. 263 FT. OF THE N. 801 FT. OF THE W. 520 FT. OF THE E. 560 FT. OF THE SE/4, SECTION 8, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-64-C
SHREVEPORT-CADDO MPC

STAFF REPORT – CITY OF SHREVEPORT

JUNE 2, 2021

AGENDA ITEM NUMBER: 13
MPC Staff Member: Stephen Jean
City Council District: A/Tabatha Taylor
Parish Commission District: 7/Gage-Watts

CASE NUMBER 21-64-C: **ZONING REQUEST**
APPLICANT: SHREVEPORT-CADDO MPC
OWNER: Jabez Family Enterprises, LLC
LOCATION: 3414 Curtis Lane (SW corner of Curtis Lane and Revere Avenue)
EXISTING ZONING: R-1-7
REQUEST: R-1-10
PROPOSED USE: Single Family Residential

DESCRIPTION: MPC staff, acting as the applicant for this case, requests approval of an application to rezone two tracts of land that total approximately 9.302 acres from R-1-7 to R-1-10. There is a companion case (20-7-SC) Angel Oaks Subdivision that initially sought an approval to subdivide the property into lots ranging from 7,000 to 9,011 square feet. However, homeowners in the adjacent neighborhood of Country Club Heights (which is also zoned R-1-7) complained that the subdivision density was not compatible with current development pattern. The lot sizes in Country Club Heights range from 15,500 square feet to slightly over one acre in size which is more characteristic of the R-1-12 district that has a minimum lot requirement of 12,000 square feet.

The properties in question are zoned R-1-7, Single Family Residential, and is entirely surrounded by property zoned R-1-7. The properties surrounding the subject site have been developed with single family dwellings. There were no previous cases associated with the subject property.

Nearby cases include a rezoning request from R-1D, One Family Residence to R-1D-E extended use for a museum, which was withdrawn by the application (C-85-07), a rezoning request from R-1D to R-1D Planned Unit Development (PUD) for a drug and alcohol rehabilitation facility and single family residential development, which was recommended for denial by the MPC and withdrawn at the Council meeting (C-39-17), a rezoning request from OS, Open Space District and R-1-7 to C-UV (PUD), Urban Village Commercial District for residential, commercial and recreational mixed use development which was approved (C-32-18), and a one lot subdivision which was approved (S-1-93).

Nearby neighborhoods include: Country Club, Mooretown, South Lakeshore, Westwood.

REMARKS: MPC staff initiated this application after attending a neighborhood meeting regarding the pending subdivision application on April 21st. Although most of the comments received at the meeting were in opposition to the entire development, the most common comment was regarding the disparity in lot size for the proposed subdivision compared to the existing platted lots. After reviewing the existing land use pattern in the area, staff determined it was appropriate to request the rezoning of the

STAFF REPORT – CITY OF SHREVEPORT

existing R-1-7 properties to R-1-10. The R-1-10 district was recently added to the Unified Development Code (UDC) by Code Text Amendment in order to provide for a single family residential zoning density classification that provided for an intermediate density between R-1-7 (7,000 SF) and R-1-12 (12,000 SF) zoning districts. The R-1-10 zoning district requires a minimum lot size of 10,000 SF.

Prior to the implementation of the UDC, the subject property and the surrounding community was zoned R-1-D which required a minimum lot size of 7,200 square feet. When the UDC was adopted the property was zoned R-1-7 which was the equivalent zoning district to R-1-D. It is apparent that the designation of R-1-D was established when the subject property was originally brought into the planning limits decades ago. It is not known why this higher density residential district was selected in lieu of the more appropriate R-1-B district that required a minimum lot size of 12,000 square feet.

There was an opportunity to correct the density classification when the land use map amendment was considered as a part of the adoption of the UDC. However, instead of recommending a more appropriate density designation, the planning consultants charged with developing the land use map chose to simply select the equivalent district to what was already in place. MPC staff seeks to remedy this issue at least for the two subject tracts that are included in the proposed development.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that rezoning the property from R-1-7 to R-1-10 is warranted due to the existing prevailing land use density in the area.

Alternatively, the MPC Board after considering information provided at the public hearing may:

1. Deny the application
2. Approve the application for an alternate zoning district such as R-1-12.

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

MPC BOARD
RECOMMENDATION: The Board voted 5-2 to recommend this application for approval.

21-64-C

C-JV (PUD)

R-A

R-1-7

WOODLAND

OUTSIDE CITY LIMITS

INSIDE CITY LIMITS

INDEPENDENCE

OUTSIDE CITY LIMITS

INSIDE CITY LIMITS

FAIRWAY

R-1-7 to R-1-10

CHAMBERLAIN

COUNTRY CLUB

FAIRWAY

500' NOTIFICATION AREA

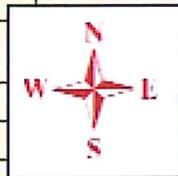
R-1-7

INDEPENDENCE

CURTIS

MARION

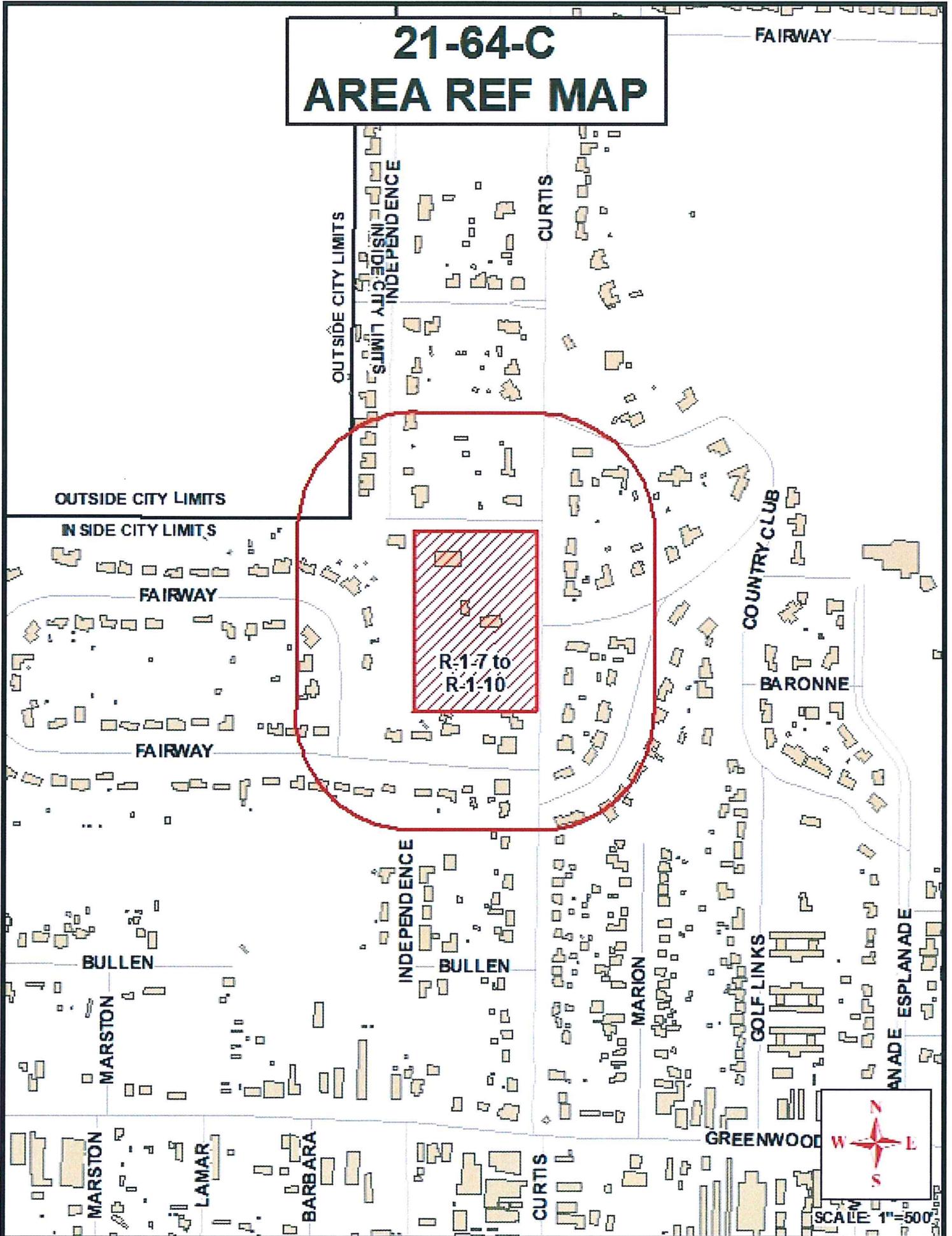
BULLEN



SCALE: 1"=300'

C-3 R-1-7 I-2 I-1

21-64-C AREA REF MAP





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: <u>4/22/21</u>	Planner: <u>STEPHEN JEAN</u>	Case No: _____ Application Fee: <u>N/A</u>
1. PROPERTY INFORMATION		
Project Name: <u>ANGEL OAKS SUBDIVISION</u>	Associated Case: <u>20-7-5C</u>	
Project Address/Location: <u>3414 CURTIS LANE</u>		
Current Zoning District: <u>R-1-7</u>	Proposed Zoning District (if applicable): <u>R-1-10</u>	Parcel Number(s): <u>171408-000-0122, 171408-000-0143-00</u>
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)		
<u>SEE ATTACHED LEGAL DESCRIPTION</u>		
4. GENERAL LOCATION OF PROPERTY		
(street address and/or frontage, and distance to cross street)		
<u>SW CORNER OF REVERE AVENUE AND CURTIS LANE</u>		
5. PROPOSED USE OF THE PROPERTY		
<input checked="" 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 type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary		
<u>SINGLE FAMILY RESIDENTIAL SUBDIVISION</u>		

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): R-1-10		Proposed Building Use(s): S.F. RESIDENTIAL	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: N/A	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross: N/A	
Total Site Acres: 9.302 ACRES		Total sq. ft. gross (existing & proposed): N/A	
Off-Street Parking Required:		Proposed height of building(s): N/A Number of stories: N/A	
Off-Street Parking Provided:		Ceiling height of First Floor: N/A	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):		Lot Coverage (Total Area in square feet):	
Lot Coverage Percentage of Total Lot Area:			
9. STORMWATER INFORMATION			
Existing Impervious Surface:	acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	acres/square feet	Red River	<input type="checkbox"/> Yes <input type="checkbox"/> No
Cross Lake Watershed	<input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input 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: STEPHEN JEAN Company: SHREVEPORT-CADDO MPC

E-mail: Stephen.Jean@shreveportla.gov Phone: 673-6467 Fax: _____

Address: 505 TRAVIS STREET STE 440 City: SHREVEPORT State: LA Zip: 71101

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: JABEZ FAMILY ENT., LLC Company: →

E-mail: _____ Phone: _____ Fax: _____

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

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.

N/A Property Owner Signature N/A Date [Signature] Applicant Signature 4/22/21 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. 21-64-C: 3414 CURTIS LANE. Application by SHREVEPORT-CADDO MPC for approval to rezone property located on the southwest corner of Curtis Lane and Revere Avenue, from R-1-7, Single Family Residential District to R-1-10, Single Family Residential District, being more particularly described as 6.18 ACS-M/L- S. 518 FT OF N. 538 FT OF W. 520 FT OF E. 560 FT OF SE/4 OF SECTION 8, T17N, R14W, AND 3.14 ACS. M/L-THE S. 263 FT. OF THE N. 801 FT. OF THE W. 520 FT. OF THE E. 560 FT. OF THE SE/4, SECTION 8, 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 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 Desgagne, City Attorney's Office
Henry Bernstein, Parish Attorney's Office
Lenetta English, Zoning & Compliance Coordinator

Members Absent

Gabriel Balderas

PUBLIC HEARING

CASE NO. 21-64-C ZONING REQUEST

Applicant: Shreveport Caddo MPC
Owner: Jabez Family Enterprises, LLC
Location: 3414 Curtis Ln. (SW corner of Curtis Ln. and Revers Ave.)
Existing Zoning: R-1-7
Request: R-1-7 to R-1-10
Proposed Use: Single Family Residential

Representative &/or support:

Shreveport-Caddo MPC 505 Travis Street, Suite 440, Shreveport, LA 71101

Mr. Clarke explained why the MPC brought the R-1-10 zoning district back to the UDC as it was previously omitted when development the code. He stated that the lots in this vicinity are one to two acres, but a minimum of 15 to 25 thousand square feet. He stated that this is sometimes the imperfection of developing zoning codes; sometimes it is not right the first time and you have to make adjustments to what is out there on the ground. If the consultants of this area had looked at this location, they could have designated a different zoning district. Once the site was reviewed, the staff recommended a zoning change to reflect the vicinity.

Mr. Elberson questioned what the zoning designation was prior to the existing zoning; Mr. Clarke stated it was R-1D which required 7,000 sq ft. Mr. Clarke reiterated that if the consultants had studied the vicinity, they wouldn't have rubber stamped the R-1-7 district and determined that R-1D and R-1-7 was inappropriate.

Opposition:

Carolyn Fitzgerald 4412 S Fairway Drive, Shreveport, LA 71109

A motion was made by MR. NEUBERT, seconded by MS. JACKSON to extend the time for the next speaker.

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

Donnie Barker 1324 N Hearne Avenue, Suite 301, Shreveport, LA 71107

draft

Fay Cunningham 3030 Independence Avenue, Shreveport, L A 71109
JC Frazier 6938 Oak Hill Circle, Shreveport, LA 71106
Debra Lindsey 333 Texas Street, Suite 1340, Shreveport, LA 71101
Deborah Bradford Young 3021 Independence Avenue, Shreveport, LA 71109

Members that were in opposition to the development raised concerns of the smaller size of the lots and the homes in comparison to the existing houses and lots. Additionally, they were concerned about increased traffic and how the development would impact their property values.

Mr. Barker explained that he is opposed to the rezoning because the 10,000 sq. ft. layout is not economically feasible for the owner to be able to move forward. He further stated that approval of this rezoning is denial of the next application as the current subdivision is for 8,700 sq. ft. Ms. Neubert confirmed if the homes would be in the 1,600 of 1,700 sq. ft. range; Mr. Barker said that it would be in the range. She continued to ask what is currently in the neighborhood now; Mr. Barker stated that he only has the lot sizes but the homes are significantly bigger, around 2,500 sq. ft. Ms. Jackson questioned if it would decrease the existing homes value; Mr. Barker stated that he did not have that information. Ms. Neubert asked what size the homes are proposed at if the lots are 8,700 sq. ft.; Mr. Barker replied they would be 1,700 sq. ft. range for 240-245,000.

Mr. Frazier, the property owner, explained that he purchased the property with the vision of subdividing the land and build homes for first time home buyers or people wanting to downsize. He explained that he has already reduced the number of lots and increased their size after the first neighborhood meeting; they came up from 7,000 sq. ft. but can't do 10,000 sq. ft. He expressed his hopes that the Board will look at this as a growing community and understand that he has already and adjusted the plan as requested by the City.

Mr. Elberson questioned if the applicant purchased the property with the intent to development and because it was zoned for that size; Mr. Frazier said he did. Mr. Elberson asked how many lots he would get with the 10,000 sq. ft. lots; Mr. Frazier responded approximately 21.

Mr. Robertson asked if there was a scenario where the homes could be built with a zero lot line to preserve the woods on the outside of the property. Mr. Frazier stated that this issue came up early on and he is not building a low income housing of multi-family development. Mr. Robertson stated that he was not considering those type of homes. Mr. Elberson stated that it seems the applicant is wanting to maximize the number of lots and that may not apply here. Mr. Robertson continued to try to explain the zero lot line concept. Mr. Clarke informed the Board that they were deliberating and needed to continue directing questions to the speakers.

Ms. Lindsey, Better Homes and Gardens Broker, explained the values of homes in this area and stated that the 7,000 to 10,000 sq. ft. is not that great of a difference and these houses will not be that stacked on top of each other.

The Board members discussed the difficulty with this case as they see and understand both sides of the argument.

A motion was made by MR. JOSEPH, seconded by MS. JACKSON to recommend this application for approval.

The motion was adopted by the following 5-2 vote: Ayes: Messrs. ANDREWS, JOSEPH, MORTON, & ROBERTSON and Mses. JACKSON Nays: Messrs. ELBERSON and Mses. NEUBERT. Absent: Messrs. BALDERAS.

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

draft

ADJOURN 4:40 p.m.

Winzer Andrews, Chair

Chris Elberson, Secretary