

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 BUNCOMBE ROAD, APPROXIMATELY ONE HUNDRED FIFTY FEET NORTHEAST OF BERT KOUNS INDUSTRIAL LOOP EXPRESSWAY, 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 north side of Buncombe Road, approximately one hundred fifty feet northeast of Bert Kouns Industrial Loop Expressway, 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

28.592 ACS. M/L - ALL THAT PART OF N/2 OF NE/4 LYING N. OF BUNCOMBE RD. & N. OF INDUSTRIAL LOOP EXPRESSWAY IN SEC. 3(16-15), LESS 2 TRS. DESC. IN C.B. 1688-34 & LESS TR. DESC. IN C.B. 1486-658 & LESS 2 TRS. DESC. IN C.B. 2180-425 & LESS ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING IN SAID SEC. 3: FROM NE COR. OF SEC. 3 (16-15), RUN THENCE S. 57 DEG. 2 MIN. 44 SEC. W. 105.82 FT., THENCE N. 66 DEG. 8 MIN. 32 SEC. W. 129.97 FT., THENCE N. 28 DEG. 12 MIN. 30 SEC. W. 250 FT. TO PT. OF INT. WITH S'LY RW LINE OF BUNCOMBE RD., THENCE ALONG SAME S. 58 DEG. 35 MIN. 35 SEC. W. 141.83 FT. TO PT. OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1939.90 FT., RUN THENCE ALONG CURVE 299.92 FT., THENCE S. 22 DEG. 32 MIN. 55 SEC. E. 20 FT. TO PT. OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.80 FT., THENCE ALONG CURVE 736.48 FT., THENCE RUN S. 67 DEG. 13 MIN. 00 SEC. E. 772.61 FT. TO SEC. LINE, THENCE N. 0 DEG. 15 MIN. 30 SEC. W. 905 FT. TO P.O.B., Section 3, T16N, R15W, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-35-C
CHRISTI EUGENE

STAFF REPORT – CITY OF SHREVEPORT

MAY 5, 2021

AGENDA ITEM NUMBER: 9

MPC Staff Member: Ben Mohler
City Council District: G/Jerry Bowman, Jr
Parish Commission District: 12/Epperson

CASE NUMBER 21-35-C: ZONING REQUEST

APPLICANT: CHRISTI EUGENE
OWNER: Metro Investments, LLP
LOCATION: 0 Buncombe Road (north of Buncombe Rd, approx. 370' east of Bert Kouns Industrial Loop Expy)
EXISTING ZONING: C-2
REQUEST: C-2 to R-3
PROPOSED USE: Dwelling – Multi-Family

DESCRIPTION: The applicant is requesting approval to have approximately 2.08 acres rezoned from C-2 (Corridor Commercial) to R-3 (Multi-Family Residential). Directly to the north is property zoned I-1 (Light Commercial). Directly adjacent to the subject property on all remaining sides is property zoned C-2.

There are no prior cases associated with the site. There are a number of relevant cases in the surrounding area; C-157-78 saw denial of a rezoning request from I-1 (Light Commercial) to B-3 (General Commercial), C-111-82 saw denial for a office/commercial development, C-125-85 saw approval of a rezoning request from I-1 to B-3, and C-43-16 saw administrative approval for a Family Dollar within a C-2.

Nearby neighborhoods include: Fox Crossing, Huntington Park, Idlewood, Walnut Hills, Westpark

REMARKS: A rezoning of the property from C-2 to R-3 is requested for the purpose of allowing a Dwelling-Multi-Family to exist by right, specifically for "Senior Living Apartments". The proposed development will be comprised of no more than 50 units for residents, primarily studio and one-bedroom suites. The site is currently undeveloped land.

Looking at the surrounding zoning in the area shows the site in question bordered by primarily existing C-2, as well as some I-1 (Light Industrial) zoned land to the north. Approximately 850' to the east is existing R-3 zoned property, specifically an existing multi-family apartment complex. The subject property would be developed in a largely undeveloped area, with the only immediate existing uses being a Family Dollar retail store and Phillips 66 gas station nearby. Neither of these uses would be out of place with multi-family zoning nearby, and would actually help to provide services to the subject property.

With regard to the Master Plan vision, the Future Land Use Map of the 2030 Great Expectations Master Plan shows that the site in question as well as the immediate surrounding area is to be kept as Industrial use. While the proposed use would be moving away from the Master Plan's Industrial plans, the area around the site has already begun to move away from an Industrial focus, the nearby



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318-673-6480 | fax 318-673-6461 | www.shreveportcaddmpc.com

STAFF REPORT – CITY OF SHREVEPORT

Multi-Family use of the apartment complex (Olde Salem Village) and the Family Dollar south of Buncombe Road showing the area as less industrial than originally planned.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that: approval of the rezoning request is warranted, due to the lack of impact on the area as well as the proposed development fitting the character of the surrounding area.

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

1. Approve the rezoning request for a different zoning type.
 2. Deny the zoning request.
-

PUBLIC ASSESSMENT: One spoke in support; there was no opposition present.

MPC BOARD

RECOMMENDATION: The Board voted 5-0 to recommend this application for approval.

21-35-C

I-2

I-1

C-2 to R-3

R-3

R-MHP

BJN COMBE

BERT KOUNS INDUSTRIAL

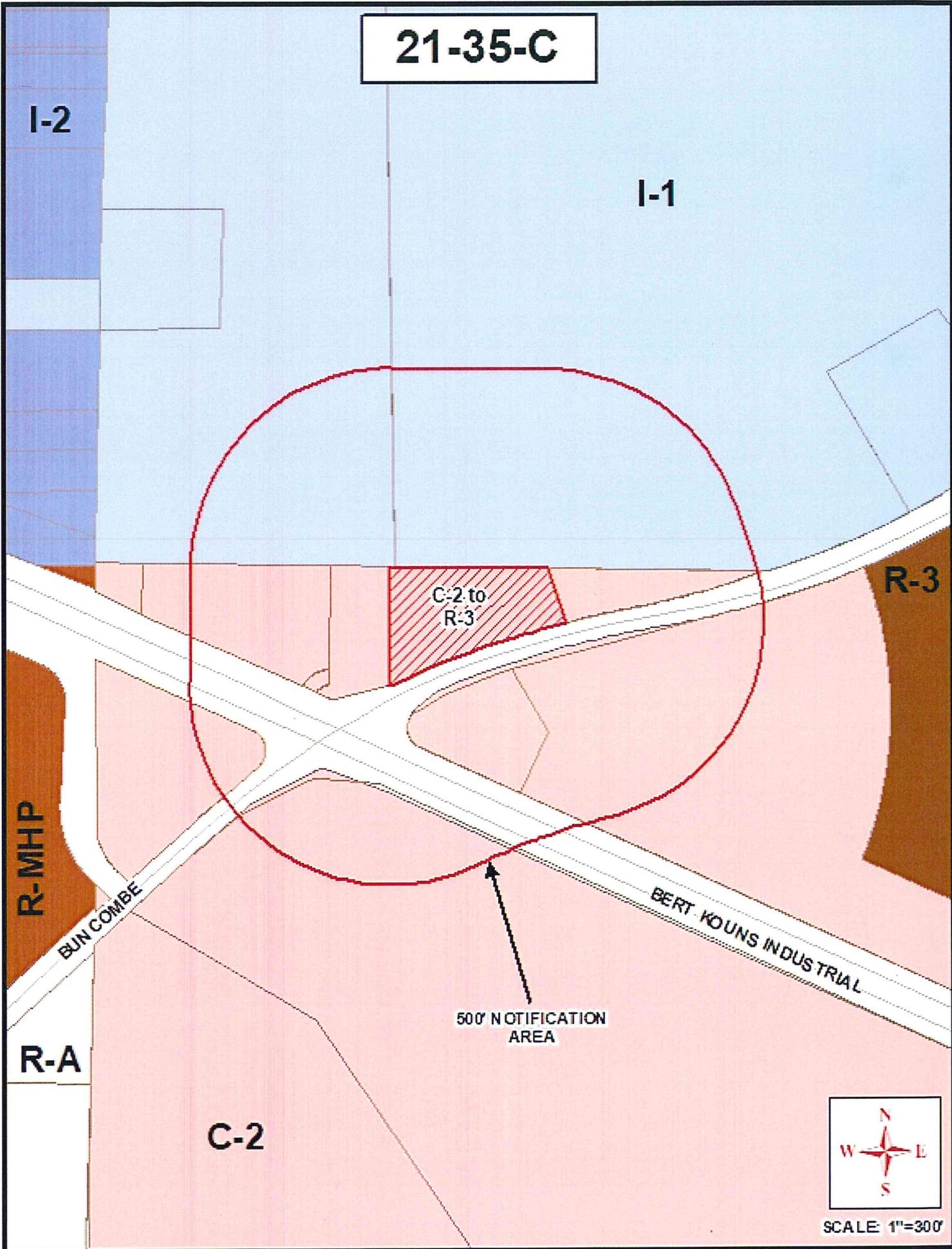
R-A

500' NOTIFICATION AREA

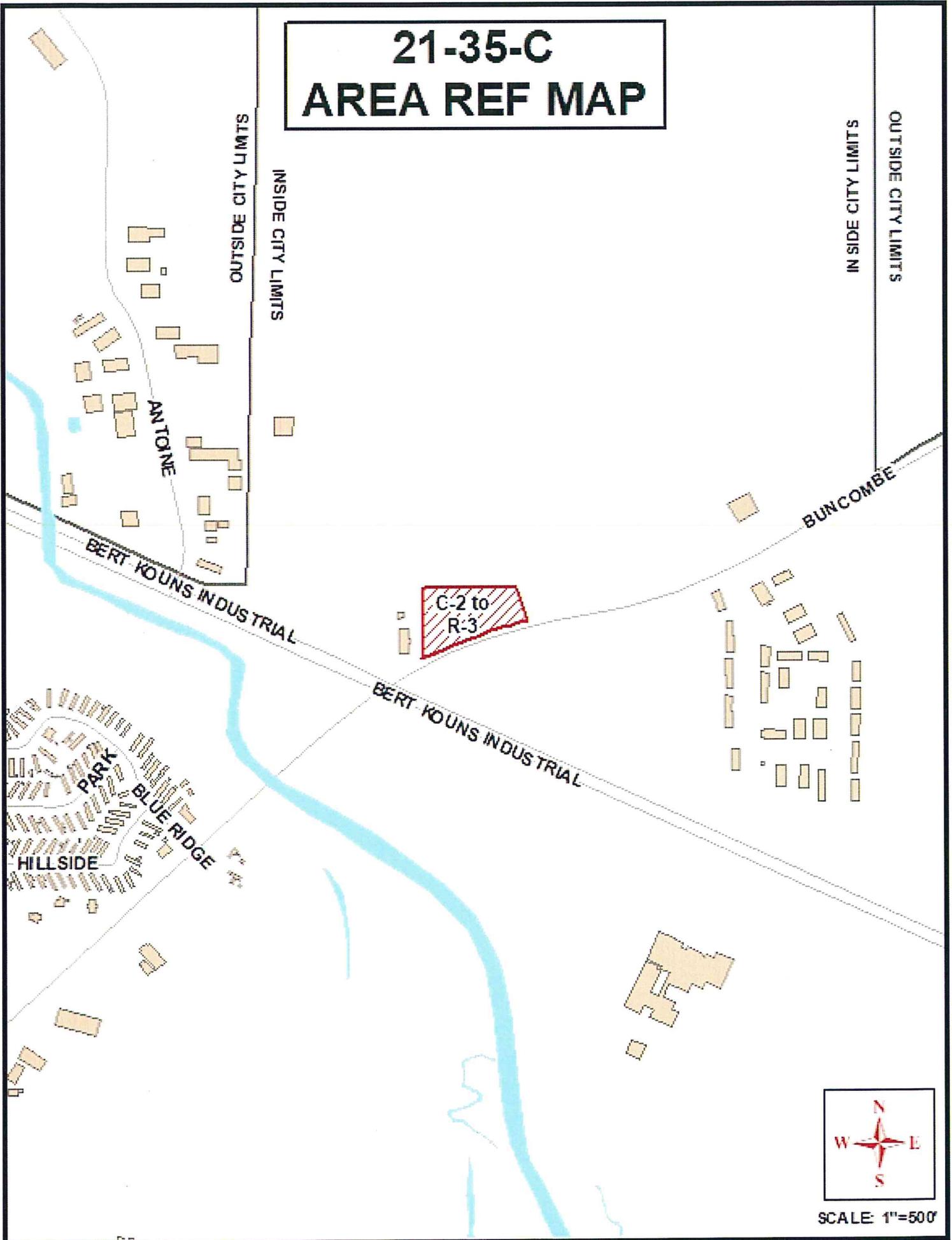
C-2

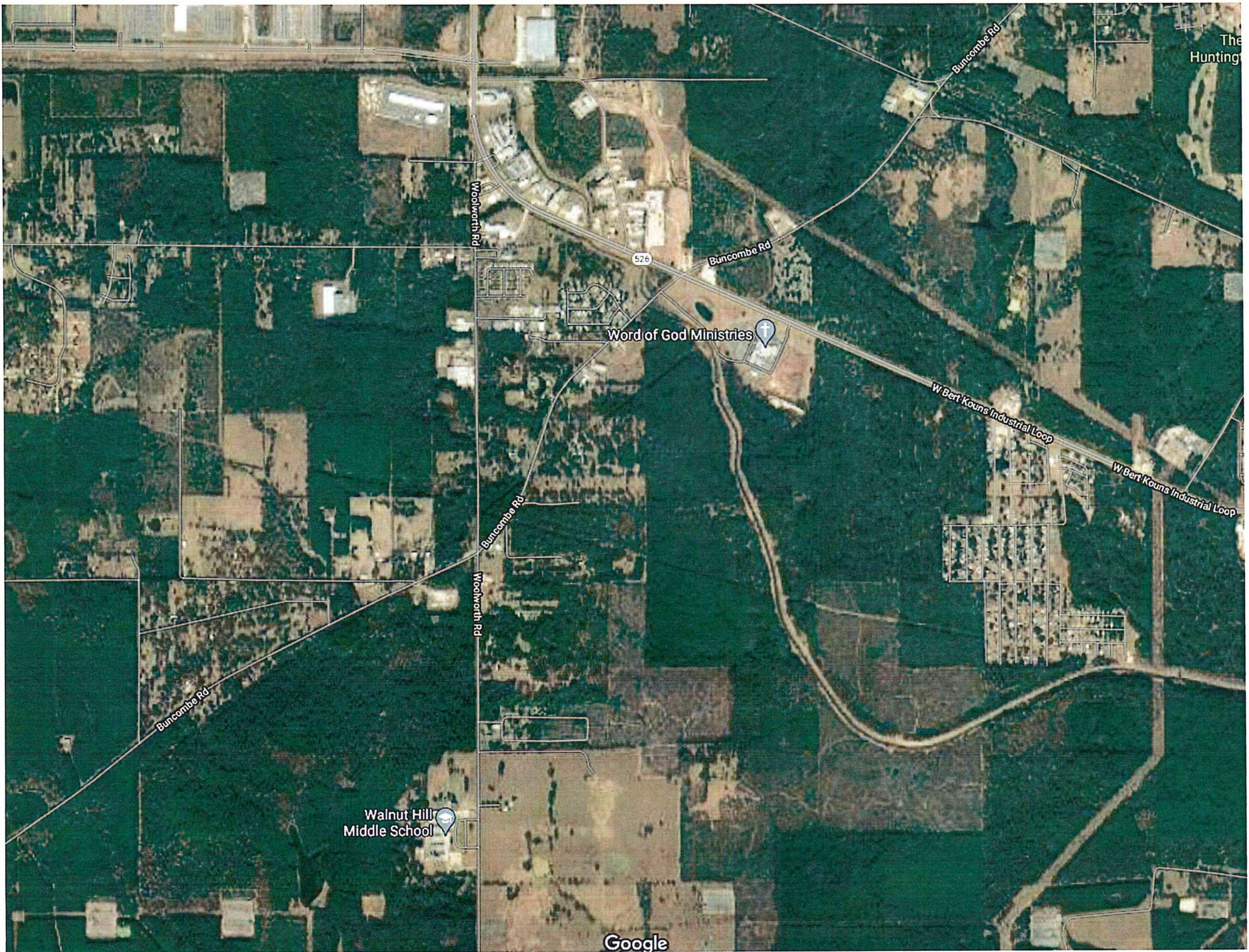


SCALE: 1"=300'



21-35-C AREA REF MAP





The Hunting

526

Word of God Ministries

Walnut Hill Middle School

Google

LEGAL DESCRIPTION FOR A 1.843 ACRE TRACT:

A tract of land consisting of a portion of Lot 3, Evangeline Oaks Subdivision, Unit No. 1 as recorded in Book 2050, Page 51, Conveyance Records of Caddo Parish, Louisiana, lying north of and adjacent to Buncombe Road, being located in Section 3, Township 16 North, Range 15 West, Shreveport, Caddo parish, Louisiana, and being more particularly described as follows:

Begin at the north common corner of Lot 2 and Lot 3, Evangeline Oaks Subdivision, Unit No. 1 as recorded in Book 2050, Page 51, Conveyance Records of Caddo Parish, Louisiana, being on the common line between Section 34, Township 17 North Range 15 West and Section 3, Township 16 North, Range 15 West, both in Caddo Parish, Louisiana, also being the Point of Beginning of the tract herein described;

Thence South 88°59'29" East a distance of 397.62 feet along the north line of said Lot 3, also being the common line between said Sections 3 and 34 to a found concrete monument at the northwest corner of that 0.7232 acre tract described in Book 3980, Page 301, Conveyance Records of Caddo Parish, Louisiana;

Thence South 15°23'56" East a distance of 118.90 feet to a found concrete monument on the north right of way line of Buncombe Road as recorded in Book 2050, Page 51, Conveyance Records of Caddo Parish, Louisiana;

Thence along said north right of way the following two courses:

Along the arc of a curve to the left (Radius = 2,231.13', Chord Bearing = 570°34'52" W - 428.65') a distance of 374.96 feet

Along the arc of a curve to the left (Radius = 2,341.83', Chord Bearing = 564°42'23" W - 226.83') a distance of 89.30 feet to the southeast corner of Lot 2, said Evangeline Oaks, Unit No. 1;

Thence North 00°58'14" East a distance of 284.35 feet along the west line of said Lot 2 to the Point of Beginning.

Said tract herein described containing 1.843 acres, more or less.

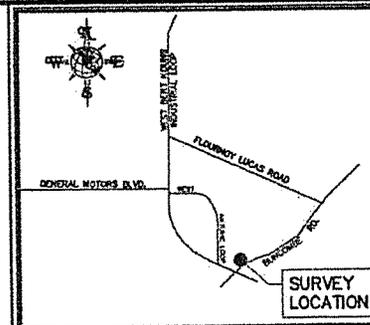
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE" FOR A CLASS "B" PROPERTY BOUNDARY SURVEY.

Johnnie A. Craig 2-22-21
MOHR AND ASSOCIATES, INC. Date
 Johnnie A. Craig
 Registered Professional Land Surveyor
 Registration No. 4587

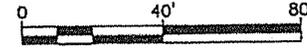
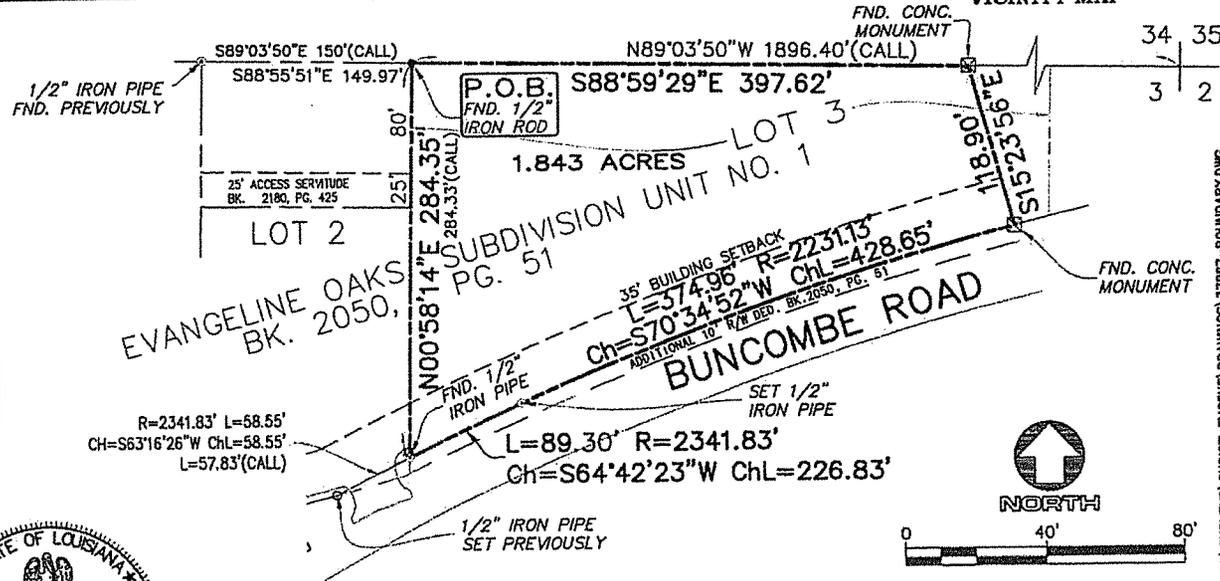


BOUNDARY SURVEY NOTES:

1. BEARINGS ARE GRID, STATE PLANE, LA NORTH ZONE AS OBTAINED BY GPS OBSERVATIONS UTILIZING THE C4Gnet NRTK.
2. SUBJECT TRACT IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP NO. 22017C0442H, DATED MAY 19, 2014.
3. 1/2-INCH I.D. IRON PIPES WERE SET AT ALL CORNERS UNLESS OTHERWISE SHOWN HEREON.
4. SUBJECT TRACT ABUTS BUNCOMBE ROAD.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR HAS NOT MADE ANY INVESTIGATIVE SEARCH FOR TITLE EVIDENCE, ENCUMBRANCES, SERVITUDES, RESTRICTIVE COVENANTS, LIENS OR ANY OTHER FACT THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
6. SUBJECT SURVEY IS LOCATED WITHIN THE CITY LIMITS OF SHREVEPORT, LOUISIANA.
7. TO THE SURVEYOR'S KNOWLEDGE ANY DETERMINATION REGARDING THE SUBJECT TRACTS CHARACTERIZATION AS A WETLAND BY ANY OFFICIAL GOVERNING AGENCY HAS NOT BEEN MADE.



VICINITY MAP



NORTHWESTERN LAND DISTRICT

FOR: CHRISTI EUGENE

BOUNDARY SURVEY OF A PORTION OF
 LOT 3 EVANGELINE OAKS UNIT NO. 1
 SHREVEPORT, CADDO PARISH, LOUISIANA

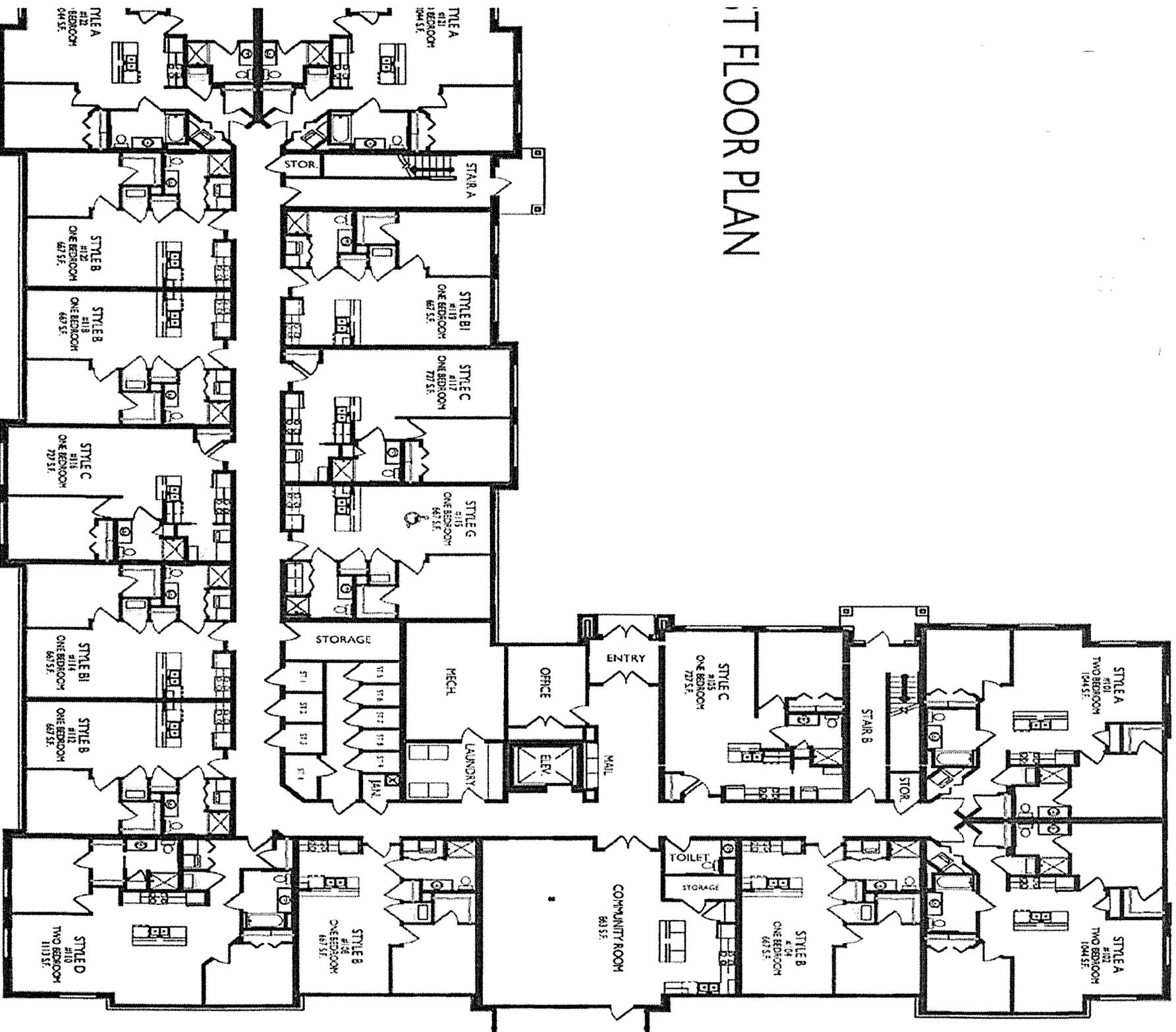
Mohr and Associates, Inc.
 Consulting Civil Engineers & Land Surveyors
 1324 N. Hearne Ave., Ste 301 Phone: (318) 686-7190
 Shreveport, Louisiana 71107 Fax: (318) 402-4400



Date: 2-11-21
 Job: 37887
 Scale: 1"=100'
 Drawn: JAC

2/22/2021 3:06:18 PM V:\SURVEYS\CHRISTI EUGENE\DRAWINGS\37887-BOUNDARY.DWG

1ST FLOOR PLAN





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>Senior Apts</u>	Associated Case: _____	
Project Address/Location: <u>Buncombe Rd Shreveport, La</u>		
Current Zoning District: <u>C2</u>	Proposed Zoning District (if applicable): <u>R3</u>	Parcel Number(s): <u>1615030125</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 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)	<input type="checkbox"/> Site Plan Modification
<input type="checkbox"/> Re-Plat	<input type="checkbox"/> Zoning Map Amendment and Site Plan	<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>Evangeline Oaks subdivision unit no. 1 Lot # 3</u>		
4. GENERAL LOCATION OF PROPERTY		
(street address and/or frontage, and distance to cross street)		
<u>Buncombe Rd</u>		
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		



Land Development

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UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): C 2	Proposed Zoning District(s): R 3	Proposed Building Use(s):	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: none	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	
Total Site Acres: 1.843		Total sq. ft. gross (existing & proposed):	
Off-Street Parking Required: no		Proposed height of building(s):	Number of stories:
Off-Street Parking Provided: no		Ceiling height of First Floor:	
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 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 checked="" type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Land Development

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 318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

(I) CONTACT INFORMATION	
IMPORTANT NOTE ABOUT PROJECT CONTACT	<p>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.</p> <p>NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: ALL property owners must sign. All <u>property owners</u> 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. <u>If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.</u></p>
APPLICANT CONTACT INFORMATION:	Check if Primary Contact <input checked="" type="checkbox"/>
Name: <u>Christi Eugene</u>	Company: _____
E-mail: <u>ceuge@att.net</u>	Phone: <u>318-564-3900</u> Fax: _____
Address: <u>4599 Rice Rd</u>	City: <u>Shreveport</u> State: <u>La</u> Zip: <u>71119</u>
ARCHITECT CONTACT INFORMATION:	Check if Primary Contact <input type="checkbox"/>
Name: _____	Company: _____
E-mail: _____	Phone: _____ Fax: _____
Address: _____	City: _____ State: _____ Zip: _____
ENGINEER CONTACT INFORMATION:	Check if Primary Contact <input checked="" type="checkbox"/>
Name: <u>Ricky Raley</u>	Company: <u>Mohr and Associates Inc</u>
E-mail: <u>rraley@mohrandassociates.com</u>	Phone: <u>318-686-7190</u> Fax: _____
Address: <u>1324 N Hearne Ave Ste 309</u>	City: <u>Shreveport</u> State: <u>La</u> Zip: <u>71107</u>
CURRENT PROPERTY OWNER CONTACT INFORMATION:	Check if Primary Contact <input checked="" type="checkbox"/>
Name: <u>Ben Land</u>	Company: <u>Metro Investments, LLP</u>
E-mail: <u>BLand@Comcast.net</u>	Phone: <u>318-635-6417</u> Fax: _____
Address: <u>1191 Hawn Ave</u>	City: <u>Shreveport</u> State: <u>LA</u> Zip: <u>71107</u>
Designee Contact Name: <u>Ben Land</u>	Email Address: <u>BLand@Comcast.net</u> Phone Number: <u>318-635-6417</u>
PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:	
_____ I will represent the application myself; OR <input checked="" type="checkbox"/> I hereby designate <u>Christi Eugene</u> (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.	
<u>Ben Land</u> Property Owner Signature	<u>3/19/2021</u> Date
<u>Christi Egn</u> Applicant Signature	<u>3-19-21</u> Date

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING May 5th, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, May 5th, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on May 4th, 2021 for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Chris Elberson, Secretary
Laura Neubert
Rudy Morton

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Alice Correa, Land Use Coordinator
Emily Trant, Executive Assistant
Manushka Desgage, City Attorney Office
Henry Bernstein, Parish Attorney Office
Ben Mohler, Planner I

Members Absent

Bessie Smith

The hearing was opened with prayer by **MR. ELBERSON**. The Pledge of Allegiance was led by **MR. ANDREWS**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MR. JOSEPH, seconded by MR. MORTON, to approve the minutes of the April 7th, 2021 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, & MORTON and Mses. NEUBERT Nays: NONE. Absent: Messrs. COLVIN and Mses. DESMARTEAU & SMITH

CASE NO. 21-35-C ZONING REQUEST

Applicant: CHRISTI EUGENE
Owner: Metro Investment, LLP
Location: 0 Buncombe Road (Northside of Buncombe Rd. approx. 150' northeast of Bert Kouns Industrial Loop Expy.)
Existing Zoning: C-2
Request: C-2 to R-3
Proposed Use: Dwelling Multi-Family

Representative &/or support:

Christi Eugene 4599 Rice Road, Shreveport, LA 71119

The applicant stated that she wants to rezone the property to allow for low cost living senior housing apartments; there would be approximately 25 – 50 units.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, & MORTON and Mses. NEUBERT Nays: NONE. Absent: Messrs. COLVIN and Mses. DESMARTEAU & SMITH

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:45 p.m.

Winzer Andrews, Chair

Chris Elberson, Secretary

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, May 5, 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. 21-35-C: 0 BUNCOMBE ROAD. Application by CHRISTI EUGENE for approval to rezone property located on the north side of Buncombe Road, approx. 150' northeast of Bert Kouns Industrial Loop Expressway, from C-2, Corridor Commercial District to R-3, Multi- Family Residential District, being more particularly described as 28.592 ACS. M/L - ALL THAT PART OF N/2 OF NE/4 LYING N. OF BUNCOMBE RD. & N. OF INDUSTRIAL LOOP EXPRESSWAY IN SEC. 3(16-15), LESS 2 TRS. DESC. IN C.B. 1688-34 & LESS TR. DESC. IN C.B. 1486-658 & LESS 2 TRS. DESC. IN C.B. 2180-425 & LESS ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING IN SAID SEC. 3: FROM NE COR. OF SEC. 3 (16-15), RUN THENCE S. 57 DEG. 2 MIN. 44 SEC. W. 105.82 FT., THENCE N. 66 DEG. 8 MIN. 32 SEC. W. 129.97 FT., THENCE N. 28 DEG. 12 MIN. 30 SEC. W. 250 FT. TO PT. OF INT. WITH S'LY RW LINE OF BUNCOMBE RD., THENCE ALONG SAME S. 58 DEG. 35 MIN. 35 SEC. W. 141.83 FT. TO PT. OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1939.90 FT., RUN THENCE ALONG CURVE 299.92 FT., THENCE S. 22 DEG. 32 MIN. 55 SEC. E. 20 FT. TO PT. OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.80 FT., THENCE ALONG CURVE 736.48 FT., THENCE RUN S. 67 DEG. 13 MIN. 00 SEC. E. 772.61 FT. TO SEC. LINE, THENCE N. 0 DEG. 15 MIN. 30 SEC. W. 905 FT. TO P.O.B., Section 3, T16N, R15W, Caddo Parish, Louisiana

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Inquisitor, April 16, 2021