

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 FAIRFIELD AVE & DASHIEL ST., SHREVEPORT, CADDO PARISH, LA., **FROM C-UC, URBAN CORRIDOR DISTRICT TO IC, INSTITUTIONAL CAMPUS 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 Fairfield Ave & Dashiel St., Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from C-UC, Urban Corridor District to IC, Institutional Campus District**

BEGIN AT THE INTERSECTION OF THE S. R/W LINE OF DASHIEL ST. & THE E. r/w LINE OF BUCKNER ST., THIS ALSO BEING THE NW COR. OF LOT 17, CORA E. SMITH SUBN., AND RUN ALONG THE E. R/W LINE OF BUCKNER ST. A DISTANCE OF 220 FT., THENCE RUN E. A DISTANCE OF 409.5 FT. TO THE SW'LY R/W LINE OF FAIRFIELD AVE., THENCE RUN NW'LY ALONG SAME TO THE INTERSECTION OF THE S. R/W LINE OF DASHIEL ST., THENCE RUN W. ALONG SAME 285.66 FT. TO THE POINT OF THE BEGINNING. SECTION 1, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-164-C
WILLIAM L. GARY

draft

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 3, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, November 3, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on June 21 for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Chris Elbersen, Secretary
Laura Neubert
Rudy Morton
Gabriel Balderas
Bill Robertson
Harold Sater

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Manager
Jasmin Samuels, Executive Assistant
Manushka Desgagne, City Attorney's Office

Members Absent

Rachel Jackson

The hearing was opened with prayer by **MR. ROBERTSON**. The Pledge of Allegiance was led by **MS. NEUBERT**.

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 MS. NEUBERT, to approve the minutes of the October 6, 2021 public hearing as submitted.

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

CASE NO. 21-164-C ZONING REQUEST

Applicant: **William L. Gary, APAC**
Owner: **KSLA, Inc./Gray Media Group, Inc.**
Location: **1812 Fairfield Avenue (SW corner of Fairfield Ave & Dashiell St.)**
Existing Zoning: **C-UC**
Request: **C-UC to IC**
Proposed Use: **Broadcast Facility w/ Broadcast Tower**

Representative &/or support:

Bill Gary 1812 Fairfield Avenue, Shreveport, LA 71101

Mr. Gary stated he was an architect with William L. Gary APC, an architectural firm in Shreveport, Louisiana and he was representing KSLA Channel 12 and the potential rezoning of the property.

Mr. Robertson inquired about a change of appearance of the TV station.

draft

Mr. Gary responded no. He further explained the reason for the zone change was to allow KSLA to put an antenna in the back on the west side of KSLA on their existing property that is much like the other antennas that is there except that this one is 100 ft. He stated they have an antenna that communicates with Morningsport broadcast antenna that takes Channel 12 all over, but basically this antenna is a relay one. Mr. Gary stated this antenna will allow modernization and improve the communications with the KSLA broadcast tower and the broadcast tower that is up in the North Shreveport area

Opposition:

There was no opposition present.

A motion was made by MR. JOSEPH, seconded by MR. ROBERTSON To recommend this application for approval.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Mses. NEUBERT Nays: NONE. Absent: Mses. JACKSON

ADJOURN 5:02 p.m.

Winzer Andrews, Chair

Chris Elbersen, Secretary

STAFF REPORT – CITY OF SHREVEPORT

NOVEMBER 3, 2021

AGENDA ITEM NUMBER: 11
MPC Staff Member: Ben Mohler
City Council District: B/ LeVette Fuller
Parish Commission District: 4/Young

CASE NUMBER 21-164-C: ZONING REQUEST

APPLICANT: WILLIAM L. GARY, APAC
OWNER: Gray Media Group, Inc.
LOCATION: 1812 Fairfield (SW corner of Fairfield Ave & Dashiell St.)
EXISTING ZONING: C-UC
REQUEST: C-UC to IC
PROPOSED USE: Broadcasting Facility TV/Radio – With Antennae

DESCRIPTION: The applicant is proposing to rezone approximately 1.74-acres of land from C-UC (Commercial Urban Corridor) to IC (Institutional Campus) for the purpose of allowing a Broadcasting Facility TV/Radio – With Antennae by right. Currently the site is an existing Broadcasting Facility TV/Radio – Without Antennae, utilizing existing equipment found to not be adequate for the stations current broadcasting needs. Directly abutting the property to the south as well as to the west across Buckner St. is property zoned C-UC. To the north across Dashiell St. as well as to the east across Fairfield Ave. is property zoned IC.

There are no prior cases associated with the subject property. There are several nearby relevant cases; C-123-80 granted approval from B-3 (General Commercial) to B-3-L-2 (General Commercial – Liquor Sales) for a restaurant and lounge, and C-31-14 granted approval from B-2 (Corridor Commercial) to R-A-E (Residential Agricultural – Extended Use) for a Community Garden.

Nearby neighborhoods include: Allendale, Central Business District, Fairfield, Highland, Ingleside, Ledbetter Heights, Queensborough, St. Vincent.

REMARKS: A rezoning of the property from C-UC to IC is requested for the purpose of allowing a Broadcasting Facility TV/Radio – with Antennae to exist by right. Specifically, the applicant has requested this rezoning to allow for a new proposed 100' Broadcast Antennae. The site is an existing operating Broadcast Facility.

The applicant initially approached the MPC to submit the project as a Special Use Permit within the district as a wireless tower. This was found to not be compatible due to the proposed tower not meeting UDC wireless telecommunication requirements. While meeting with staff, it was agreed that a rezoning from IC would be both keeping in line with existing zoning in the area as well as allow for the proposed 100' tower to be built without the need for a variance, due to the IC district allowing a building height of up to 100' by right.

As stated in Article 4.6 of the Unified Development Code (UDC), IC is defined as "The IC Institutional

STAFF REPORT – CITY OF SHREVEPORT

Campus Zoning District is intended to accommodate large institutional uses, such as universities, select vocational educational facilities, and healthcare institutions, to allow for their expansion in a planned manner while protecting the surrounding neighborhoods". The permitted by right uses in IC zoning district include Agriculture, Amusement Facility - Indoor, Art Gallery, Arts Studio, Automated Teller Machine - Standalone, Broadcasting Facility TV/Radio - With Antennae, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Community Center, Community Garden, Cultural Facility, Day Care Center, Dwelling – Above the Ground Floor, Financial Institution, Food Truck and Trailer Vendor, Fraternity/Sorority, Government Office, Healthcare Institution, Hotel, Live Performance Venue, Medical/Dental Office, Office, Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Public Works Facility, Research and Development, Residential Care Facility, Restaurant , Retail Goods Establishment , Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Shelter Housing, Social Service Center, Solar Farm , Soup Kitchen, Soup Kitchen, Accessory, Utility, Vehicle Operation Facility, Vehicle Rental – Enclosed , Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications , Farmers' Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise, and Temporary Seasonal Sales.

Regarding the Master Plan, the Future Land Use Map of the 2030 Great Expectations Master Plan shows that the site in question being utilized as General Commercial, with most of the area surrounding the site proposed to be developed in a similar way. While approval of this rezoning request would go against the outline of the Master Plan, the nearby Ochsner hospital campus is both proposed to be IC as well as has been allowed to expand the campus into the proposed General Commercial areas. While the Broadcast Facility would be utilizing the IC zoning for a different use than the hospital, this would not break the precedent of allowing the IC zoning to expand while also keeping the proposed zoning from being incompatible with existing uses in the area.

A site visit was conducted by MPC staff to verify the conditions of the site as well as observe the impact the rezoning may have on the surrounding area. While staff was unable to fully access the site due to the security fence around the area, it was found that this would provide necessary security to the tower from unnecessary trespassing should the rezoning be approved. The tower itself would be larger than the principal structure on site but would not be out of place in the area. The site has been an existing Broadcasting Facility for years and could incorporate the tower into the property without it appearing out of place for the existing use of the site.

A neighborhood participation meeting was not required to be held for this project. At this time, the office of the MPC has not received any calls regarding this project.

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 from C-UC (Commercial Urban Corridor) to IC (Institutional Campus) is warranted due to the development trends of the

STAFF REPORT – CITY OF SHREVEPORT

area as well as the existing uses already in place on the subject property.

Alternatively, based on comments made at the public hearing the MPC Board may:

1. Deny the rezoning request.

PUBLIC ASSESSMENT: There was no opposition present.

**MPC BOARD
RECOMMENDATION:** The Board voted 8-0 to recommend this application for approval.

CC3825

NOTICE TO THE PUBLIC

Control # 21152

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, November 3, 2021, at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA,** 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.

CASE NO. 21-164-C: 1812 FAIRFIELD AVENUE. Application by WILLIAM L. GARY, APAC for approval to rezone property located on the southwest corner of Fairfield Ave & Dashiel St., from C-UC, Urban Corridor, to IC, Institutional Campus being more particularly described as BEGIN AT THE INTERSECTION OF THE S. R/W LINE OF DASHIEL ST. & THE E. r/w LINE OF BUCKNER ST., THIS ALSO BEING THE NW COR. OF LOT 17, CORA E. SMITH SUBN., AND RUN ALONG THE E. R/W LINE OF BUCKNER ST. A DISTANCE OF 220 FT., THENCE RUN E. A DISTANCE OF 409.5 FT. TO THE SW'LY R/W LINE OF FAIRFIELD AVE., THENCE RUN NW'LY ALONG SAME TO THE INTERSECTION OF THE S. R/W LINE OF DASHIEL ST., THENCE RUN W. ALONG SAME 285.66 FT. TO THE POINT OF THE BEGINNING. SECTION 1, T17N, R14W, CADDO PARISH, LOUISIANA

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times

21-164-C

C-3

FAIRFIELD

MARGARET

MARGARET

MARGARET

IC

MARYCREST

I-1

CUC to IC

C-UC

C-3

C-2

OLIVE

SOUTHERN

SHERIDAN

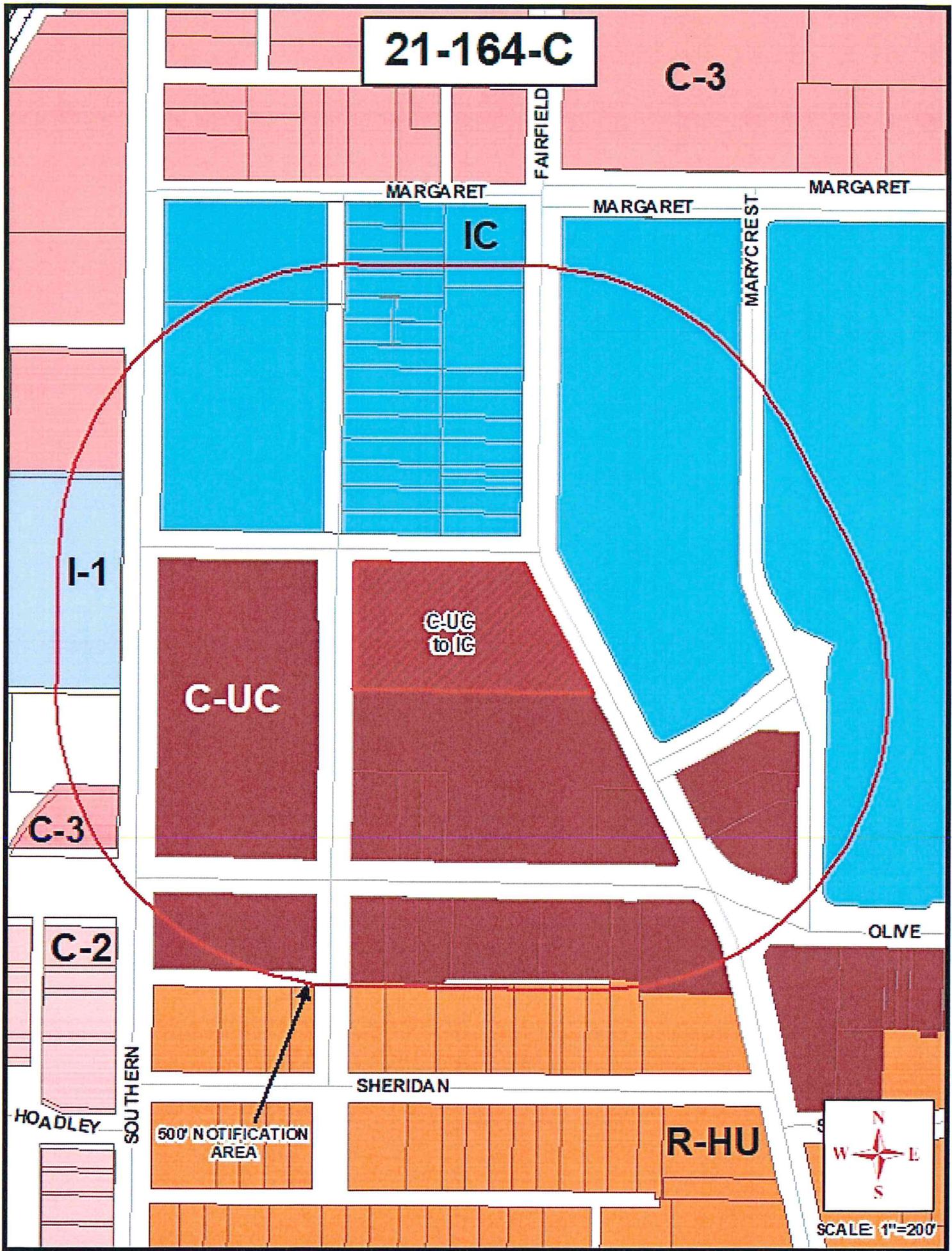
HOADLEY

500' NOTIFICATION AREA

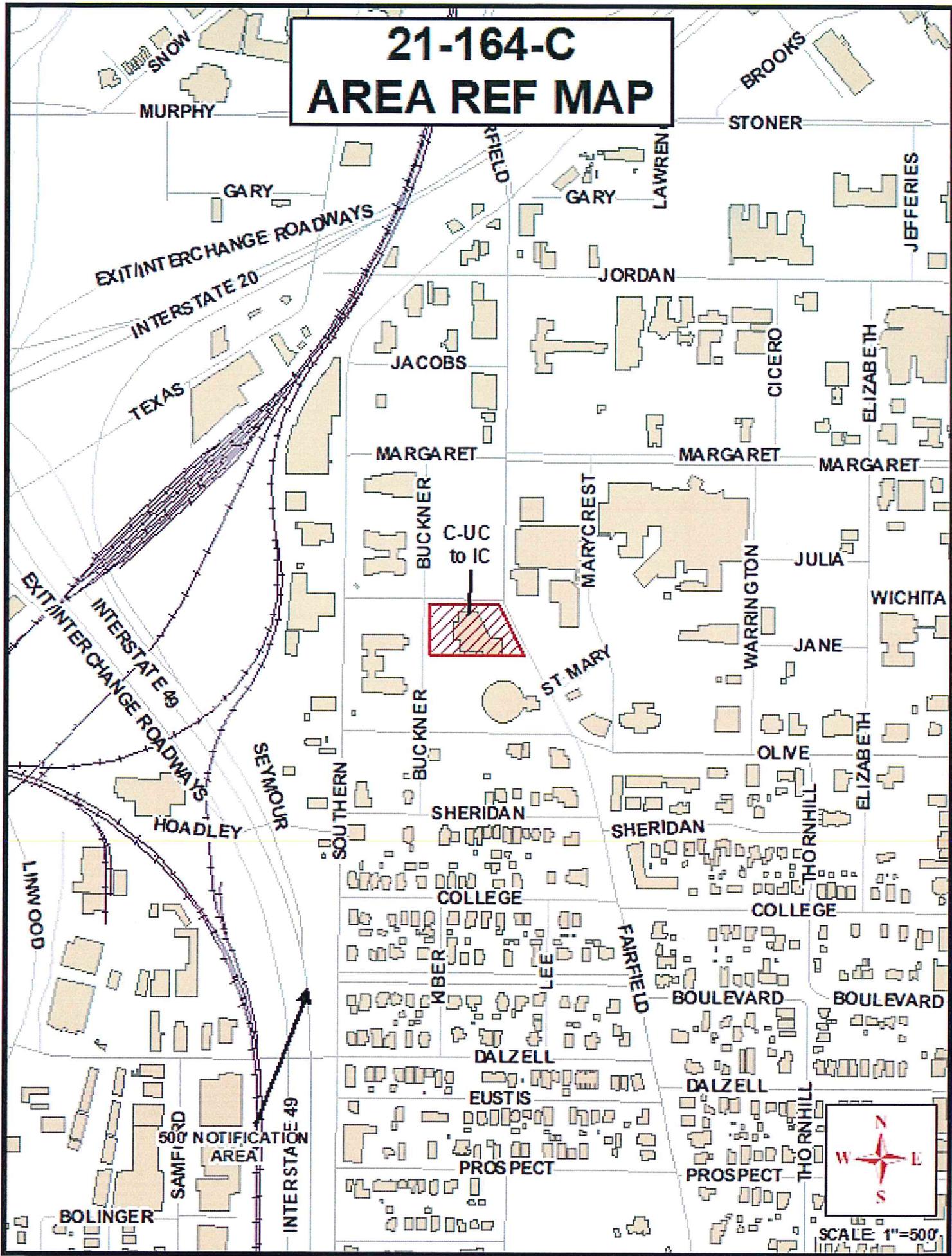
R-HU



SCALE 1"=200'



21-164-C AREA REF MAP





PROPOSED
**ZONING
CHANGE**
CALL
673-6480
METROPOLITAN
PLANNING
COMMISSION









UDC City of Shreveport
Revised August 21, 2020

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: Broadcast & Communication Tower	Associated Case:	
Project Address/Location: 1812 Fairfield Ave.; Shreveport, LA 71101		
Current Zoning District: C-UC	Proposed Zoning District (if applicable): IC	Parcel Number(s): See below
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		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i>		
A Tract of Land in the Cora E. Smith Subdivision per Assessors City Plat 171401-57-44		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i>		
1812 Fairfield Ave.; Shreveport, LA 71101		
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		
<i>Provide a brief explanation, attach additional sheets, if necessary</i>		



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UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s):	C-UC	Proposed Zoning District(s):	IC
If more than one district, provide the acreage of each:		n/a	
Special Purpose Overlay District (if applicable):	n/a		
Total Site Acres:	1.50		
Off-Street Parking Required:	n/a		
Off-Street Parking Provided:	n/a		
Proposed Building Use(s):	No Change		
Existing Building(s) sq. ft. gross:	20,000		
Proposed Building(s) sq. ft. gross:	n/a		
Total sq. ft. gross (existing & proposed):	n/a		
Proposed height of building(s):	n/a	Number of stories:	n/a
Ceiling height of First Floor:	n/a		
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):	65,350 sf	Lot Coverage (Total Area in square feet):	23,000
Lot Coverage Percentage of Total Lot Area:	35%		
9. STORMWATER INFORMATION			
Existing Impervious Surface:	n/a	acres/square feet	
Proposed Impervious Surface:	n/a	acres/square feet	
Cross Lake Watershed	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Hazard Flood Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Red River	<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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UDC DEVELOPMENT APPLICATION

10. 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: <u>ALL</u> 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>
<p>APPLICANT CONTACT INFORMATION: Check if Primary Contact <input checked="" type="checkbox"/></p> <p>Name: <u>William L. Gary</u> Company: <u>William L. Gary, APAC</u></p> <p>E-mail: <u>archtbg88@gmail.com</u> Phone: <u>318-347-4788</u> Fax: <u>n/a</u></p> <p>Address: <u>2012 Fairwoods Dr.</u> City: <u>Shreveport</u> State: <u>Louisiana</u> Zip: <u>71106</u></p>	
<p>ARCHITECT CONTACT INFORMATION: Check if Primary Contact <input checked="" type="checkbox"/></p> <p>Name: <u>William L. Gary</u> Company: <u>William L. Gary, APAC</u></p> <p>E-mail: <u>archtbg88@gmail.com</u> Phone: <u>318-347-4788</u> Fax: <u>n/a</u></p> <p>Address: <u>2012 Fairwoods Dr.</u> City: <u>Shreveport</u> State: <u>Louisiana</u> Zip: <u>71106</u></p>	
<p>ENGINEER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: <u>n/a</u> Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>	
<p>CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: <u>Sacha Purciful, Vice Pres./General Mgr.</u> Company: <u>Gray Media Group, Inc.</u></p> <p>E-mail: <u>Sacha.Purciful@ksla.com</u> Phone: <u>318-222-1212</u> Fax: <u>n/a</u></p> <p>Address: <u>1812 Fairfield Ave.</u> City: <u>Shreveport</u> State: <u>Louisiana</u> Zip: <u>71101</u></p> <p>Designee Contact Name: _____ Email Address: _____ Phone Number: _____</p>	
<p>PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:</p> <p>___ I will represent the application myself; OR ___ I hereby designate <u>See attachment</u> <i>(name of project representative)</i> 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.</p>	
<p>ACKNOWLEDGEMENT:</p> <p>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.</p>	
<p><u>Sacha Purciful</u> Property Owner Signature</p>	<p><u>9/17/21</u> Date</p>
<p><u>William L. Gary</u> Applicant Signature</p>	<p><u>Sept. 17, 2021</u> Date</p>