

ORDINANCE NO. ____ OF 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED NORTHEAST CORNER OF KINGS HIGHWAY AND THORNHILL AVENUE, SHREVEPORT, CADDO PARISH, LA., **FROM R-HU HIGHLAND URBAN CONSERVATION RESIDENTIAL DISTRICT TO C-1 PUD NEIGHBORHOOD COMMERCIAL DISTRICT PLANNED UNIT DEVELOPMENT**, 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 northeast corner of Kings Highway and Thornhill Avenue Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-HU Highland Urban Conservation Residential District To C-1 PUD Neighborhood Commercial District Planned Unit Development:**

LOTS 29 & 30, BLK. A, COLONIAL HILLS SUBN., SECTION 12, T17N, R14W, Caddo Parish, Louisiana.

SECTION II: BE IT FURTHER ORDAINED THAT the rezoning of the property described herein is approved subject to compliance with the following stipulations:

- Lighting and irrigation plans must be submitted to the Executive Director for review and approval prior to obtaining building permits.

Requested uses and ordinance relief:

The following uses are in addition to the uses allowed in the C-1 base zoning district:

- Drive-through

Amenities:

Site amenities in exchange for the requested use include the following:

- Incorporate gables and dormers similar in character to the existing buildings and residences in the area
- Use a brick color and color scheme matching the adjacent Kings Highway Christian Church
- The monument sign will be limited to 4' tall and will be in the same brick as the building
- Three trash receptacles will be placed around the building to ensure trash is contained
- The concrete dumpster enclosure will be in the same color scheme as the building
- A rear pedestrian access from Kings Highway Christian Church will be provided
- An 8'-tall residential screening fence will be installed
- A wider landscape buffer than required will be provided along the rights-of-way

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.

21-201-C
LAGUNITA FRANCHISE OPERATIONS