

ORDINANCE NO. \_\_\_\_ OF 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE NORTHWEST CORNER OF STEVENS ROAD & FLOURNOY LUCAS ROAD, SHREVEPORT, CADDO PARISH, LA., FROM R-1-7 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-1-7 SINGLE-FAMILY RESIDENTIAL (PUD) PLANNED UNIT DEVELOPMENT 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 northwest corner of Stevens Road & Flournoy Lucas Road, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed From R-1-7 Single-Family Residential District To R-1-7 Single-Family Residential (PUD) Planned Unit Development District:

A TRACT OF LAND CONSISTING OF A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 14 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA, LYING WESTERLY OF AND ADJACENT TO STEVENS ROAD, ALSO LYING NORTH OF AND ADJACENT TO FLOURNOY LUCAS ROAD, AND ALSO LYING EASTERLY OF AND ADJACENT TO WRENWOOD PARK UNIT 7 AS RECORDED IN BOOK 4000, PAGE 179, CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE DOTD MONUMENT AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF FLOURNOY LUCAS ROAD AND THE WEST RIGHT OF WAY LINE OF STEVENS ROAD, BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 88°57'47" WEST A DISTANCE OF 728.91 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID FLOURNOY LUCAS ROAD TO A FOUND 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF LOT 8, WREN WOOD PARK UNIT 7, AS RECORDED IN BOOK 4000, PAGE 179, CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA; THENCE ALONG THE EAST BOUNDARY OF SAID WRENWOOD PARK UNIT 7 THE FOLLOWING THREE COURSES: NORTH 00°58'16" EAST A DISTANCE OF 300.40 FEET TO A FOUND 1/2" IRON PIPE AT THE EAST COMMON CORNER OF LOTS 4 AND 5, SAID WRENWOOD PARK UNIT 7; ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT, (RADIUS= 1,328.87', CHORD BEARING= N06°58'22"W-361.88') A DISTANCE OF 363.01 FEET TO A SET 1/2" IRON PIPE ON THE EAST PROPERTY BOUNDARY OF LOT 1, SAID WRENWOOD PARK UNIT 7; NORTH 13°08'41" WEST A DISTANCE OF 156.60 FEET TO A SET 1/2" IRON PIPE AT THE NORTHEAST CORNER OF LOT 2, SAID WRENWOOD PARK UNIT 7; THENCE NORTH 21 °50'03" WEST A DISTANCE OF 101.12 FEET TO A SET 1/2" IRON PIPE; THENCE NORTH 73°21'57" EAST A DISTANCE OF 70.92 FEET TO A SET 1/2" IRON PIPE; THENCE NORTH 65°38'50" EAST A DISTANCE OF 135.32 FEET TO A SET 1/2" IRON PIPE; THENCE NORTH 53°30'06" EAST A DISTANCE OF 128.46 FEET TO A SET 1/2" IRON PIPE; THENCE NORTH 40°27'49" EAST A DISTANCE OF 169.37 FEET TO A SET 1/2" IRON PIPE; THENCE NORTH 22°27'28" EAST A DISTANCE OF 85.38 FEET TO A SET 1/2" IRON PIPE; THENCE NORTH 40°55'14" EAST A DISTANCE OF 61.84 FEET TO A SET 1/2" IRON PIPE; THENCE NORTH 80°17'42" EAST A DISTANCE OF 117.10 FEET TO A SET 1/2" IRON PIPE; THENCE NORTH 70°18'47" EAST A DISTANCE OF 39.57 FEET TO A SET 1/2" IRON PIPE; THENCE SOUTH 88°32'15" EAST A DISTANCE OF 64.34 FEET TO A SET 1/2" IRON PIPE; THENCE SOUTH 70°57'56" EAST A DISTANCE OF 79.33 FEET TO A SET 1/2" IRON PIPE; THENCE SOUTH 84°08'16" EAST A DISTANCE OF 88.65 FEET TO A SET 1/2" IRON PIPE ON THE WEST RIGHT OF WAY LINE OF STEVENS ROAD AS PER ORDER OF EXPROPRIATION RECORDED INSTRUMENT

N0.1145712, CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING SIX COURSES: SOUTH 12°47'16" EAST A DISTANCE OF 33.62 FEET TO A FOUND CONCRETE DOTD MONUMENT; SOUTH 01°31'40" WEST A DISTANCE OF 242.92 FEET TO A FOUND CONCRETE DOTD MONUMENT; SOUTH 04°30'47" WEST A DISTANCE OF 277.19 FEET TO A FOUND CONCRETE DOTD MONUMENT; SOUTH 00°57'36" WEST A DISTANCE OF 500.31 FEET TO A FOUND CONCRETE DOTD MONUMENT; SOUTH 05°59'26" EAST A DISTANCE OF 151.15 FEET TO A FOUND CONCRETE DOTD MONUMENT; SOUTH 01°37'34" WEST A DISTANCE OF 120.16 FEET TO THE POINT OF BEGINNING. SAID TRACT HEREIN DESCRIBED CONTAINING 20.886 ACRES, MORE OR LESS., SECTION 12, T16N, 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:

A revised plan showing the entrance to the north of the median widened to a minimum of 20 feet must be submitted to the Executive Director for review and approval prior to obtaining permits.

Requested uses and ordinance relief:

- Request to allow single-family *attached* dwellings in a R-1-7 zone.
- Relief from the 7,000 sq. ft lot area to allow for a 3,900 sq. ft minimum lot size for the single-family attached unit lots.
- Relief from the 20-foot front yard setback to allow for a 15-foot front yard setback for the single-family attached unit lots.
- Relief from the 60-foot minimum lot width to allow a 35-foot minimum lot width for the single-family attached unit lots.

Amenities:

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

- Garden areas along the proposed public street located inside of common Lots 1001-1004, near the main entrance of the subdivision, and near paved entrances for the single family attached unit lots. There will also be garden areas in the drainage easement of Lot 1003 and around the retention pond in Lot 1001. There will be a total of 12 garden areas. The garden areas will consist of shrubs, shade trees, natural matured trees, or a combination of the aforementioned.
  - 6-foot-wide walking trails with metal benches circling the single-family attached lots and north side of the development. The walking trail on the north side of the development will incorporate, where feasible, the use of existing mature trees and will be under brushed. The walking trail will run through Lots 1001 and 1003.
  - A small retention pond with an aeration fountain will be located in Lot 1001.
  - Maintain existing natural drain as nature area (as much as possible). The existing natural drain is located on the north side of the property.
  - A 50' vegetative buffer will be provided on the south side of the development located off the Flournoy Lucas ROW.
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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.

22-16-C  
Mohr and Associates, Inc