

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 EAST SIDE OF YOUREE DRIVE, APPROXIMATELY TWO HUNDRED FEET SOUTH OF KING PLACE, SHREVEPORT, CADDO PARISH, LA., **FROM I-1 LIGHT INDUSTRIAL DISTRICT TO I-MU INDUSTRIAL MIXED-USE 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 East side of Youree Drive, approximately two hundred feet south of King Place, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from I-1 Light Industrial District to I-MU Industrial Mixed-Use District**

LOT 2, RIVER STORAGE SUBN., UNIT NO. 1, SECTION 3, T16N, R13W, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

22-5-C
LGRAD Real Estate Holding LLC

STAFF REPORT – CITY OF SHREVEPORT

Structure (Principal Use), Passenger Terminal, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Public Works Facility, Research and Development, Restaurant, Retail Goods Establishment, Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Self-Storage Facility: Outdoor, Solar Farm, Soup Kitchen, Soup Kitchen, Accessory, Specialty Food Service, Utility, Vehicle Dealership – Enclosed, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Rental – Enclosed, Vehicle Repair/Service– Major, Vehicle Repair/Service – Minor, Warehouse, Wholesale Establishment, Winery, 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.

The I-MU District is versatile, by definition, and is compatible with light industrial and higher intensity commercial districts. The subject property is located in an area with mixed commercial and industrial zoning and uses. On the east side of Youree Drive, there are immediately adjacent Light Industrial (I-1) zoning districts, with General Commercial (C-3) zoning districts nearby to the north, and an I-MU zoning district to the south. On the west side of Youree Drive in this area, there are several C-3 and Heavy Industrial (I-2) zoning districts within close proximity. The various uses in the area surrounding the property in question include a printing and distribution facility, a place of worship, ATV parts manufacturing, contractor offices, small warehouses, a gas station and restaurant, another animal care facility, a fire station and several outdoor self-storage facilities. Therefore, the existing zoning and uses make the requested I-MU zoning ideally compatible with the surroundings.

The proposed zoning designation is also consistent with the vision of the 2030 of Great Expectations Master Plan. The Future Land Use Map shows this area as Light Industrial/Business Park. Thus, approval of the requested rezoning to Industrial Mixed-Use will directly align with the vision of the Master Plan.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of rezoning from Light Industrial (I-1) to Industrial Mixed-Use (I-MU) is warranted.

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

- a. Deny the requested zoning.
- b. Approve rezoning to a zoning district other than what is requested.

PUBLIC ASSESSMENT: One person spoke in support. There was no opposition.

MPC BOARD

RECOMMENDATION: The Board voted 6-0 to recommend this application for approval

STAFF REPORT – CITY OF SHREVEPORT

22-5-C

R-A

C-3

I-1

KING

I-1
to I-MU

I-2

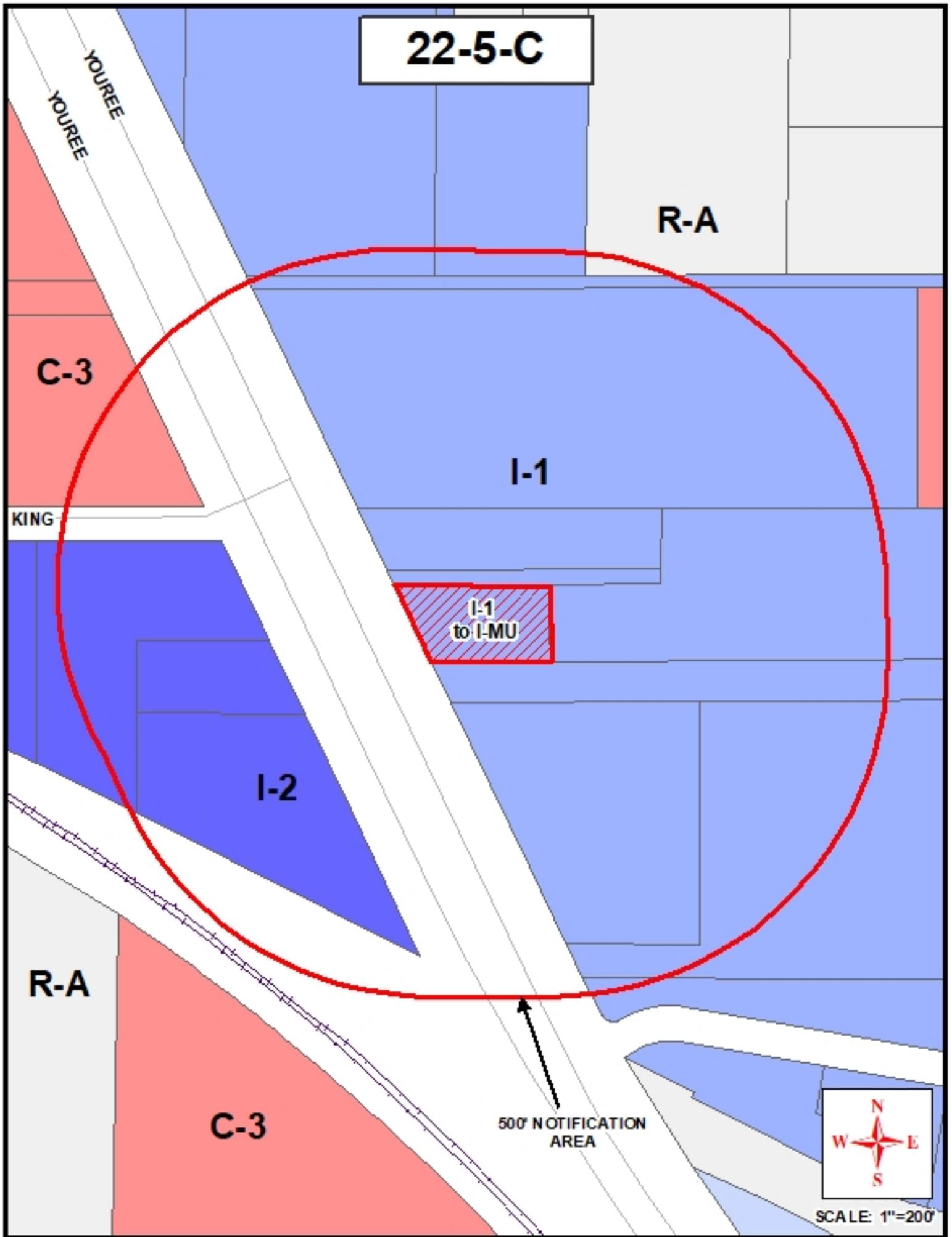
R-A

C-3

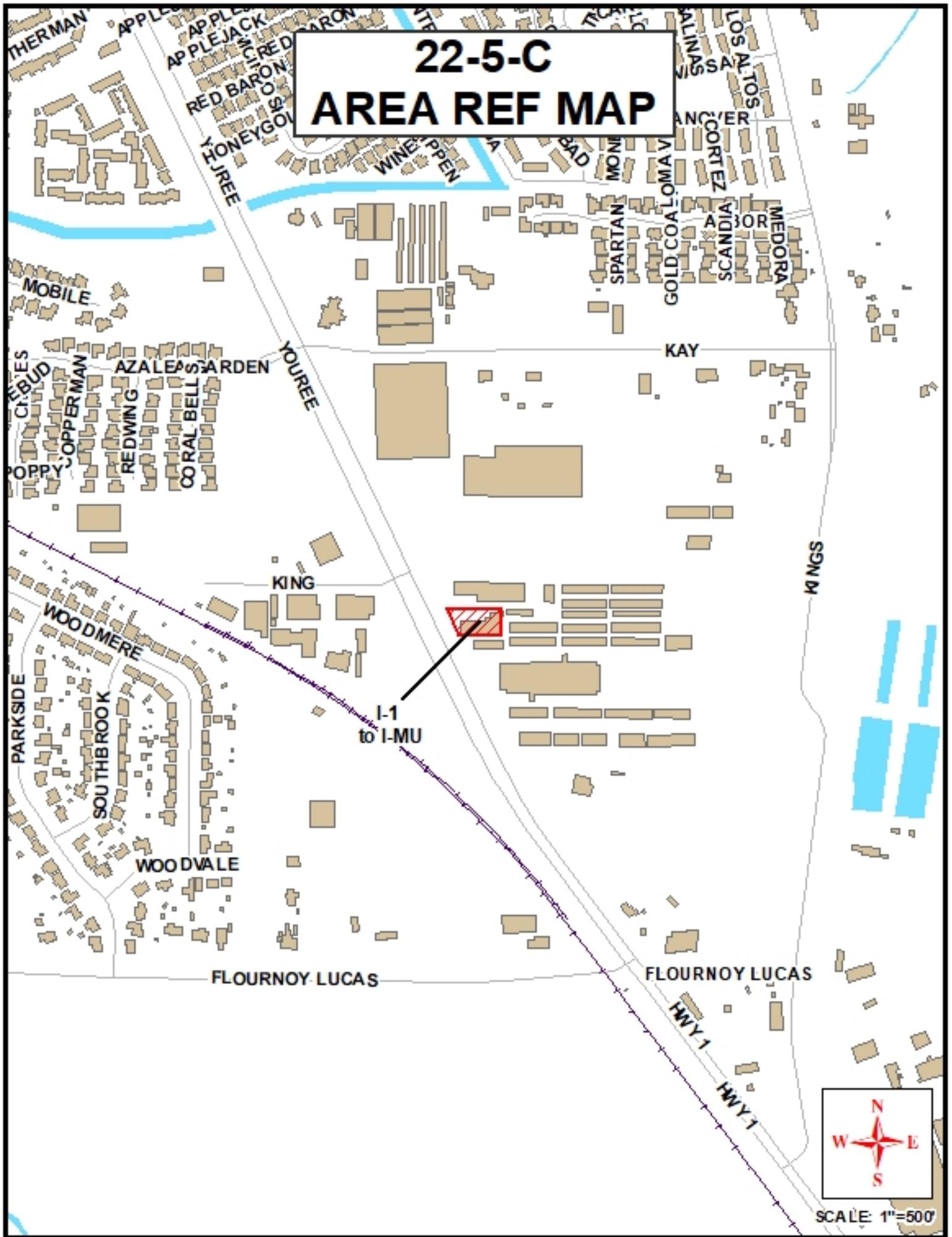
500' NOTIFICATION
AREA



SCALE: 1"=200'



22-5-C AREA REF MAP



I-1
to I-MU



SCALE: 1"=500'



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

SecurCare
SELF STORAGE

BEST VET
STORAGE

515-2000

CONTROL

RV & BOAT STORAGE

Any LA Physician
may recommend
medical marijuana
for debilitating
conditions
HOPE7
515-0470
A LA Licensed Medical Dispensary



Dudley DeBosier
OFFICIAL PARTNER OF
THE 2012
800-8000

SAI
SOUTHERN
AUTOMATION
INCORPORATED

PROPERTY
OF SAI
NO PARKING
EXCEPT AS
NOTED



APP-MPC-28947 - Zoning Map Amendment (Rezoning)

Project Address Information:

Address: 9215 Youree Drive
City: Shreveport
State: LA
Zip: 71115

Application Submittal Information:

Create Date: Jan 11 2022 5:46PM
Sent Date: Jan 11 2022 5:46PM
Approved Date: Jan 12 2022 2:01PM

Contact Information:

Applicant:

Business Name: LGRAD Real Estate Holding LLC
Name: Elinor Castellanos
Address: 9215 Youree Drive, Shreveport, LA 71115
Email: elinorbouriaque@gmail.com
Home Number:
Mobile Number: (225) 210-8182
Office Number:

Architect:

Business Name:
Name:
Address: , , LA
Email:
Home Number:
Mobile Number:
Office Number:

Business Owner:

Business Name: LGRAD Real Estate Holding LLC
Name: Elinor Castellanos
Address: 9215 Youree Drive, Shreveport, LA 71104
Email: elinorbouriaque@gmail.com
Home Number:
Mobile Number: (225) 210-8182
Office Number:

Engineer:

Business Name:
Name:
Address: , , LA
Email:
Home Number:
Mobile Number:
Office Number:

Property Owner:

Business Name:

Name: Elinor Castellanos

Address: 849 Gladstone Blvd, Shreveport, LA 71104

Email: elinorbouriaque@gmail.com

Home Number:

Mobile Number: (225) 210-8182

Office Number:

Application Questionnaire:

| Zoning Map Amendment (Rezoning) | | |
|--|--|---------------------------------|
| Project Name | | 9215 Youree Drive Rezoning |
| City or Parish Project | | 753 |
| Existing Zoning | | I-1 |
| Requested Zoning | | I-MU |
| Application Category | | Planning Case - City |
| Application/Case Type | | Zoning Map Amendment (Rezoning) |

draft

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
April 6, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, April 6, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present

Winzer Andrews
Gabriel Balderas
Rachel Jackson
Fred Moss, IV
Bill Robertson
Harold Sater

Staff Present

Alan Clarke, Executive Director
Adam Bailey, Community Planning & Design Mgr.
Shari Culbert, Executive Admin. Assistant
Manushka Desgagne, City Attorney's Office
Lenetta English, Zoning Compliance Coordinator
Stephen Jean, Deputy Director
Walter Johnson, Planner 1
Reginald Jordan, Zoning Administrator
Emily Trant, Planner 1

Members Absent

Christian Elberson

Mr. Clarke addressed the agenda topic of drawing lots. Members that are in place by advice of the city attorney of the city of Shreveport. The process will be delayed until such as the city of Shreveport has recommended, the mayor has recommended, and the city council has confirmed the two remaining members for this board so that there will be a complete board.

Mr. Clarke stated that there also will not have any ratification motion for past events and documents. This will also occur once there is a complete MPC board.

Mr. Clarke explains that the board will be staggering terms from one year to six years in serving on the MPC board.

Nominations for election of the board chair was opened by Mr. Clarke. A motion was made by Mr. Robertson, seconded by Mr. Moss, that Mr. Andrews will serve out the remaining term of the year as the board chair. There were no oppositions and no additional nominations. Command of the meeting was turned over to 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.

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MR. MOSS**.

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. ANDREWS, seconded by MR. ROBERTSON, to approve the ratification of past events and documents.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, ROBERTSON, SATER, & Ms. JACKSON Nays: NONE. Absent : ELBERSON

PUBLIC HEARING

CASE NO. 22-5-C ZONING REQUEST

Applicant: LGRAD Real Estate Holding LLC
Owner: LGRAD Real Estate Holding LLC
Location: 9215 YOUREE DR (East side of Youree Dr., approx. 200' south of King Place)
Existing Zoning: I-1
Request: I-1 to I-MU
Proposed Use: Amusement Facility-Indoor, Animal Care Facility

Representative &/or support:

David Bouriaque, 849 Gladstone Blvd. Shreveport, LA. 71104

Mr. Bouriaque is the owner of the property. He explained that the space has empty rooms that would be used for gaming.

Opposition:

There was no opposition.

A motion was made by MOSS, seconded by JACKSON, to recommend this application for approval.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, ROBERTSON, SATER, & Mses. JACKSON Nays: NONE. Absent: ELBERSON

CC3825

NOTICE TO THE PUBLIC

Control #22070

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, April 6, 2022 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 Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 22-5-C: 9215 YOUREE DR. Application by LGRAD Real Estate Holding LLC for approval to rezone property located on the east side of Youree Dr., approx. 200' south of King Place, from I-1 Light Industrial District to I-MU Industrial Mixed-Use District, being more particularly described as LOT 2, RIVER STORAGE SUBN., UNIT NO. 1, SECTION 3, T16N, R13W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times