

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.
-

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

P.U.D. STAFF REPORT – CITY OF SHREVEPORT

APRIL 6, 2022

AGENDA ITEM NUMBER: 12

MPC Staff Member: Alice Correa

City Council District: E/Alan Jackson

Parish Commission District: 10/Mario Chavez

CASE NUMBER 22-16-C: PLANNED UNIT DEVELOPMENT (PUD) & PRELIMINARY SITE PLAN

APPLICANT: Mohr and Associates, Inc
OWNER: Wrenwood Development Company, LLC
LOCATION: tbd Stevens Rd. (NW corner of Stevens Rd. & Flournoy Lucas Rd.)
EXISTING ZONING: R-1-7
REQUEST: R-1-7 to R-1-7(PUD)
PROPOSED USE: Single-family-Detached and -Attached subdivision

DESCRIPTION: The applicant is requesting approval to redesignate a 20.88-acre tract of land from Single-family Residential (R-1-7) to Planned Unit Development Single-family Residential (R-1-7(PUD)) for a 61-unit subdivision containing Single-family-Detached and Single-family-Attached dwellings. Adjacent to the north and west and across Flournoy Lucas to the south are R-1-7 zoning districts; across Stevens Rd to the east are Rural Agricultural (R-A) and General Commercial (C-3) zoning districts.

The only prior case for this site was approval of rezoning to Multi-family Residential (R-2, R-3) Neighborhood Business (B-2; C-2 under the UDC) and Community Business (B-3; C-3 under the UDC) for residential and commercial development (C-127-85); this portion of the property was approved for R-3 zoning but it is unclear when it reverted back to R-1. Nearby relevant cases include: approvals for rezoning to R-1D and R-1C (R-1-7 and R-1-12 under the UDC) for single-family subdivisions (C-80-96, P-26-07); a 1960 approval for rezoning to R-1 and B-2 for single-family subdivision and commercial use (P-72); and approval for extended use B-3-E for a manufactured home park (P-4-78).

Nearby neighborhoods include: Boggy Bayou, Southern Hills, Suburban Acres, Wallace Lake, and Wallace Lake Heights.

REMARKS: **PUD approval is subject to a 3-year expiration as described in Section 16.9.F of the UDC.**

Pursuit of a PUD designation allows an applicant to request ordinance relief across a variety of areas within one application, including: permitted uses from other zoning districts, specific use approvals, variances, etc. In exchange, the applicant agrees to provide substantive amenities that benefit the surrounding area or the tenant/property owner exclusively, align with the goals of the Master Plan or otherwise provide some added aesthetic benefit. This tool provides the highest level of flexibility for projects that have a complex coupling of uses and potential impacts and offers the premier opportunity to claim benefits for the site and the surrounding area.

P.U.D. STAFF REPORT – CITY OF SHREVEPORT

The applicant is requesting the PUD designation in order to include 26 single-family attached units in the proposed subdivision along with the 38 traditional lots for single-family detached homes. Per Unified Development Code (UDC) Article 5.2, single-family attached dwellings are only allowed in the R-2 and R-3 Multi-Family Residential zoning districts, the R-TH Townhouse Residential and R-HU Highland Urban Conservation Residential zoning district. Rather than rezoning the property to a higher density, more intensive zoning district, the applicant is pursuing PUD designation. The base zoning will remain Single-Family Residential (R-1-7) but would allow construction of a group of single-family *attached* dwellings on approximately 1/3 of the property, on the north side of the site. Because the proposed single-family attached lots are smaller than the minimum R-1-7 lot size and width, ordinance relief is requested to allow the smaller dimensions and smaller front setback for those lots only.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on February 3, 2022 at 6:00 PM, there were 24 people in attendance. The developer gave an introductory presentation, which was followed by a question and answer session. Several questions were asked regarding homes sizes, the townhomes (single-family attached), and whether they would be rentals. The developer clarified the minimum house sizes for both the single-family detached and single-family attached homes, indicated that the townhomes are necessary for the economic success of the development, and stated that the lots/homes would be sold to individuals but that they cannot control what an owner does with their home. Questions were also raised about the trees, the creek and drainage. The developer noted that the development is not adjacent to the creek, acknowledged that most of the trees will need to be cleared, and assured the neighbors that stormwater runoff will be directed to a detention pond in accordance with the City Ordinances.

MASTER PLAN

CONSIDERATIONS: The 2030 Great Expectations Master Plan Future Land Use Map shows this site as remaining as Residential Low with General Commercial directly across Stevens Road, reflecting the existing conditions and character of the area. Thus, approval of the PUD would be in direct alignment with the master plan.

REQUESTED USES & ORDINANCE RELIEF:

The applicant requests the following 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.

P.U.D. STAFF REPORT – CITY OF SHREVEPORT

PROPOSED SITE

AMENITIES:

Proposed 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.

PRELIMINARY

SITE PLAN

CONSIDERATION:

The plan submitted with this application shows the planned layout, with the proposed public amenities, and the proposed housing styles. The only entrance to the subdivision will be from Stevens Road. The proposed single-family attached homes are shown as lots 1-26, and the remaining lots are single-family detached homes or the subdivision's common lots. As indicated by the applicant's ordinance relief request, the single-family attached lots are smaller and narrower than the minimum R-1-7 lot dimensional standards of 7,000 sq. ft. in area and 60 feet wide. Lots 1-26 average 4,614 sq. ft. with the smallest being 3,907 sq. ft. and the largest being 5,776 sq. ft. These lot widths range from 34.88-40 feet, with 92% of them being 35-37.7 feet wide – this is wider than a standard townhouse lot, which is what the proposed structures represent. The subdivision's remaining single-family detached lots average 12,616 sq ft. in area, ranging from 8,078-26,466 sq ft. The largest lots are cul-de-sac lots that contain the 50'-wide vegetation buffer between the residences and Flournoy Lucas Road. The overall average lot size is 9,441 sq. ft., which larger than the standard R-1-7 base zoning lot size. Thus, despite approximately 1/3 of the development being townhouse-style attached homes, the overall development has less residential density than a typical R-1-7 subdivision. Since the higher density, single-family attached home area is located away from the existing adjacent R-1-7 neighborhood, and the entrance to the subdivision is via Stevens Road, the development should have minimal to no impact on the existing neighborhood.

The proposed site plan has been reviewed by City Engineering, Public Works, Water & Sewerage, and Fire Prevention. Fire Prevention notes that the 15'-wide entrance to the north of the median is too narrow for emergency vehicles and must be widened to a minimum of 20 feet. If the PUD is approved, this would be noted as a stipulation and a revised site plan showing the change would

P.U.D. STAFF REPORT – CITY OF SHREVEPORT

need to be submitted to the MPC Executive Director for approval. The site plan also shows a 695'-long street ending in a cul-de-sac which, per UDC Section 12.1.B.3.b requires City Engineer approval because it is longer than 600 feet. In evaluating this case, the City Engineer stated that any potential cul-de-sac issues would be related to MPC requirements, rather than Engineering requirements, and will concur with MPC recommendations in this regard. MPC Staff has no concerns about the longer cul-de-sac and recommends approval.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that the MPC Board has grounds to recommend approval of Single-Family Residential Planned Unit Development (R-1-7(PUD)) zoning designation with the following stipulation:

1. 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.

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

- a. Recommend approval of the R-1-7(PUD) designation with additional public amenities.
- b. Deny the requested R-1-7(PUD) designation.

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

MPC BOARD
RECOMMENDATION: The Board voted 5-0 to recommend approval with stipulation.

22-16-C

C-3

R-A

EXIT/INTERCHANGE ROADWAYS

C-3

R-1-7

R-1-7 to
R-1-7(PUD)

R-A

FLOURNOY LUCAS

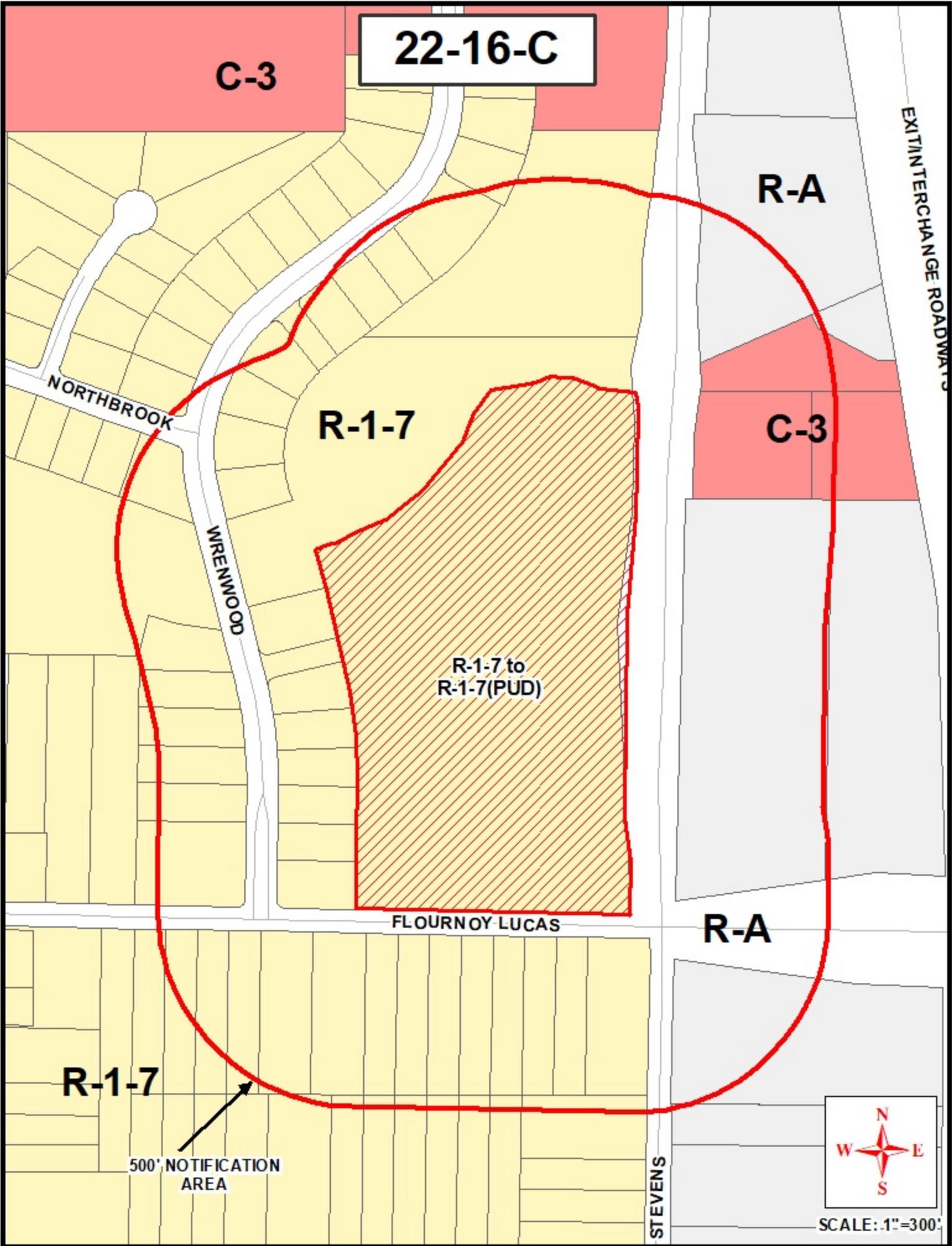
R-1-7

500' NOTIFICATION
AREA



SCALE: 1"=300'

STEVENS



22-16-C AREA REF MAP

BERT KOUNS INDUSTRIAL

BROOKWOOD

BERT KOUNS INDUSTRIAL

NORTHBROOK

WRENWOOD

R-1-7 to
R-1-7(PUD)

EXIT/INTERCHANGE ROADWAYS

EXIT/INTERCHANGE ROADWAYS

INTERSTATE 49

BOLD VENTURE

FLOURNOY (LUCAS)

POWERS

STEVENS

INTERSTATE 49

FLOURNOY

BURNLEY

KO
RIDGE
AE GE

GRAND

MOUSSE RUELLE



SCALE: 1"=500'



Mohr and Associates, Inc.

Consulting Civil Engineers & Land Surveyors

1324 N. Hearne Avenue - Suite 301 • Shreveport, LA 71107-6529

Phone (318) 686-7190 • FAX (318) 402-4400

January 24, 2022

Shreveport-Caddo MPC
PO Box 31109
Shreveport, LA 71130

Re: PUD Application for Stevens Landing Subdivision and Townhouse Development

Dear Commissioners:

The developer of the referenced project, WWDCO, LLC, has applied for a R-1-7(PUD) rezoning on a 20-plus acre tract at the northwest corner of Flournoy-Lucas Road and Stevens Road. The existing tract is zoned R-1-7 and was initially part of the Wrenwood Subdivision Residential Development. The Developer is requesting the PUD designation to include 26 single family attached units along with the 38 traditional lots for single-family, detached homes.

The new development will not be part of the Wrenwood Subdivision; none of the new streets will connect to the existing Wrenwood street system.

The streets in the development will be public; the townhouse portion of the project will have private parking lots on common lots to be maintained as a portion of the townhouse development.

To allow for the townhouses in the R-1-7 district, some ordinance relief is requested in exchange for a number of amenities to be provided in the project.

A summary of the amenities provided and the requested ordinance relief is as follows:

List of Requested Ordinance Relief

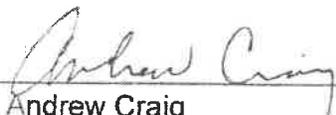
1. Request to allow single-family attached dwellings in a R-1-7 zone.
2. Relief from the 7,000 sq. ft lot area to allow for a 3,900 sq. ft minimum lot size for the single family attached unit lots.
3. Relief from the 20-foot front yard setback to allow for a 15-foot front yard setback for the single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

Note: All ordinance relief is for the Single Family Attached Lots. No relief is requested for the traditional single family detached lot type.

List of Amenities

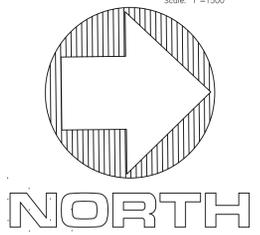
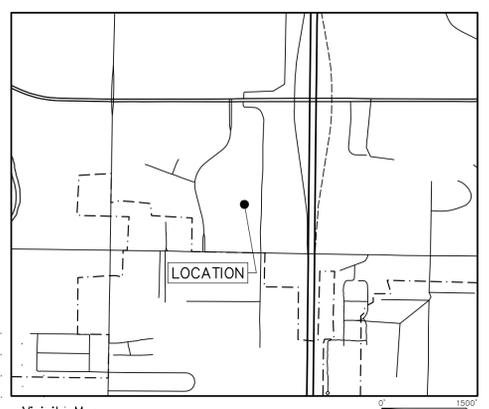
1. Garden areas along the proposed public street located inside of common Lots 1001-1004, near the main entrance of the subdivision, and near paved entrances for the single family attached unit lots. There will also be garden areas in the drainage easement of Lot 1003 and around the retention pond in 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.
2. 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.
3. Small retention pond with an aeration fountain will be located in Lot 1001.
4. Maintain existing natural drain as nature area (as much as possible). The existing natural drain is located on the north side of the property.
5. A 50' vegetative buffer will be provided on the south side of the development located off the Flournoy Lucas ROW.

We believe this to be a great project will fill a big need in this part of Shreveport.



J. Andrew Craig
Applicant
On Behalf of WWDCO, LLC

FLOURNOY - LUCAS ROAD



1/24/2022 11:39:20 AM \\S:\SUBDIVISIONS\WHERWOOD PARK\2021 MASTER PLAN\WHERWOOD_SOUTHEAST_2021.MXD SITE PLANNING

NOTE: BFE VARIES FROM 176.50 TO 173.50

NOTE: ALL ADJACENT ZONING IS R-1-7.

NO.	REVISIONS	DATE

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

STEVENS LANDING SUBDIVISION
 STEVENS ROAD
 SHREVEPORT, LA

LOT LAYOUT W/TOWNHOMES-30'X70' (DUPLICATE)

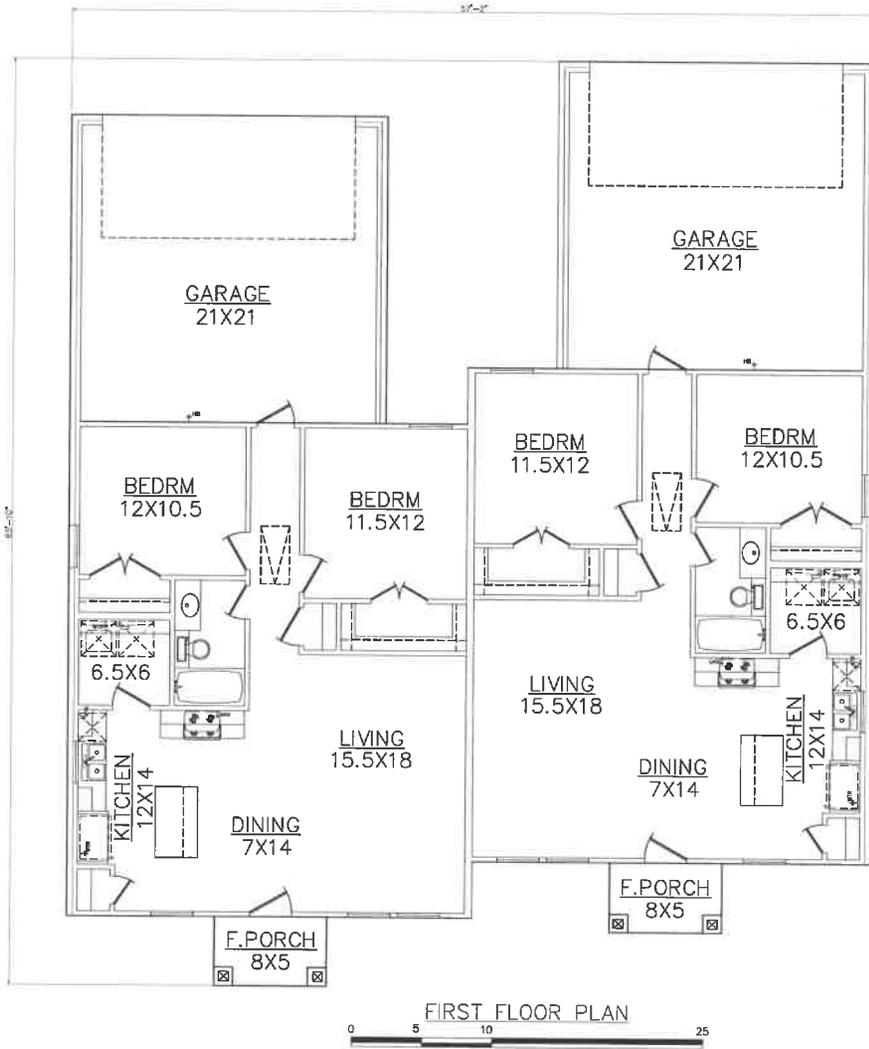
Date: JANUARY 2022
 Scale: 1"=50'
 Drawn: B. ANDERSON
 Job:
 Sheet: **1**
 of 1 Sheets

Lots	
Lot #	Area
1	4200
2	4500
3	4500
4	4200
5	4190
6	4221
7	4515
8	4461
9	4277
10	4202
11	4210
12	4216
13	4209
14	4517
15	4422
16	3907
17	5776
18	5693
20	4505
21	5695

Lots	
Lot #	Area
22	4884
23	4690
24	5097
25	5171
26	4894
27	11385
28	8078
29	8134
30	8514
31	9315
32	11046
33	12380
34	9631
35	9888
36	9978
37	19757
38	22685
39	24218
40	14950
41	9405

Lots	
Lot #	Area
42	9558
43	11009
44	15717
45	13315
46	11417
47	10067
48	9805
49	11310
50	10242
51	10680
52	11092
53	12188
54	21953
55	26466
56	25094
57	11155
58	8955
59	9800
60	9977
61	9677

Lots	
Lot #	Area
62	9651
63	9432
64	11497
1001	44580
1002	7295
1003	125819
1004	1710



CONCEPT RENDERING
(NOT TO SCALE)

SQUARE FOOTAGE	
HEATED	1,002
FRONT PORCH	40
GARAGE	490
TOTAL SQ. FT.	1,502

57'-2" WIDTH X 65'-10" LENGTH

RAPID HOME
DESIGNS
318.502.3440
WWW.RAPIDHOMEDESIGNS.COM



To the best of our knowledge, these plans and specifications are a true and accurate representation of the design and construction of the project. We are not responsible for any errors or omissions in these plans. These plans are for informational purposes only and should not be used for construction. The contractor is responsible for verifying all dimensions and details of the project. Rapid Home Designs, LLC, is not liable for any errors or omissions in these plans. The contractor is responsible for obtaining all necessary permits and approvals. The contractor is responsible for checking all dimensions and details of the project. The contractor is responsible for obtaining all necessary permits and approvals. The contractor is responsible for checking all dimensions and details of the project. The contractor is responsible for obtaining all necessary permits and approvals.

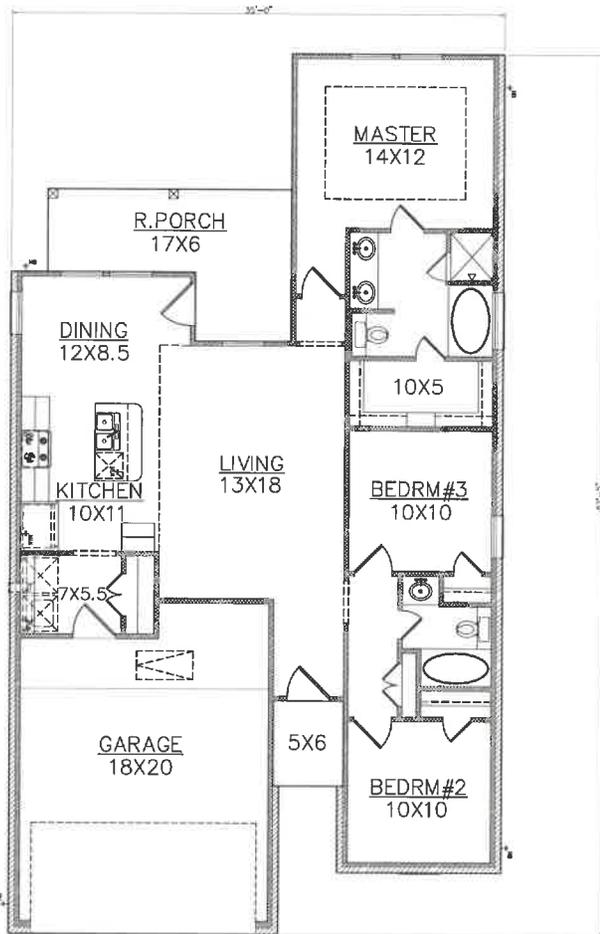
**WRENWOOD
TOWNHOUSE
OPTION 2**

SHEET 1

A1
OF X

11/12/21

R21-XXXX



SQUARE FOOTAGE	
HEATED	1,300
FRONT PORCH	30
REAR PORCH	134
GARAGE	415
TOTAL SQ. FT.	1,879

35'-0" WIDTH X 62'-5" LENGTH



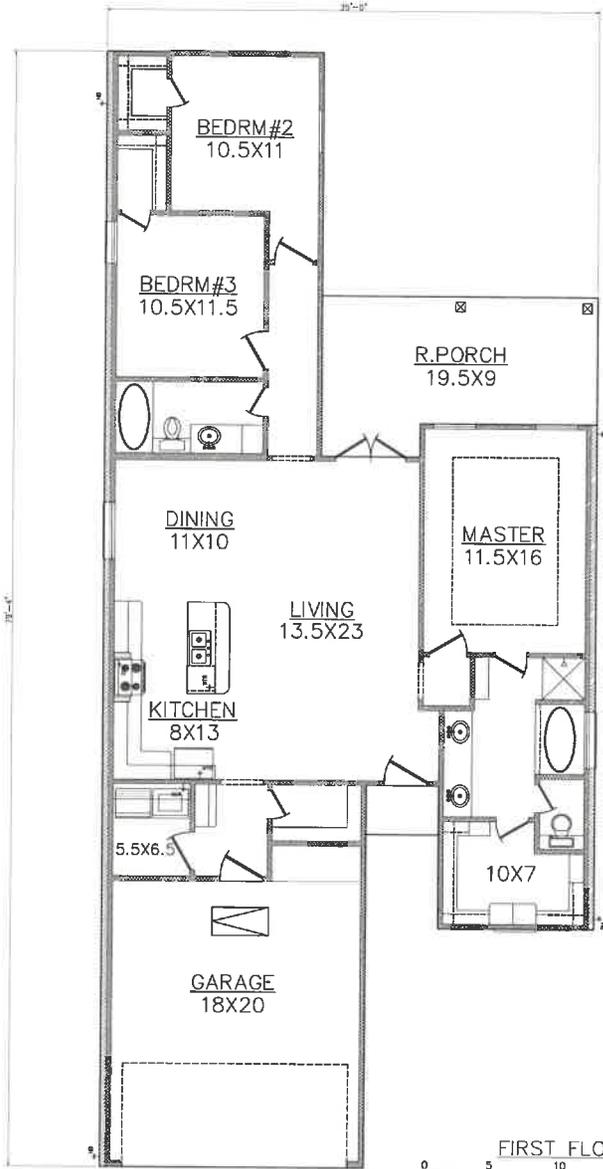
CONCEPT RENDERING
(NOT TO SCALE)

RAPID HOME
DESIGNS
318.562.3440
www.rapidhome.com

This set of plans is provided for informational purposes only. It is not intended to be used for construction. The designer shall not be held responsible for any copyright infringement. Furthermore, these plans are not to be used for any other purpose without the express written consent of the designer. All dimensions are shown in feet and inches. The contractor shall verify all dimensions of existing conditions. Rapid Home Designs LLC is not liable for any errors or omissions in these plans. The contractor shall be responsible for obtaining all necessary permits and for checking all dimensions and other details prior to construction and be solely responsible therefor.

**WRENWOOD
HOUSE
OPTION 1**

SHEET 1
A1
OF X
11/12/21
R21-XXXX



CONCEPT RENDERING
(NOT TO SCALE)

SQUARE FOOTAGE	
TOTAL LIVING	1,512
FRONT PORCH	18
REAR PORCH	193
GARAGE & STORAGE	402
TOTAL SQ. FT.	2,125

35'-0" WIDTH X 79'-4" LENGTH

FIRST FLOOR PLAN



RAPID HOME
DESIGNS
318.502.3440
WWW.RAPIDHOMEDESIGNS.COM

This floor plan is a conceptual drawing and does not constitute a contract. The homeowner is responsible for any copyright infringement. Furthermore, these plans are for informational purposes only and are not to be used for construction. The homeowner should verify all dimensions of enclosed drawings. Rapid Home Designs L.L.C. is not liable for any errors or omissions in these drawings. The homeowner is responsible for the construction of the project. The homeowner should check all dimensions and other details prior to construction and be solely responsible for the same.

**WRENWOOD
HOUSE
OPTION 2**

SHEET 1
A1
OF X
11/12/21
R21-XXXX



PROPOSED
**ZONING
EXCEPTION**
OR VARIANCE
CALL
673-6480
ZONING
BOARD OF APPEALS

03/22/2022



Now Enrolling!
SBT Preschool
801.225.5538

03/22/2022



03/22/2022



03/22/2022

Neighborhood Participation Plan Report

i *This template is for informational purposes only, and should be used as a guide—and modified accordingly—to meet the specifics for your meeting. Items 1-11, along with a notary signature and stamp, are required for submittal.*

- 1. Project Name:** Steven's Landing (Case #22-16-C)
- 2. Contact Name:** Andrew Caig, PE, PLS; Rob Rollins, PE
- 3. Meeting Date:** Thursday, February 3, 2022
- 4. Meeting Location:** Shreveport Baptist Temple, 288 Flournoy Lucas Road
- 5. Meeting Start Time:** 6:05 PM
- 6. Meeting End Time:** 7:00 PM
- 7. Number of People in Attendance:** 24
- 8. Date of Filing of Land Use Application:** November 17, 2021
- 9. General Introduction:** See report attached
Please include information about who you reached out to for the meeting, communication outreach methods (letters, Facebook, emails, etc), what you were proposing at the time of the neighborhood meeting, the meeting format (PowerPoint, Q&A, Display Boards, etc), and who attended the meeting on behalf of the applicant (architect, engineer, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.
- 10. Summary of Concerns and Issues Raised at the Meeting:** See report attached
Please list and respond to each one individually; include as many items that were discussed.
 - a) List question/concern/comment/request for changes to the proposed plans.**
Applicant Response: See report attached
 - b) List question/concern/comment/request for changes to the proposed plans.**
Applicant Response: See report attached
- 11. Additional Items Required for Report Submittal:**
 - Copy of address list for mailing — MPC PROVIDED
 - Meeting sign-in sheet
 - Meeting minutes
 - Copy of any Site Plan and/or Renderings that was presented at the Neighborhood Meeting
- 12. Deadline:**
 - If your land use application requires a Public Hearing before the MPC Board, then your Neighborhood Participation Report must be submitted a minimum of 2-weeks prior to the Public Hearing.
 - If your land use application does not require a Public Hearing, no decision on your land use application will be made until a Neighborhood Participation Plan Report has been submitted to your Case Manager.

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.



Signature of Applicant or Authorized Representative

02/14/2022

Date

Robert L. Rollins, PE

Type or Print Name of Applicant (or Authorized Representative)

NPP Sign In Sheet

Project Name/Location:

Application for Steven's Landing

Date: 2/3/2020

Meeting Location:

CUSE # 22-16-C

Time: 10 pm CST

Name	Organization	Address	Email Address	Phone
Rachael Ripper		Wrenwood Subdivision		
			rachaelripper@gmail.com	
Rane Ripper		Wrenwood Subdivision		
			Ornip32@gmail.com	
Jimmy	BARNHILL	9432 Wrenwood		
		310 Northbrook Dr		
Mark/Tyree Mathews	Home owner	wrenwood		
David Williamson	Williamwood Associates	10003 Stonehenge Shreveport	dwilliamson.wa@gmail.com	465-8831
Bobby and Debra Williams		9427 Wrenwood Blvd	rw513@bell rw513@bellsouth.net	
Tom & Susan CARSAPOEN	Wrenwood	9464 Wrenwood	tsj2100@comcast.net	
Shane + Kristi Carr	Wrenwood	301 Northbrook Dr.	rsckmc@gmail.com	
Cathy Smith	Wrenwood	345 Northbrook Dr.		347-6141
Melvin Randolph		8220 Burning Tree 7108		
Morance King	Home owner			
Renee Jackson	Home Owner	2105 Chase Oaks		
Stephanie Myler	Home owner	9804 S. Chase Cir	smyler40@gmail.com	718-469-1922
Robert Rivers	MOHA + ASOC, INC	7140 N. HARRIS AVE SUITE 201 SPARTAN LA 71167	rrobins@mostrandassoc.com	315-686-7100 EXT 106

Neighborhood Participation Plan Report

General Introduction:

The meeting invitation was mailed out by the MPC staff in January 2022. The developers, Chris Walls and Johnny Wimberley, attended this meeting to answer any questions the surrounding community had regarding the development. The meeting was held in a town hall format where the developers introduced the project, via a power point, followed by a question-and-answer session with the community. The questions were conducted by the developers. It is also noted that there was no organized opposition to this development.

Summary of Questions and Concerns Asked at the Meeting

Below is a list (in no specific order) of questions and concerns mentioned by the community.

- What will be the minimum home size?
 - The developer responded 1,700 to 2,500 SQ.FT.
- What size will the town homes be?
 - The developers' response was 1,400 to 1,700 SQ.FT.
- Will there be anything built next to the creek?
 - The developers' response was not directly next to the creek, to the south of the creek.
- Who is going to own the town homes?
 - The developer explained they would sell the town homes to individuals to buy.
- Will the town homes be rentals?
 - The developer explained that the town homes are not intended to be sold as rentals but after the homes are sold, they have no control over what the owner does with the town home.
- Will there be covenants and could you put that no rentals are allowed in the covenants?
 - The developers acknowledged that there will be covenants but they did not commit to adding no rentals in the covenants due to the uncertainty of future prospective buyers.
- Will there be a gated entrance?
 - The response was no.
- Will the existing trees be saved?
 - The developers explained there will be a lot of dirt work needed for this development and that most of the trees will be removed.
- There was concern regarding flooding due to the excess stormwater runoff created by the subdivision.
 - Andy Craig with Mohr and Associates, Inc. explained the city requires stormwater detention and the additional runoff from the development will be detained in a detention pond.

- What will happen to the current value of homes in the Wrenwood Subdivision?
 - The developer's relator was in attendance and mentioned based on his personal experience there should be no devalue to the homes in the Wrenwood Subdivision and the value of the homes in this subdivision should increase due to this development.
- What makes this property attractive to the developers for this type of residential development?
 - The developer mentioned the location and access to I-49.
- Is the zoning change for the townhomes?
 - The developers' response was yes.
- Would they consider doing the development without the town homes and replace those with residential lots?
 - The developer response was no because the economics will not work in their favor.
- Will the developer consider larger homes if there is a market for them?
 - The developer said they would build larger homes if the market dictated an increase in home size.
- Will there be fencing?
 - The developer answered as the homes are being built privacy fencing will go up.

Meeting Minutes

Project Name: Steven's Landing

Location: Shreveport Baptist Temple

Date: Thursday, February 3, 2022

Time: Meeting was conducted from 6:05 PM to 7:00 PM (6:00 PM posted meeting time)

Attendees: Johnny Wimberly, Chris Walls, and Andy Craig (see attached sign in sheet)

Start of Meeting 6:05PM

The pastor of Shreveport Baptist Temple greeted everyone, thanked them for coming, and then led a prayer. One of the developers, Chris Walls, shows a power point. The power point included the subdivision layout and a few spec homes will be built.

6:07PM

The town hall style questions-and-answer portion of the meeting began.

7:00PM

The developers' thanks everyone for coming and the meeting is concluded.



NOTE: ALL ADJACENT ZONING IS R-1-7.

NOTE: BFE VARIES FROM 176.50 TO 173.50

Neighborhood Participation Plan Meeting Invitation
Proposed Stevens Landing Development
February 3, 2022

WWDCO, LLC is in the process of purchasing property at the northwest corner of Stevens Road and Flournoy-Lucas Road for the purpose of developing this 21+/- acre tract into typical single-family lots on the majority of the property and duplex townhouse units on a portion of it. It should be noted that this WILL NOT be a part of the adjacent Wrenwood Subdivision.

By the current building-use definition in the Shreveport Uniform Development Code (UDC), the proposed development would be classified as R-1-7(PUD). The current zoning classification for the site is R-1-7. A change to a PUD Zoning District is being requested as required for this proposed use.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what is proposed and present questions or concerns. Our application has to be heard by the Shreveport-Caddo Metropolitan Planning Commission, and we are required to do this before our application is deemed complete.

The meeting will take place:

Thursday, February 3, 2022 at 6:00 PM
The Shreveport Baptist Temple
288 Flournoy-Luca Road
Shreveport, LA 71106

At the meeting I'll provide a sign-in sheet to obtain email addresses so I can keep you updated if there are any changes to the project.

If you cannot attend the meeting and would like to receive info from the meeting, please contact us at the address below. I hope to see you at the meeting on February 3, 2022..

Sincerely,

Andrew Craig, PE, PLS
Mohr and Associates, Inc.
1324 North Hearne Avenue – Suite 301
Shreveport, LA 71107-6529
(318)686-7190
email: acraig@mohrandassoc.com



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: Stevens Landing	Associated Case: PAC Case #403	
Project Address/Location: Northwest corner Stevens Road @ Flournoy-Lucas Road		
Current Zoning District: R-1-7	Proposed Zoning District (if applicable): R-1-7 (PUD)	Parcel Number(s): 161412-000-0194-00
2. CASE TYPE		
<input type="checkbox"/> Zoning Map Amendment (Rezoning) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) <input type="checkbox"/> Final Plat (Less than 7 lots) <input type="checkbox"/> Re-Plat	<input checked="" type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Site Plan Modification <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> 20.886 acres located in the E/2 of the NW/4 of Section 12, T16N-R14W, Shreveport, Caddo Parish, Louisiana. See attached for full legal description.		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i> Northwest corner Stevens Road @ Flournoy-Lucas Road		
5. PROPOSED USE OF THE PROPERTY		
<input checked="" 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 type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
<i>Provide a brief explanation, attach additional sheets, if necessary</i> Single-family residential subdivision with townhouse component		

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UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s):	R-1-7	Proposed Zoning District(s):	R-1-7(PUD)
Proposed Building Use(s):		Single-family homes & townhomes	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross:	n/a
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	tbd
Total Site Acres:	20.88	Total sq. ft. gross (existing & proposed):	tbd
Off-Street Parking Required:	n/a	Proposed height of building(s):	tbd
Off-Street Parking Provided:	n/a	Number of stories:	
		Ceiling height of First Floor:	tbd
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):	779,561	Lot Coverage (Total Area in square feet):	909,570
Lot Coverage Percentage of Total Lot Area:	0.857		
9. STORMWATER INFORMATION			
Existing Impervious Surface:	acres/square feet	Hazard Flood Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	tbd 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



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UDC DEVELOPMENT APPLICATION

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 type="checkbox"/>			
Name: <u>Same as Engineer Contact listed below</u> Company: _____ E-mail: _____ Phone: _____ Fax: _____ Address: _____ City: _____ State: _____ Zip: _____			
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>J. Andrew Craig, PE, PLS</u> Company: <u>Mohr and Associates, Inc.</u> E-mail: <u>acraig@mohrandassoc.com</u> Phone: <u>686-7190</u> Fax: <u>402-4400</u> Address: <u>1324 North Hearne Avenue - Suite 301</u> City: <u>Shreveport</u> State: <u>LA</u> Zip: <u>71107</u>			
CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/>			
Name: <u>Bobby E. Jelks, Authorized Representative</u> Company: <u>Wrenwood Development Company, LLC</u> E-mail: _____ Phone: _____ Fax: _____ Address: <u>c/o Sale Commercial Properties; 900 Pierremont #115</u> City: <u>Shreveport</u> State: <u>LA</u> Zip: <u>71106</u> Designee Contact Name: _____ Email Address: _____ Phone Number: _____			
PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:			
___ I will represent the application myself; OR <input checked="" type="checkbox"/> I hereby designate <u>Mohr and Associates, Inc.</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.			
 Property Owner Signature	<u>1-18-22</u> Date	 Applicant Signature	<u>1-18-22</u> Date

**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

draft

PUBLIC HEARING

CASE NO. 22-16-C PLANNED UNIT DEVELOPMENT & PRELIMINARY SITE PLAN

Applicant: Mohr and Associates, Inc.
Owner: Wrenwood Development Company, LLC
Location: Stevens Rd. & Flourney Lucas Rd (NW corner of Stevens Rd. & Flourney Lucas Rd.)
Existing Zoning: R-1-7
Request: R-1-7 to R-1-7(PUD)
Proposed Use: Single-family-Detached and -Attached subdivision

Representative &/or support:

Rob Rollins, 1324 N. Hearne Ave. Suite 300 Shreveport, LA 71107

Mr. Rollins gave an overview of the proposed development, stating that the homes will be single-family townhome style development.

Opposition:

There was no opposition.

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

**The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, MOSS, ROBERTSON, SATER, & Meses. JACKSON
Nays: NONE. Absent: ELBERSON**

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. 22-16-C: STEVENS RD. & FLOURNOY LUCAS. Application by MOHR AND ASSOCIATES, INC. for approval to rezone property located on the northwest corner of Stevens Rd. & Flournoy Lucas Rd, from R-1-7 Single-Family Residential District to R-1-7 Single-Family Residential (PUD) Planned Unit Development District, being more particularly described as 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°57'47.11 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°47'16.11 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°30'47.11 WEST A DISTANCE OF 277.19 FEET TO A FOUND CONCRETE DOTD MONUMENT; SOUTH 00°57'36.11 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.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times