

ORDINANCE NO. ____ OF 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED NORTH SIDE OF QUINTON STREET, APPROXIMATELY ONE HUNDRED FORTY FEET EAST OF HEARNE AVENUE, SHREVEPORT, CADDO PARISH, LA., **FROM R-2 MULTI-FAMILY RESIDENTIAL DISTRICT TO C-2 CORRIDOR COMMERCIAL 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 north side of Quinton Street, approximately one hundred forty feet east of Hearne Avenue Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-2 Multi-Family Residential District to C-2 Corridor Commercial District**

0.265 ACS. M/L-LOT 2, CLAIBORNE SUBDIVISION UNIT NO. 3, SECTION 11, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-219-C
ALTERNATIVE INTERVENTIONS

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING MAY 4, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, May 4, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met on May 4th for case manager presentations.

Members Present

Winzer Andrews, Chair
Gabriel Balderas
Chris Elberson
Rachel Jackson
Fred Moss
Bill Robertson
Harold Sater

Staff Present

Alan Clarke, Executive Director
Austin Chen, Planner I
Alice Correa, Planner III
Shari Culbert, Executive Assistant
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Emily Trant, Planner II

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

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. ELBERSON, seconded by MR. MOSS, to approve the minutes of the April 6, 2022 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Mses. JACKSON & NEUBERT Nays: NONE. Absent: NONE

CONSENT AGENDA

PUBLIC HEARING

Mr. Clarke advised that the planner assigned to each case presented would speak briefly on the details of the case before the applicant comes forward.

CASE NO. 21-219-C ZONING REQUEST

Applicant: ALTERNATIVE INTERVENTIONS
Owner: DEXTER LAVERNE BURNOM
Location: 2656 QUINTON ST (North side of Quinton St., approx. 140' east of Hearne Ave.)
Existing Zoning: R-2
Request: R-2 to C-2
Proposed Use: Medical Office

Mr. Jean gave a brief statement explaining why the case was heard again. He explained that there was a discrepancy with the legal ad when the case was originally heard. Mr. Chen presented information from the case file for this case.

draft

Representative &/or support:

Dr. Burnom 1108 Island Park Blvd Shreveport, LA. 71105

Dr. Burnom is the sister of the property owner. She will be operating the proposed medical office.

Opposition:

There was no opposition present.

A motion was made by MR. ELBERSON, seconded by MR. MOSS to APPROVE.

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

STAFF REPORT – CITY OF SHREVEPORT

MAY 4, 2022

AGENDA ITEM NUMBER: 7
MPC Staff Member: Austin Chen
City Council District: B/Fuller
Parish Commission District: 5/Burrell

CASE NUMBER 21-219-C: ZONING REQUEST

APPLICANT: ALTERNATIVE INTERVENTIONS
OWNER: DEXTER LAVERNE BURNOM
LOCATION: 2656 QUINTON ST (North side of Quinton St., approx. 140' east of Hearne Ave)
EXISTING ZONING: R-2
REQUEST: R-2 to C-2
PROPOSED USE: Medical Office

DESCRIPTION: The applicant is requesting rezoning of a 0.27-acre tract of vacant land from R-2 (Multi-family Residential) to C-2 (Corridor Commercial) for Medical Office. Adjacent to the West and East are zoned C-2; adjacent to the North is zoned C-1 (Neighborhood Commercial) and R-2. Across the Quinton St is zoned C-3.

There are two previous cases associated with this property: approval of rezoning to R-2 for a four-unit apartment building (C-5-16), approval of rezoning to B-2 (Neighborhood Business, C-2 Corridor Commercial under UDC) for a paint materials store (C-438). Nearby relevant cases include: approval of rezoning to B-3 (Community Business; C-3 under UDC) for a Kentucky Fried Chicken restaurant (C-6-76), a service station (C-486, C-661), a drive-through restaurant (C-29-01), a retail strip center (C-90-08); approval of rezoning to B-2 for a snow cone stand (C-57-14), a mini retail plaza (C-77-13) and a B-2 development (C-73-81). Denial of rezoning to B-3 for a used car lot (C-35-86), an automobile service station (C-506).

Nearby neighborhoods include: Caddo Heights, Ingleside, Queensborough, St. Vincent, Werner Park.

REMARKS: The applicant is requesting rezoning of a 0.27-acre tract of vacant land from R-2 (Multi-family Residential) to C-2 (Corridor Commercial) for Medical Office. There is an existing building on site. The subject property was rezoned from B-2 (Neighborhood Business, C-2 Corridor Commercial under UDC) to R-2 in 2016 (C-5-16). The current applicant wants to rezone the subject property back to C-2.

As stated in Article 4.3 of the Unified Development Code (UDC), C-2 is defined as "The C-2 Corridor Commercial Zoning District is intended to accommodate the commercial corridors of the City of Shreveport. The C-2 District addresses primarily auto-oriented retail, both individual businesses, and retail centers, with the intent of improving the pedestrian environment along the corridor. Mixed-use development is encouraged with residential dwelling units allowed above the ground floor." The permitted by right uses in C-2 zoning district include Agriculture, Amusement Facility – Indoor, Animal

STAFF REPORT – CITY OF SHREVEPORT

Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Body Modification Establishment, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Commercial Facility For Pop-Up Use, Retail Sales of Alcohol-Beer/Wine, Community Center, Community Garden, Cultural Facility, Day Care Center, Dwelling – Above the, Ground Floor, Educational Facility - Primary or Secondary , Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Government Office, Healthcare Institution, Lodge/Meeting Hall, Medical/Dental Office, Office, Outdoor Dining, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Restaurant , Retail Goods Establishment, Self-Service Ice Vending Unit, Soup Kitchen, Soup Kitchen, Accessory, Specialty Food Service, 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 subject property is in a large area of a mixed-use of residential and commercial and is surrounded by C-1 commercial districts, C-2 commercial districts, and R-2 residential districts. Only the north side of the subject property is directly adjacent to the residential district; all other directions are adjacent to the business district. Approximate 330 feet north of the subject property is a large tract of C-2 and C-3 commercial areas. Several businesses near the subject property include restaurants, bail bonds companies, laundry servers, liquor store, gas station, and retail store. All the possible C-2 uses are compatible with what exists in the area. Approval of rezoning to C-2 would not introduce incompatible uses into the area.

Regarding the future land use of this site, the Future Land Use Map of the 2030 Great Expectation Master Plan shows the subject property is zoned Neighborhood Commercial. The C-2 would be consistent with the intentions of the Master Plan.

Per UDC requirements, the applicant hosted a neighborhood participation meeting at 11:00 AM on January 12, 2022, to present their proposed operation to interested parties. Six community members attended the meeting; one of them was District 5 Caddo Parish Commissioner Roy Burrell. There were two questions asked during the meeting; participants expressed questions about their use of the property and business plans. According to the applicant's neighborhood participation meeting report, all attendant's questions and concerns were addressed, they expressed acceptance of the applicant and the medical office plan. Commissioner Burrell expressed his support and affirmation of the business plan and the use of the subject property. Therefore, there was no opposition expressed at the meeting.

Field observations revealed on January 11, 2022; There is an existing building on the subject property. It's located by Hearne Ave, which is one of the heavily traveled thoroughfares. Although the property directly adjacent on the north side is residential, there is an existing solid wood fence located between the two properties that seems to offer some protection from negative impacts of the proposed use. At the same time, the medical office generally does not expect to cause heavy traffic pressure or make noise in the local community. The subject property is surrounded by a robust commercial atmosphere. Approximate 330 feet north of the subject property is a large tract of C-2

STAFF REPORT – CITY OF SHREVEPORT

and C-3 commercial area. Therefore, approval of rezoning to C-2 would not introduce incompatible uses into the area.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval R-2 (Multi-family Residential) to C-2 (Corridor Commercial) is warranted, due to the compatibility with the surrounding area.

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

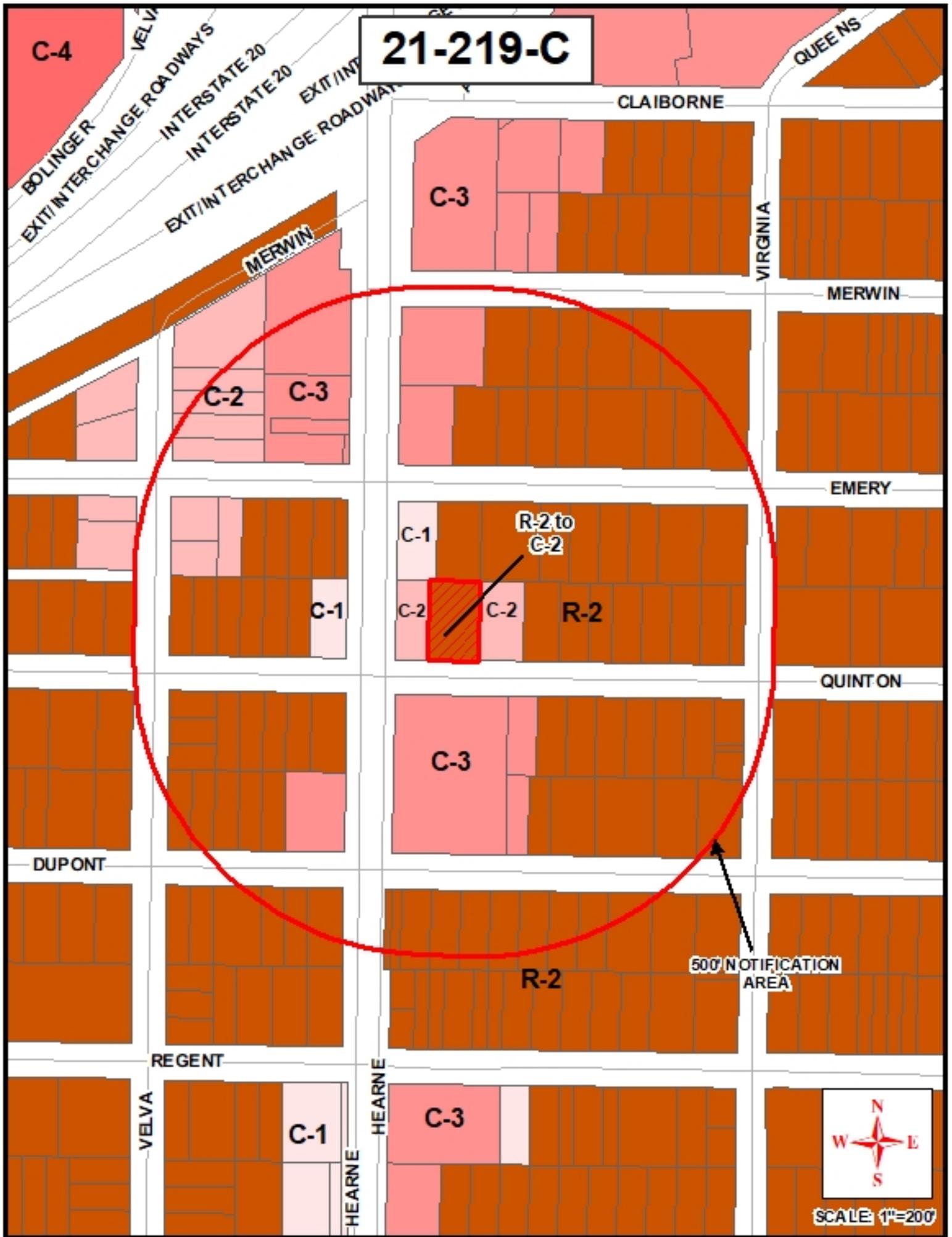
1. Approve the rezoning request for a different zoning type.
 2. Deny the zoning request.
-

PUBLIC ASSESSMENT: There was no support or opposition present.

MPC BOARD

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

21-219-C



500' NOTIFICATION AREA



SCALE: 1"=200'

NPP Neighborhood Meeting Invitation (Zoning Change)

Dear Neighbor:

My company, Alternative Interventions, owns property at 2656 Quinton St Shreveport, LA 71103. We'd like to establish a new crisis program. The crisis program is intended to provide short-term and intensive supportive resources. The intent of this service is to provide an out-of-home crisis stabilization option in order to avoid psychiatric inpatient and institutional treatment by responding to potential crisis situations. The goal will be to support individuals in ways that will address current acute and/or chronic mental health needs and coordinate a successful return to the family setting.

The site is located in an R-2 Multi-family Residential Zoning District. We are applying for a zoning change to a C-2 Commercial Corridor District in order to operate a standard restaurant. The site is a single-story residential structure with a combined square footage of 2665 square feet. On-site parking will be provided and no variance or waivers are required.

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 we propose, and present questions or concerns. Our application has to be heard by the Metropolitan Planning Commission and the City Council and we are required to do this before we submit our application to the Metropolitan Planning Commission.

The meeting will take place:

Wednesday, January 12, 2022 at 11:00 am
2656 Quinton ST
Shreveport, LA 71103

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive information from the meeting, please feel free to contact me. If you have any additional questions or comments, here's how to reach me. I hope to see you at the meeting on January 12th.

Sincerely,



Dr. Yolanda Burnom, Ph.D., LCSW
(318) 869-1899 Office
(844) 664-0-650 Fax
Crisis Number (844) 945-7283
Alternativeinterventionshelp@gmail.com

OWNER	STREET ADDRESS
Restored Investments, L.L.C.	P O Box 6324
Morris, Annie Lee 1/2 And	3544 Woodrow Ave
Clark, Janet Louise Johnson	2717 Quinton St
Pintail Land Company, Llc	1815 Benton Rd
Flyer Investments Llc	5434 Technolgy Dr
Thornton, Gloria Inezs	2621 Dupont Street
Prakasam, Felix Kelly & Marcia Krackow Prakasam	2634 Dupont St
Kennedy, Richard Delton And	4002 Virginia Ave
Brown, Jerry A. & Wanda S. Brown	126 Duval St
Thurman, Donald Gene And	2609 Emery St
Shubbie, Sylvester	2604 W 84th St
King, David H., Jr.	2632 Quinton St
Burnom, Dexter Laverne	3907 Hearne Ave
Stutts, Chester J. & Lois Atherton Stutts	2609 Dupont St
Jefferson, Sammie And Lillie Jackson Jefferson	4002 Saint Vincent Ave
Potter, Kathleen Hillier	7940 Colquitt Rd
Boaz Tax Sale Properties	Po Box 850001
Weinreich, Elizabeth C.	36134 Mission Blvd
Baker, Arnold	3921 Velva Ave
Perkins, Dennis And Serena Lynn Venable Perkins	1105 Rathbun St
Velasco, Claudio Santiago	127 Miller St.
Taylor Made Real Estate Investments Llc	7585 La Hwy 1
Pyramid Real Estate Llc	2029 Pepper Ridge Dr
Athos, L.L.C.	563 Railsback St
Brown, Keith	Po Box 2704
Cody Investments, Llc 99% And	Po Box 72370
Wiggins, Shuntella	2513 Regent
Jdr Interests, Llc	C/O James Road
Harville, George	3102 Drexel St
Tswg Properties, Llc	5049 Longstreet Place
Young, Wilma Moore	570 Janet Ln
Night & Day Partners, Ltd	C/O Property Tax Dept.
Singh 2, Llc	2000 Old Minden Rd No. 216
Washington, Anthony	1516 Earl St
Andrew Kuhn Properties, Llc	C/O Wendys Property Tax
Hyatt, Inez	1314 Easy St
Tisby, Ronald Sadoris 1/2 And	1516 Doris St
Mooring Financial Corporation	Po Box 402931
Huckaby, Darlene Rivers	173 Wendy Ln
Living Epistle Church, The	3816 Virginia Ave
Stills, Jake And Marie Scott Stills	9631 Amblewood Ln
Arc Cafeusa001, Llc	C/O Vereit
Executive Used Cars And Finance, L.L.C.	5730 Rockcrest
J Payne Enterprises Llc	156 Clement Rd
Kennedy, Richard Delton And	Po Box 6497
Independent But Not Alone Inc	2620 Centenary Blvd Bldg 3
Caplinger, Johnnie	7593 Beebe Dr
Burnom, Dexter & Marilyn Burnom	4020 Hearne Ave
Moses, Chesley Neil	4032 Parkwood Dr
Holliday-Alford, Brondwyn	3824 Hearne Avenue
Cole, Anthony 50% And	339c Bayou Rd Saint
Roach, Sally Herring 1/2, Andrew Richard Houston	2721 Emery St
Tisby, Reginald Sadoris 1/2 And	1516 Doris Street
Bayou Classic Housing, Inc	2081 North Cross Dr
Chatman, Gregory Lamar	6409 Henderson St
Bowers, Anthony	7117 Bobtail Dr
Costella, Jo Ann	2631 Dupont St
Scott, Leroy H., Jr.	1049 Southfield Rd
Wiesner/Shadoin Properties, Llc	1030 Waters Edge Circle
Burnom, Dexter Laverne	3907 Hearne Ave
Orion 2015, Llc	1815 Benton Rd.

CITY	STATE	ZIP
Bossier City	La	71171
Shreveport	La	71109
Shreveport	La	71109-5821
Bossier City	La	71111-3516
Shreveport	La	71129
Shreveport	La	71103
Shreveport	La	71103
Shreveport	La	71103-4358
Benton	La	71006-9422
Shreveport	La	71103
Inglewood	Ca	90305-1838
Shreveport	La	71103
Shreveport	La	71103
Shreveport	La	71103-4315
Shreveport	La	71108-2527
Keithville	La	71047-7008
Orlando	Fl	32885-0001
Fremont	Ca	94536-1550
Shreveport	La	71109
Minden	La	71055-2227
Benton	La	71006-9532
Shreveport	La	71107
Shreveport	La	71115
Shreveport	La	71106
Cedar Hill	Tx	75106-2704
Bossier City	La	71172
Shreveport	La	71103
Shreveport	La	71106
Shreveport	La	71108-2064
Bossier City	La	71112
Shreveport	La	71106
Dublin	Oh	43017
Bossier City	La	71111
Shreveport	La	71108
Dublin	Oh	43017
Shreveport	La	71101
Shreveport	La	71108
Atlanta	Ga	30384-2931
Haughton	La	71037
Shreveport	La	71103-4354
Shreveport	La	71118
Phoenix	Az	85016
Shreveport	La	71119
Benton	La	71006
Bossier City	La	71171-6497
Shreveport	La	71104
Greenwood	La	71033-3318
Shreveport	La	71108
Shreveport	La	71119-6511
Shreveport	La	71103
Bernard	La	70085
Shreveport	La	71109-5811
Shreveport	La	71108
Shreveport	La	71107
Shreveport	La	71106
Shreveport	La	71129
Shreveport	La	71103
Shreveport	La	71106-1719
Shreveport	La	71118
Shreveport	La	71103
Bossier City	La	71111

Johnson, Nancy 1/3 Etal	2719 Quinton St
Leskov, Igor Leonidovich And Wendy Leskov	1531 Claiborne Ave
3 Jem Properties Llc	9451 Wrenwood Blvd
Morningstar Missionary Baptist Church Of	5340 Jewella Ave
Washington, Anthony	1516 Earl Street
Payne, J. Enterprises Llc	P.O. Box 213
Ragler, W. T. 1/2 And Sally Herring Roach 1/2	2804 Emery St
Selman's Enterprises, Inc.	6346 Garden Oaks Dr
A & T Capital Llc	Po Box 6155
Cyclone Assets/Bmo Harris	C/O Bmo 16
Flukers Development Group, Inc.	741 Kingridge Pl
Crager Properties, Inc.	10571 Pineview Cr
Alliance Holdings, Llc	Po Box 281856
Black Investments & Properties Llc	7630 Womack Rd
Poor Man's Properties, L.L.C.	2412 Benton Rd
Johnson, Robert M	2515 Fulton St.
Taylor Made Real Estate Investments, Llc	7585 La Hwy 1
Emily Trant	505 Travis Street Ste. 440
Yolanda Burnom	2800 Youree Drive St. 482
Steven Walpool	1902 Alabama Avenue

Shreveport	La	71109-5821	
Shreveport	La	71103	
Shreveport	La	71106	
Shreveport	La	71109	
Shreveport	La	71108	
Benton	La	71006	
Shreveport	La	71109-5814	
Shreveport	La	71129-3302	
Bossier City	La	71171	
Minneapolis	Mn	55480	
Shreveport	La	71108-6017	
Keithville	La	71047	
Atlanta	Ga	30384-1856	
Shreveport	La	71107	
Bossier City	La	71111-2304	
Shreveport	La	71103	
Shreveport	La	71107	
Shreveport	La		71101
Shreveport	La		71104
Shreveport	La		71109

21-219-C - Zoning Map Amendment (Rezoning)

Project Address Information:

Address: 2656 QUINTON ST
City: SHREVEPORT
State: LA
Zip:

Project Details:

Designation: City of Shreveport
Status: Open
Project Name: ALTERNATIVE INTERVENTIONS REZONING
Project Number: 21-219-C
Project Description:
Application Category: Planning Case - City
Parcel Legal Description: 0.265 ACS. M/L-LOT 2, CLAIBORNE SUBDIVISION UNIT NO. 3, SECTION 11, T17N, R14W, CADDO PARISH, LOUISIANA.
General Location of Property: North side of Quinton St., approx. 140' east of Hearne Ave.
Council: B - Fuller
Caddo Parish Commissioner District: 5 - Burrell
Request: R-2 to C-2
Proposed Use: Medical Office
Subdivision:

GEO Number: 171411114000200
Township: 17
Section: 11
Range: 14
Existing Zone: C-2

Project Fees:

Rezoning
 Neighborhood Participation Plan

Contact information:

Applicant:			
	ALTERNATIVE INTERVENTIONS	YOLANDA BURNOM	2800 YOUREE DR STE 482 SHREVEPORT, LA 71104
	Mobile: (318) 458-9425	Home:	Office: (318) 869-1899
Architect:			
			, LA
	Mobile:	Home:	Office:
Business Owner:			
	ALTERNATIVE INTERVENTIONS	YOLANDA BURNOM	2800 YOUREE DR STE 482 SHREVEPORT, LA 71104
	Mobile: (318) 458-9425	Home:	Office: (318) 869-1899
Engineer:			
			, LA

Engineer:	Mobile:	Home:	Office:
Property Owner:			
		DEXTER LAVERNE BURNOM	2800 YOUREE DR STE 482 SHREVEPORT, LA 71103
	Mobile: (318) 458-9425	Home:	Office: (318) 869-1899



2656

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

21/03/2022



21/03/2022



21/03/2022



21/03/2022

CC3825

NOTICE TO THE PUBLIC

Control # 22113

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, May 4, 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. 21-219 C: 2656 QUINTON ST. Application by ALTERNATIVE INTERVENTIONS for approval to rezone property located on the North side of Quinton St., approx. 140' east of Hearne Ave., from R-2 Multi-Family Residential to C-2 Corridor Commercial, being more particularly described as 0.265 ACS. M/L-LOT 2, CLAIBORNE SUBDIVISION UNIT NO. 3, SECTION 11, T17N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times