

ORDINANCE NO. ____ OF 2021

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED NORTH SIDE OF WEST 70TH STREET, APPROXIMATELY ONE THOUSAND FOUR HUNDRED FEET WEST OF WEST BERT KOUNS INDUSTRIAL LOOP, SHREVEPORT, CADDO PARISH, LA., **R-A RURAL-AGRICULTURAL ZONING DISTRICT TO I-2 HEAVY INDUSTRIAL ZONING 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 enter general location Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-A Rural-Agricultural Zoning District To I-2 Heavy Industrial Zoning District**

10.47 AC. M/L LOT 3, LESS ROADS & LESS R/W FOR EXPRESSWAY, FLOURNOY LANDS, SECTION 21, T17N, R15W, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

22-23-C
MONA CARAWAY

**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. 22-23-C ZONING REQUEST

Applicant: Mona Caraway
Owner: Mona Caraway
Location: 0 W 70TH ST (North side of W. 70th St, approx. 1,400' west of W Bert Kouns Industrial Loop)
Existing Zoning: R-A
Request: R-A to I-2
Proposed Use: Unspecified Industrial

Ms. Correa presented information from the case file for this case.

Representative &/or support:

Grace Eyler 126 Peterson Drive Benton, LA. 71006

draft

Ms. Eyler is one owner of this family owned property. The family would like to have the property rezoned because most of the properties in that area are zoned industrial.

Opposition:

There was no opposition present.

A motion was made by MS. JACKSON, seconded by MR. ELBERSON 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: 8
MPC Staff Member: Lauren Witt
City Council District: G/Jerry Bowman, Jr
Parish Commission District: 12/Epperson

CASE NUMBER 22-23-C: ZONING REQUEST

APPLICANT: MONA CARAWAY
OWNER: Mona Caraway
LOCATION: 7300 Blk of West 70th Street (North side of W. 70th Street, approx. 1,730 ft east of Westport Ave.)
EXISTING ZONING: R-A
REQUEST: R-A to I-2
PROPOSED USE: Industrial

DESCRIPTION: The applicant is requesting approval to change the zoning of a 10.47-acre tract of land from Rural-Agricultural (R-A) to Heavy Industrial (I-2). The applicant has no current development plans for the site. The zoning of this parcel prior to the adoption of the UDC was R-A(SPI-2), which included an Industrial Park Overlay. The adjacent properties are zoned C-4 to the east, R-A to the west, I-2 south of W. 70th St, and C-3 north of Westport Avenue.

There are no prior cases for this site. Relevant cases in the surrounding area include rezoning approvals from R-A to B-3, and R-A to I-1 (C-38-84, C-117-84, C-14-00)

Nearby neighborhoods include Greenwood Acres, Fox Crossing and Western Hills.

REMARKS: As stated in Article 4.5 of the Unified Development Code (UDC), I-2 is defined as *"The purpose of the I-2 Heavy Industrial Zoning District is to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses. Commercial uses and open storage of materials are allowed. The industrial uses include fabrication, warehousing and assembly-type manufacturing, as well as office and research and development facilities, which may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities". The permitted by right uses in I-2 zoning district include Agriculture, Retail Sales of Alcohol-Beer/Wine, Animal Shelter – Operated by Public Authority, Automated Teller Machine - Standalone, Bus Transfer Station, Contractor Office, Food Truck and Trailer Vendor, Freight Terminal, Gas Station, Government Office, Industrial - Heavy, Industrial - Light, Lodge/Meeting Hall, Office, Public Safety Facility, Public Works Facility, Research and Development, Restaurant, Retail Goods Establishment, Salvage Yard, Self-Service Ice Vending Unit, Solar Farm, Soup Kitchen, Storage Yard - Outdoor, Truck Repair, Truck Stop, Utility, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Operation Facility, Warehouse, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers) and Wireless Telecommunications – Modifications.*

STAFF REPORT – CITY OF SHREVEPORT

The property is currently adjacent to a parcel zoned C-4 with established heavy commercial uses. On the south side of W. 70th Street, I-2 zoning stretches from Bert Kouns Industrial Loop Expressway to the west side of Atkinson Drive. Additionally, two parcels west, there is currently I-2 zoning to the intersection of W. 70th Street and Westport Avenue. While there is existing undeveloped R-A zoning directly west of the subject parcel, it is unlikely that these parcels zoned R-A will be developed as rural agricultural uses given the heavy commercial and industrial uses established. Therefore, the applicant's request for I-2 zoning is consistent with the existing zoning and development trend in the area.

Based on aerial imagery of the surrounding area, the subject parcel is surround by a large commercial development to the east, which includes a large truck stop and travel center, truck dealer, and fast food restaurant. Additionally, the Prolec GE facility is located directly south, on the south side of West 70th Street. While the applicant is not proposing a development at this time, the uses allowed in the I-2 zoning district are compatible with the existing uses adjacent to the site.

The proposed zoning designation does vary slightly from the Future Land Use Map of the 2030 Great Expectations Master Plan, as the future land use of this parcel is designated General Commercial. However, it is important to note that the future land use of the area directly south of W 70th Street is Industrial, and developed as such. Additionally, as described in the Master Plan, the General Commercial future land use should be designed to accommodate pedestrians and bicyclists. This specific area of the City is between a state highway (511/W. 70th St.) and federal interstate (I-20), where pedestrian and bicyclist transportation is discouraged due to unsafe conditions. Finally, all uses established in the area, even those in the adjacent C-4 zoning, are heavier commercial or industrial uses, which are compatible with I-2 zoning. Therefore it is unlikely that this area will ever develop into commercial, multimodal sector of the City, as indicated in the Future Land Use Map.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on March 13, 2022 at 4:00 pm. Notification was sent to the neighboring areas in accordance with MPC policy, and there were no attendees present at the meeting.

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 Rural Agricultural (R-A) to Heavy Industrial (I-2) is warranted.**

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

- a. Deny the requested zoning,**
- b. Approve a zoning district other than what is requested.**



505 Travis Street, Suite 440 | Shreveport, LA 71101
318-673-6480 | fax 318-673-6461 | www.shreveportcaddmpc.com

STAFF REPORT – CITY OF SHREVEPORT

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

MPC BOARD

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

22-23-C

I-1 (PUD)

C-3

I-1

WASHINGTON

UE RENE

GREENWOOD

R-1-7

INTERSTATE 20
INTERSTATE 20

EXIT/INTERCHANGE
EXIT/INTERCHANGE ROADWAY

C-3

R-A

R-2

C-4

WESTPORT

R-A

R-A
to
I-2

I-2

70TH
70TH

500' NOTIFICATION
AREA

I-2



SCALE: 1"=300'

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

03/24/2022



03/24/2022



03/24/2022



03/24/2022

OWNER	STREET AD	CITY	STATE	ZIP
Ltg Real Es	7300 Gree	Shreveport	La	71119
Caraway, M	3701 Thorl	Shreveport	La	71104-4835
Metro-Shri	24601 Cen	Westlake,	Oh	44145
Hopkins, V	1845 Dubli	Vidor	Tx	77662-2903
Kenworth	3699 West	Gray	La	70359
Flournoy-C	Po Box 67	Shreveport	La	71136
Highway V	24601 Cen	Westlake,	Oh	44145
	6945			
	Nevada			
	Avenue			
Greenwoo		Shreveport	La	71129
Western H	8080 Cardi	Shreveport	La	71129
Western H	P.O. Box 1	Shreveport	La	71146
Western H	6303 Gilw	Shreveport	La	71119
Western H	4161 Soutl	Shreveport	La	71119
Emily Tran	505 Travis	Shreveport	La	71101

Grace Eyler
Flournoy lands, Sec 21 (17-21)
W. 70th St.
Shreveport, La 71129

To whom it may concern:

My three siblings and I own land on W. 70th St. It borders Kenworth of Louisiana to the west.

We have made application to get the zoning changed to Industrial from Agricultural/Residential. Because you are a nearby neighbor or are interested in the area, you are invited to a meeting where you can present questions or concerns on Sunday, March 13. There will be a sign in sheet to leave your contact information so you can be kept informed of any changes to the plans. This is a zoning change only that we are applying for.

The meeting will be held:

Sunday, March 13, 2022 @ 4:00 pm
Parking lot of Kenworth of Louisiana
7030 W. 70th St
Shreveport, La. 71129

Sincerely,

Grace Eyler
sdeyler@gmail.com

REPORT SUMMARY

NPP Report Summary.

• **Neighborhood Participation Plan Report**

(To Be Submitted to the MPC a Minimum of 2-weeks Prior to Public Hearing, as applicable)

Contact Name: Grace Eyer

Meeting Date: 3/13/22

Meeting Location: Kenworth of La. W. 70th St.

Meeting Start Time: 4:00 pm

Meeting End Time: 4:30 pm

Number of people in attendance: 4 - landowners only

Date of Filing of Land Use Application:

General Introduction: 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 (engineers, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.

Summary of Concerns and Issues Raised at the Meeting: Please list and respond to each one individually; include as many items that were discussed.

1. List question/concern/comment/request for changes to the proposed plans (none)
Applicant Response:

2. List question/concern/comment/request for changes to the proposed plans (none)
Applicant Response:

The following must be submitted a minimum of 2-weeks prior to the Public Hearing:

- Copy of the letter that was mailed to neighbors
- Meeting sign-in sheet
- Meeting minutes
- Copy of the plan that was presented at the neighborhood meeting (as applicable)

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.

Grace Eyer
Signature of Applicant or Authorized Representative

3/13/22
Date

Grace Eyer
Type or Print Name of Applicant or Authorized Representative

Grace Eyler
Flournoy lands, Sec 21 (17-21)
W. 70th St.
Shreveport, La 71129

To whom it may concern:

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The meeting will be held:

Sunday, March 13, 2022 @ 4:00 pm
Parking lot of Kenworth of Louisiana
7030 W. 70th St
Shreveport, La. 71129

Sincerely,

Grace Eyler
sdeyler@gmail.com

I, Grace Eyler, and my sister, Mona Caraway, were at Kenworth of La on Sunday, March 13, from 4:00 to 4:30 pm to be available to any nearby interested parties concerning the rezoning of our land on W. 70th Street. Sec 21 (17-¹⁵~~21~~). Our spouses were present also. Cards and a letter(s) were mailed according to the MPC policy to those that were in the neighboring areas. There was no one that showed during the 30 minutes that we were there.

Grace Eyler



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: <u>11/29/22</u> Planner: _____ Case No: _____ Application Fee: _____		
1. PROPERTY INFORMATION		
Project Name:	Associated Case:	
Project Address/Location:		
Current Zoning District:	Proposed Zoning District (if applicable):	Parcel Number(s): <u>171521001003000 RE</u>
2. CASE TYPE		
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning)	<input type="checkbox"/> Planned Unit Development (PUD)	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Map Amendment and Preliminary Site Plan	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Preliminary & Final Plat (7 or more lots)	<input type="checkbox"/> PUD Site Plan (Administrative)	<input type="checkbox"/> Site Plan Revision
<input type="checkbox"/> Final Plat (Less than 7 lots)	<input type="checkbox"/> Small Planned Unit Development (SPUD)	<input type="checkbox"/> Site Plan Modification
<input type="checkbox"/> Re-Plat	<input type="checkbox"/> Zoning Map Amendment and Site Plan	<input type="checkbox"/> Other: _____
3. PARCEL DESCRIPTION		
(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description) <u>10.47 AC. N/W LOT 3, LESS ROADS & LESS R/W FOR EXPRESSWAY, FLOURNOY LANDS IN SEC. 21 (17-15) 171521-1-30</u>		
4. GENERAL LOCATION OF PROPERTY		
(street address and/or frontage, and distance to cross street) <u>Flournoy Lands, W. 70th St. 71129</u>		
5. PROPOSED USE OF THE PROPERTY		
<input 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 checked="" type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary		



Land Development

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UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): <i>R-A</i>	Proposed Zoning District(s): <i>I-2</i>	Proposed Building Use(s):	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross:	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	
Total Site Acres: <i>10.47</i>	Total sq. ft. gross (existing & proposed):		
Off-Street Parking Required:	Proposed height of building(s):	Number of stories:	
Off-Street Parking Provided:	Ceiling height of First Floor:		
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):		Lot Coverage (Total Area in square feet):	
Lot Coverage Percentage of Total Lot Area:			
9. STORMWATER INFORMATION			
Existing Impervious Surface:	acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	acres/square feet	Red River	<input type="checkbox"/> Yes <input type="checkbox"/> No
Cross Lake Watershed	<input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input type="checkbox"/> No



City of Shreveport | Caddo Parish

Metropolitan **Planning** Commission

UDC City of Shreveport
Revised August 21, 2020

Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

10. CONTACT INFORMATION

**IMPORTANT
NOTE ABOUT
PROJECT
CONTACT**

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.**

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: ALL property owners must sign. All **property owners** 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. **If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.**

APPLICANT CONTACT INFORMATION:

Check if Primary Contact

Name: MONA CARAWAY Company: _____
E-mail: mycaraway4@gmail.com Phone: 318-230-6382 Fax: _____
Address: 10173 TRAIL RIDGE DR. City: SHREVEPORT State: LA Zip: 71106

ARCHITECT CONTACT INFORMATION:

Check if Primary Contact

Name: _____ Company: _____
E-mail: _____ Phone: _____ Fax: _____
Address: _____ City: _____ State: _____ Zip: _____

ENGINEER CONTACT INFORMATION:

Check if Primary Contact

Name: _____ Company: _____
E-mail: _____ Phone: _____ Fax: _____
Address: _____ City: _____ State: _____ Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Check if Primary Contact

Name: MONA CARAWAY Company: _____
E-mail: mycaraway4@gmail.com Phone: 318-230-6382 Fax: _____
Address: 10173 TRAIL RIDGE DR. City: SHREVEPORT State: LA Zip: 71106
Designee Contact Name: _____ Email Address: _____ Phone Number: _____

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

I will represent the application myself; OR I hereby designate _____ (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.

Mona Caraway
Property Owner Signature

1/24/22
Date

Mona Caraway
Applicant Signature

1/24/22
Date

Caddo Parish

Steve Prator - Sheriff/Tax Collector

501 Texas St. Room 101, Shreveport, LA 71101, (318) 681-0638

NEW PROPERTY SEARCH | PROPERTY INFO | RECEIPTS | DUPLICATE TAX STATEMENT

MENU

- Home
- Research Taxes

OWNERSHIP INFORMATION

Account #	Owner Name	Mailing Address	Legal Description
171521001003000RE	CARAWAY, MONA LOCKETT YOUNGBLOOD 1	10173 Trailridge Dr. 37015 Shreveport, LA THORNHILL AVE SHREVEPORT, LA 71104-4835 71106	0.47 AC. M/L LOT 3, LESS ROADS & LESS R/W FOR EXPRESSWAY, FLOURNOY LANDS IN SEC. 21 (17-15) 171521-1-30
Exempt Code	Adjudicated	Tax Sale	
N/A	No	No	

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. 22-23 C: 0 W 70TH ST. Application by Mona Caraway for approval to rezone property located on the North side of W. 70th St, approx. 1,400' west of W Bert Kouns Industrial Loop, from R-A Rural Agricultural to I-2 Heavy industrial, being more particularly described as 10.47 AC. M/L LOT 3, LESS ROADS & LESS R/W FOR EXPRESSWAY, FLOURNOY LANDS, SECTION 21, T17N, R15W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times