

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

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED WEST SIDE OF SOUTHERN AVE; APPROXIMATELY ONE HUNDRED AND THIRTY FEET SOUTH OF HOADLEY STREET, SHREVEPORT, CADDO PARISH, LA., **FROM C-2 CORRIDOR COMMERCIAL ZONING DISTRICT TO C-2 CORRIDOR COMMERCIAL ZONING PUD 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 ENTER GENERAL LOCATION Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from C-2 Corridor Commercial Zoning District To C-2 Corridor Commercial Zoning Pud District:**

LOT 3 & S. 30 FT. OF LOT 4, BLK. 1, SHEPHERD & GEORGE SUBN., 171401-126-17.

SECTION II: BE IT FURTHER ORDAINED THAT the rezoning of the property described herein is approved subject to compliance with the following stipulations:

**REQUESTED USES & ORDINANCE RELIEF:**

**Reliefs:**

1. Permit the chicken coop to be treated as an accessory use to the non-contiguous lot at 2106 Southern Ave.
2. Permit the chicken coop to be located not in a "rear yard" because there will be building from which to measure a "rear yard" as defined in the UDC
3. Permit the agricultural use of a chicken coop in the C-2 district, but ties to custom design of the coop, and limiting the use to eight hens and no rooster
4. Permit a site obstructing wire front fence (site obstructed by enhanced landscaping) six feet in height

**PROPOSED SITE AMENITIES:**

**Amenities:**

1. Placement and maintenance of an ornamental gate at the front of the property
2. Enhanced landscaping behind the fence along Southern Avenue to obscure the street view of the chicken coop, as shown on the site and landscaping plan attached
3. Maintenance of the existing trees on the property
4. Limitation of the chicken coop to the one pictured on the attached photo or schematic drawing
5. Placement of the chicken coop at least 103 feet from the front property line of the lot

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.

22-147-C  
HEATHER LINDSEY HOLLAND

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

**AUGUST 3, 2022**

**AGENDA ITEM NUMBER: 9**  
**MPC Staff Member:** Benjamin Kobay  
**City Council District:** B/ LeVette Fuller  
**Parish Commission District:** 5/Roy Burrell

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**CASE NUMBER 22-147-C: PLANNED UNIT DEVELOPMENT (PUD) & PRELIMINARY SITE PLAN**

**APPLICANT:** Mohr and Associates, Inc.  
**OWNER:** Heather Lindsey Holland  
**LOCATION:** 2116 Southern Ave  
**EXISTING ZONING:** C-2  
**REQUEST:** C-2 (PUD)  
**PROPOSED USE:** Chicken Coop

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**DESCRIPTION:** The applicant is requesting to place a chicken coop on a vacant lot in a corridor commercial (C-2) zoning block. The property backs up to a raised portion of Interstate 49. To the north and South, the property is neighbored by other Corridor Commercial (C-2) zoned properties. Across Southern Avenue is a Highland Urban Conservation Residential (R-HU) zoning district.

They are requesting relief from the UDC regulation preventing an accessory structure from existing on a lot without a principal structure. The owner resides on the same block as the lot in question. However, there is a lot, owned by an outside individual, in between their residence and the site of the proposed chicken coop. The owner would live less than 100 feet away from the proposed site of the chicken coop. They are offering amenities to compensate for the relief that they are requesting.

This area around the intersection of Southern Ave and Hoadley St

There are not previous cases associated with this property. Nearby relevant cases include: an approved residence in a B-2 district (BAC-119-07), and an approved multi-purpose facility for concerts and seminars(C-25-11).

Nearby neighborhoods include: Allendale, Fairfield, Highland, Ingleside, Ledbetter Heights, Queensborough, and St. Vincent.

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**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

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

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.

The chicken coop itself appears to be of a high quality. It is styled to look like a small home. The chicken coop is setback deep into the property in an effort for it to enhance the aesthetic of the area, but not to create the disruption that a chicken coop could create. However, the applicant is looking to install an ornate gate and a site obstructing wire fence in the front of the property. Part of the amenity is that an enhanced landscape will be used on the wire fence to obstruct the view of the property. The ornate gate will provide an unobstructed view of the lot.

Chicken coops are not permitted in the zoning district across the street from the proposed site (R-HU zoning district).

In terms of landscaping, the amenities offered include enhance landscaping behind the fence on Southern Ave to “obscure the street view of the chicken coop” and maintenance of the existing trees on the lot. They propose shrubs along the fence line as their means of obstructing the view of the chicken coop.

The lot for the proposed chicken coop is, in its current state, vacant and rather nondescript. The elevated part of I-49 looms large in the background and not visually appealing. The proposed chicken coop site will improve the aesthetics of the lot and may serve as a distraction to the highway.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on July 11<sup>th</sup>, 2022, at 6:00 P.M at 2102 Southern Avenue. The meeting was hosted by the owners and their representative from Mohr and Associates. One neighbor attended the meeting. The neighbor attended to inquire about what was going on. They were not in opposition, nor were they in support of the development.

We have received one letter of opposition with concerns about the sanitation practices of the site. Article 7.3.H details the standards that chicken coops must be held to. Including that: the chicken coop must be kept in good repair, maintained in a clean and sanitary condition, and free of vermin, obnoxious smells, and substances. Additionally, the chicken coop must be kept upon an impermeable surface that prevents waste run-off and all manure must be composted in an enclosed bin. If the cleanliness standards are maintained, we do not anticipate a problem with runoff.

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### **MASTER PLAN CONSIDERATIONS:**

This area was flagged in the master plan as a target for revitalization. One of the relevant steps for revitalizing an area is working to eliminate blight. The area around the project is struggling with issues of urban blight and this project would help by taking a piece of vacant land and turning it into something more that could help enhance the neighborhood. If the aesthetics of the property are

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

maintained to the level promised in the SPUD, then it would help the area in terms of reducing blight.

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### **REQUESTED USES & ORDINANCE RELIEF:**

#### **Reliefs:**

1. Permit the chicken coop to be treated as an accessory use to the non-contiguous lot at 2106 Southern Ave.
2. Permit the chicken coop to be located not in a "rear yard" because there will be building from which to measure a "rear yard" as defined in the UDC
3. Permit the agricultural use of a chicken coop in the C-2 district, but ties to custom design of the coop, and limiting the use to eight hens and no rooster
4. Permit a site obstructing wire front fence (site obstructed by enhanced landscaping) six feet in height

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### **PROPOSED SITE**

#### **AMENITIES:**

#### **Amenities:**

1. Placement and maintenance of an ornamental gate at the front of the property
2. Enhanced landscaping behind the fence along Southern Avenue to obscure the street view of the chicken coop, as shown on the site and landscaping plan attached
3. Maintenance of the existing trees on the property
4. Limitation of the chicken coop to the one pictured on the attached photo or schematic drawing
5. Placement of the chicken coop at least 103 feet from the front property line of the lot

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### **PRELIMINARY SITE PLAN CONSIDERATION:**

#### **STAFF**

#### **ASSESSMENT:**

**Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that: approval is warranted with the stipulation that the applicant provides a more comprehensive landscaping plan before building permits can be obtained. We also recommend the applicant be held to a cleaning schedule of a deep cleaning of the coop at least twice a year and weekly cleanings to maintain the UDC standard for a chicken coop to minimize negative impacts to the area.**

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

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

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### **MPC BOARD**

**RECOMMENDATION:** The board voted 7/0 to recommend the application for approval with stipulations.

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7.24.22

RE: Public Hearing regarding Chicken Coop at 2116 Southern Ave.  
Case #22-147-C

I am unable to attend the meeting on Wednesday,  
August 3, 2022.

I have a few concerns and questions:

What kind of sanitation means, in regard to the chickens' feces & urine, will be done to make the area safe from the extremely toxic waste from going into our street drainage? Wouldn't this eventually, indirectly go back into our water supply? What about prevention of methane gas build-up in the city drainage system after a run off from rains and direction of drainage into the streets? Has the EPA and health department given their approval and consent for this chicken coop?

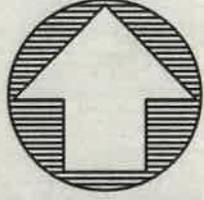
Sincerely,

Mrs. Kirkham

1123 College St.

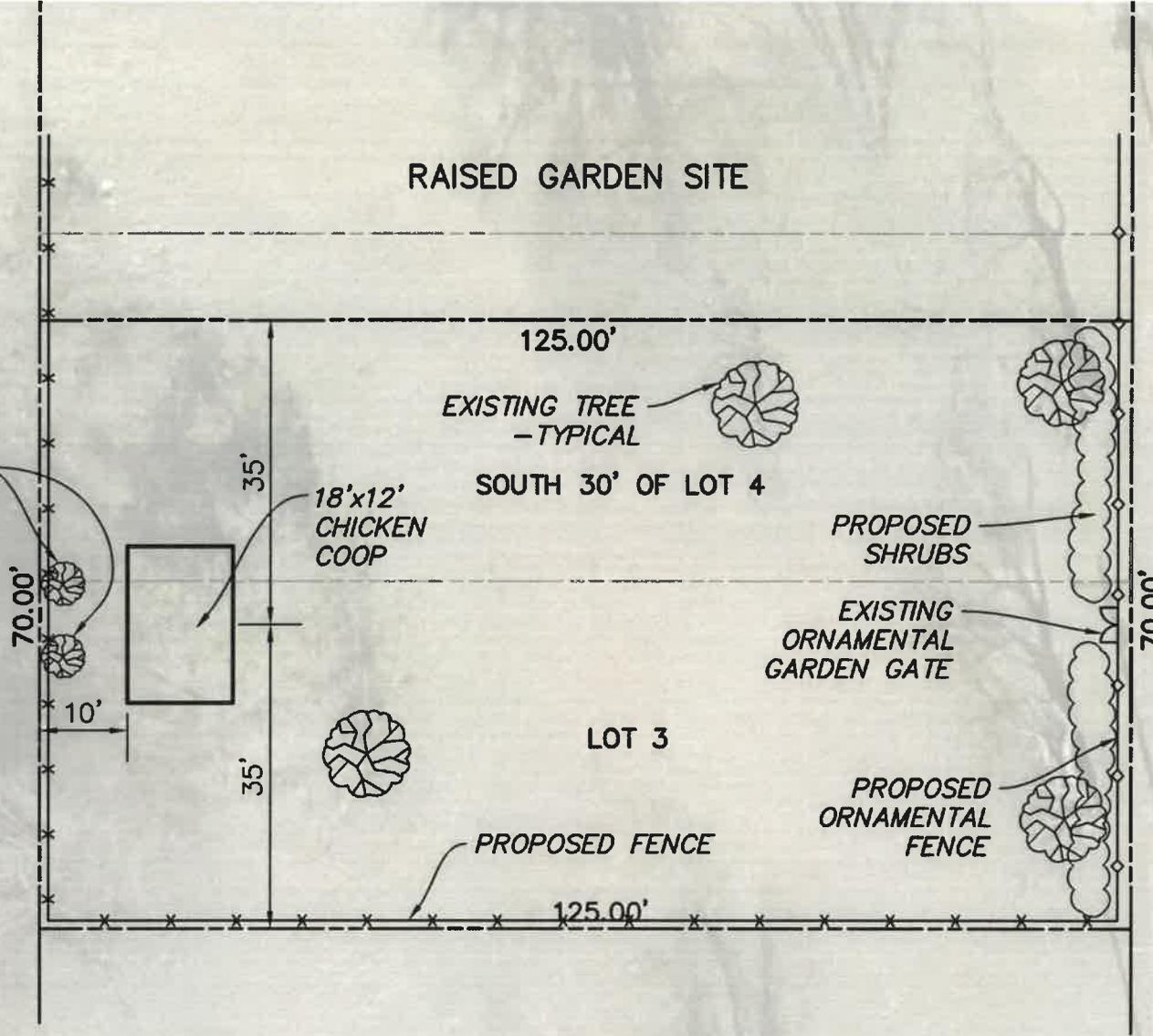
Shreveport, LA 71104-2034

**OPPOSITION**



**NORTH**  
DATE: May 05, 2022

INTERSTATE 49



BLOCK 1  
SHEPHERD AND GEORGE'S SUBDIVISION  
BK. 5, PG. 501

SOUTHERN AVENUE

6/16/2022 7:02:32 AM J:\STUDIES\HOLLAND CHICKEN COOP SOUTHERN AVE\SPUD DRAWING.DWG

**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

FOR:  
MAP SHOWING PROPOSED CHICKEN  
COOP 2116 SOUTHERN AVE.

Date  
5-05-2022

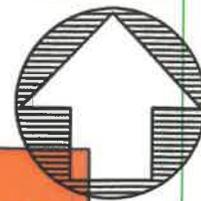
Job  
38440

Scale  
1"=20'

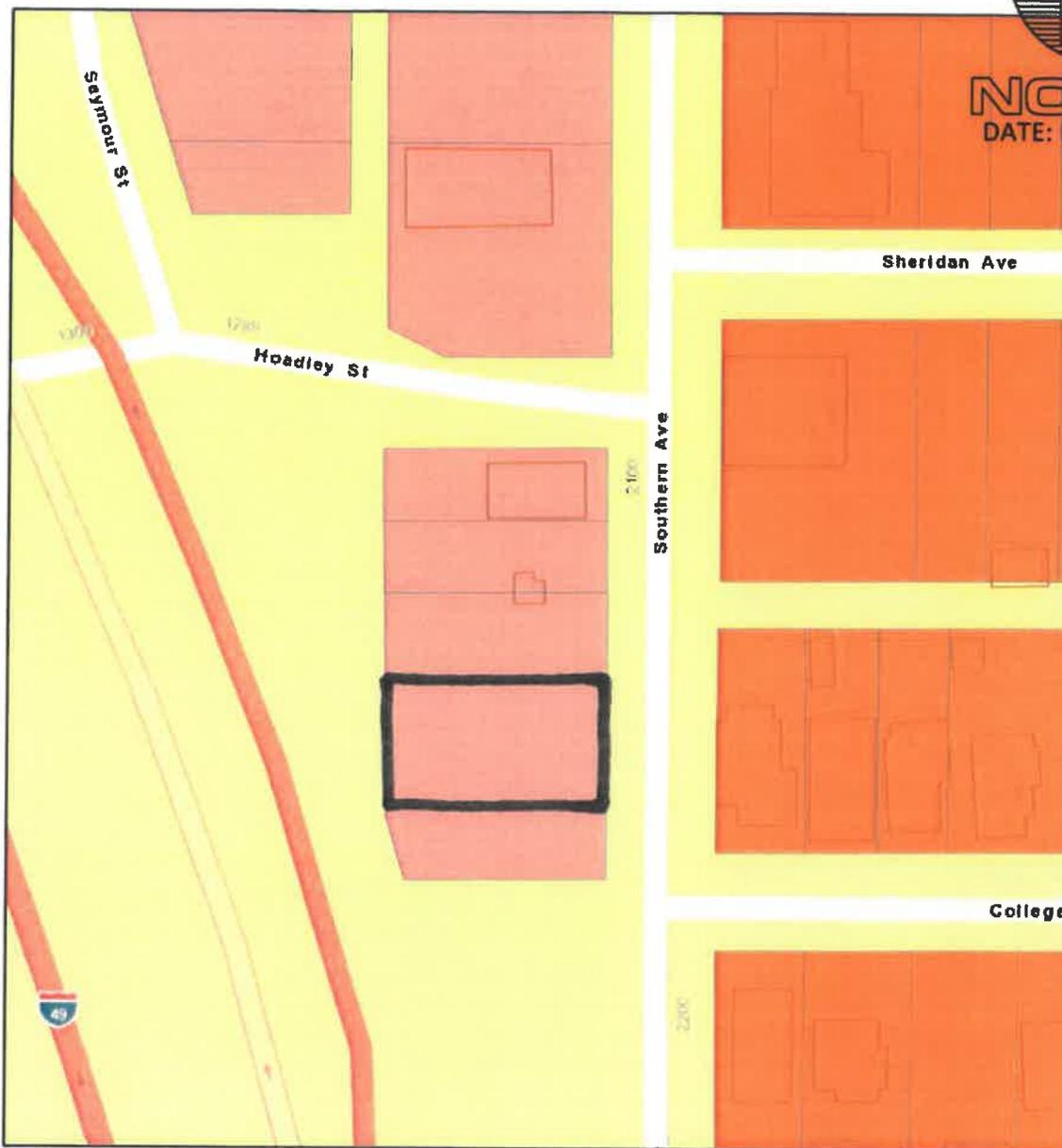
Drawn  
B. ANDERSON



# ArcGIS Web Map

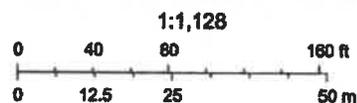


**NORTH**  
DATE: May 09, 2022



5/9/2022, 11:59:05 AM

- MPC\_PLANNING\_LIMITS
- Shreveport\_City\_Limits
- BUILDINGS
- UDC ZONING**
- R-HU
- C-2



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS  
Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS |

5/9/2022 4:53:40 PM J:\STUDIES\HOLLAND CHICKEN COOP SOUTHERN AVE\ZONING DRAWING.DWG



## 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

**FOR:** SPUD DRAWING-2116 SOUTHERN AVENUE-PROPOSED CHICKEN COOP

Date 5-08-2022	Job 38440	Scale 1"=100'	Drawn B. ANDERSON
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OWNER	STREET AD CITY	STATE	ZIP
Bear's Con	507 Bossie Elm Grove	La	71051
Saleem, M	914 Winds Shreveport	La	71106
Bradley, V	1106 Colle Shreveport	La	71104-2035
Craig, Thor	1101 Sheri Shreveport	La	71104-2014
Belcher Inv Po Box 331	Shreveport	La	71133
Dubree, Lil	1100 Colle Shreveport	La	71104
Kansas City Attn: Prop	Kansas City	Mo	64121-9335
Stringfello	3431 Youri Shreveport	La	71105-2117
Starr, Josh	1119 Boule Shreveport	La	71104
Jenkins, M	1126 Colle Shreveport	La	71104-2035
Ayub, Hab	1102 Boule Shreveport	La	71104-2031
Jutze, Mich	1126 Boule Shreveport	La	71104-2031
Blount, Rol	1603 Sheri Shreveport	La	71106
R3eagle, L.	4434 Richr Shreveport	La	71106-1420
Peacock, R	655 Wilder Shreveport	La	71104
Rogers, Do	4434 Richr Shreveport	La	71106
Hughens, F	1136 Boule Shreveport	La	71104-2031
Zander, Lin	1115 Boule Shreveport	La	71104
Chapin, Do	1129 Colle Shreveport	La	71104
Gonzales, f	1523 Leslie Bossier Cit	La	71111
Associated 2025 Soutl	Shreveport	La	71104
Loridans, N	1067 Colle Shreveport	La	71104-2055
Bethley, H	428 Jacob Alexandria	La	71303
360 Real E: 400 N Wall	Oklahoma	Ok	73102
Giglio, Jose	7205 N Lak Shreveport	La	71107-8376
Rs Kyle Hol	539 Atkins Shreveport	La	71104
Media Star 2300 Arlin	Bossier Cit	La	71111
Brown, Rol	1705 Audu Shreveport	La	71105
Rsc1, Llc	7717 Cresv Shreveport	La	71106
Kirkham, N	1123 Colle Shreveport	La	71104
Elite Prope	2915 Youri Shreveport	La	71104
Alpha Capi C/O Bmo1	Minneapolis	Mn	55480
C & C Real	9821 Nees Shreveport	La	71106
Ghaffar, M	4000 Park Fairfax	Va	22030
Ikazi, Inc.	1210 Chris Milton	On	L9t 6v5
Associated 2025 Soutl	Shreveport	La	71104-2016
Horton, Jol	2040 Soutl Shreveport	La	71104
Arundel, K	1111 Colle Shreveport	La	71104
Hootie Dis	418 Half M Bossier Cit	La	71111
Boulevard	900 Westg Bossier Cit	La	71112
Warren, T	937 Colleg Shreveport	La	71104
Holland, H	2102 Soutl Shreveport	La	71104
Emily Tran	505 Travis Shreveport	LA	71101
Highland A P.O. Box 4	Shreveport	LA	71134
Highland R 520 Olive	Shreveport	LA	71104



# 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

June 23, 2022

Dear Neighbor:

The owner of the property at 2116 Southern Avenue has applied for a Small Planned Unit Development (SPUD) on the property, which is currently zoned C-2. The owner also owns and lives at 2102 Southern Avenue. The owner wishes to place a custom-designed chicken coop, surrounded by a yard for the hens (there will be no rooster) on the back part of the vacant lot. The owner has taken an eyesore at this location, which has been vacant for many years, and made it an attractive lot. This is especially important because the elevated portion of I-49 looms above the lot.

In exchange for the requested ordinance relief, the owner will place and maintain an ornamental gate, plant and maintain enhanced landscaping behind and over the wire fence that will enclose the chicken yard, maintain the existing trees on the lot and place the chicken coop to the rear of the lot much further back than the normal setback. The result of the development will be an aesthetically pleasing lot with improvements that will improve the appearance of the area. The amenities will draw eyes to the improved lot rather than the elevated interstate highway behind it.

A summary of the requested ordinance relief and amenities is:

- Permit the chicken coop to be treated as an accessory use to the non-contiguous lot at 2116 Southern.
- Permit the chicken coop to be located in in a "rear yard" because there will be no building from which to measure a "rear yard" as defined in the UDC
- Permit the agricultural use of a chicken coop in the C-2 district, but tied to custom design of the particular coop and limiting the use to eight hens and no rooster
- Permit a site-obstructing wire front fence (site obstructed by enhanced landscaping) six feet in height

Proposed SPUD Amenities:

- Placement and maintenance of an ornamental gate at the front of the property
- Enhanced landscaping behind the fence along Southern Avenue to obscure the street view of the chicken coop
- Maintenance of the existing trees on the property
- Limitation of the chicken coop to the one pictured on the attached photo or schematic drawing

- Placement of the chicken coop at least 103 feet from the front property line of the lot

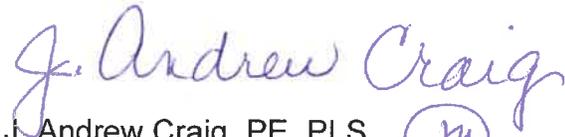
Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. Our application has to be heard by the Shreveport-Caddo Metropolitan Planning Commission, and we are required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

The meeting will take place:  
Monday, July 11, 2022 at 6:00 PM  
2102 Southern Avenue (home of the property owner)  
Shreveport, LA 71104

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 we receive approval, we plan to do the construction work within a six-month time frame. If you are unable to attend and would like to receive info 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 July 11, 2022.

Sincerely,

  
J. Andrew Craig, PE, PLS   
acraig@mohrandassoc.com

Minutes from Neighborhood Participation Plan Meeting  
Holland Chicken Coop SPUD  
Case No. 22-147-C  
July 11, 2022

The Neighborhood Participation Plan Meeting for the SPUD application of Hugo and Heather Holland was held on Monday, July 11, 2022 at 6:00 at the home of the owners, which is the site of the project.

One curious neighbor showed up at the meeting, and had no questions or objections to the SPUD or the site plan.

The attendants were the neighbor, the applicant (Mohr and Associates, Inc.) and the owners (Hugo & Heather Holland).

The meeting closed at 6:25 PM.

  
J. Andrew Craig, PE, PLS

## 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:** Holland - Chicken Coop SPUD (Case No. 22-147-C)
- 2. Contact Name:** Andy Craig/Mohr and Associates, Inc.
- 3. Meeting Date:** July 11, 2022
- 4. Meeting Location:** 2102 Southern Avenue
- 5. Meeting Start Time:** 6:00 PM
- 6. Meeting End Time:** 6:25 PM
- 7. Number of People in Attendance:** 4
- 8. Date of Filing of Land Use Application:** May 23, 2022 with add'l docs sent 06/16/22 & 6/22/22
- 9. General Introduction:** The owners & applicant hosted the meeting at the owners' residence (project site). *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:**

*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:** None

**b) List question/concern/comment/request for changes to the proposed plans.**

**Applicant Response:** None

**11. Additional Items Required for Report Submittal:**

- Copy of address list for mailing Not provided to us by MPC
- 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

7-12-22  
 \_\_\_\_\_  
 Date

J. Andrew Craig, PE, PLS - Mohr and Associates, Inc.  
 \_\_\_\_\_  
 Type or Print Name of Applicant (or Authorized Representative)





**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		
<b>Project Name:</b> Chicken Coop	<b>Associated Case:</b>	
<b>Project Address/Location:</b> 2116 Southern Avenue		
<b>Current Zoning District:</b> C-2	<b>Proposed Zoning District (if applicable):</b> C-2 SPUD	<b>Parcel Number(s):</b> 171401-126-0017-00
2. CASE TYPE		
<input 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 checked="" type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Site Plan Modification
<input type="checkbox"/> Re-Plat		<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>		
Lot 3 and south 30 feet of Lot 4, Block 1, Shepherd and George's Subdivision (5/501); Caddo Parish, Louisiana		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i>		
2116 Southern Avenue; 130 feet +/- to Hoadley Street		
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 type="checkbox"/> Industrial		
<i>Provide a brief explanation, attach additional sheets, if necessary</i>		
18 x 12 chicken coop		

**Land Development**

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

**UDC DEVELOPMENT APPLICATION**

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): <b>C-2</b> Proposed Zoning District(s): <b>SPUD</b>		Proposed Building Use(s): <b>18 x 12 chicken coop</b>	
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: <b>216</b>	
Total Site Acres: <b>0.2</b>		Total sq. ft. gross (existing & proposed): <b>216</b>	
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): <b>8750</b>		Lot Coverage (Total Area in square feet): <b>8750</b>	
Lot Coverage Percentage of Total Lot Area: <b>100</b>			
9. STORMWATER INFORMATION			
Existing Impervious Surface:	acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface:	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



**Land Development**

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

**UDC DEVELOPMENT APPLICATION**

<b>IMPORTANT NOTE ABOUT PROJECT CONTACT</b>	<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><b>NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS:</b> 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.</p>
<b>APPLICANT CONTACT INFORMATION:</b> <span style="float:right">Check if Primary Contact <input type="checkbox"/></span>	
Name: same as Engineer contact listed below <span style="float:right">Company: _____</span> E-mail: _____ <span style="float:right">Phone: _____ Fax: _____</span> Address: _____ <span style="float:right">City: _____ State: _____ Zip: _____</span>	
<b>ARCHITECT CONTACT INFORMATION:</b> <span style="float:right">Check if Primary Contact <input type="checkbox"/></span>	
Name: _____ <span style="float:right">Company: _____</span> E-mail: _____ <span style="float:right">Phone: _____ Fax: _____</span> Address: _____ <span style="float:right">City: _____ State: _____ Zip: _____</span>	
<b>ENGINEER CONTACT INFORMATION:</b> <span style="float:right">Check if Primary Contact <input checked="" type="checkbox"/></span>	
Name: J. Andrew Craig, PE, PLS <span style="float:right">Company: Mohr and Associates, Inc.</span> E-mail: acraig@mohrandassoc.com <span style="float:right">Phone: 686-7190 Fax: 402-4400</span> Address: 1324 North Hearne Avenue - Suite 301 <span style="float:right">City: Shreveport State: LA Zip: 71107-6529</span>	
<b>CURRENT PROPERTY OWNER CONTACT INFORMATION:</b> <span style="float:right">Check if Primary Contact <input type="checkbox"/></span>	
Name: Heather Lindsay Holland <span style="float:right">Company: _____</span> E-mail: _____ <span style="float:right">Phone: _____ Fax: _____</span> Address: 2102 Southern Avenue <span style="float:right">City: Shreveport State: LA Zip: 71104</span> Designee Contact Name: _____ Email Address: _____ Phone Number: _____	
<b>PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:</b>	
<input type="checkbox"/> I will represent the application myself, OR <input checked="" type="checkbox"/> I hereby designate <u>Mohr and Associates, Inc.</u> <span style="float:right">(name of project representative)</span> 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.	
<b>ACKNOWLEDGEMENT:</b>	
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	5/22/22 Date
 Applicant Signature	5-10-22 Date

**CC3825**

**NOTICE TO THE PUBLIC**

**Control # 22173**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, August 3, 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 Code & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 22-147-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN:** 2116 Southern Avenue. Application by MOHR AND ASSOCIATES, INC. for approval of a small planned unit development and site plan for a chicken coop located on the west side of Southern Ave., approx. 130' south of Hoadley St., from C-2, Corridor Commercial District to C-2 (PUD), Corridor Commercial Planned Unit Development District, being more particularly described as LOT 3 & S. 30 FT. OF LOT 4, BLK. 1, SHEPHERD & GEORGE SUBN., Section 1, T17N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times

*draft*

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING AUGUST 3, 2022**

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

**Members Present**

Winzer Andrews, Chair  
Gabriel Balderas  
Chris Elberson  
Rose Wilson McCulloch  
Fred Moss, IV  
Harold Sater  
Bill Robertson

**Staff Present**

Alan Clarke, Executive Director  
Adam Bailey, Community Planning & Design Manager  
Shari Culbert, Executive Assistant  
Manushka Desgagne, City Attorney's Office  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Ben Kobay

**Members Absent**

Rachel Jackson  
Toni Thibeaux

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

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 MRS. WILSON MCCULLOCH, to approve the minutes of the July 6, 2022 public hearing as submitted.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, Nays: NONE. Absent: JACKSON & THIBEAUX**

**CONSENT AGENDA**

**PUBLIC HEARING**

**CASE NO. 22-147-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN**

Applicant: **Mohr and Associates, Inc.**  
Owner: **Heather Lindsey Holland**  
Location: **2116 Southern Avenue (2116 Southern Ave; Approx. 130 ft +/- Hoadley Street)**  
Existing Zoning: **C-2**  
Request: **C-2 (PUD)**  
Proposed Use: **Chicken Coop**

*draft*

**Representative &/or support:**

Andy Craig 1324 N. Hearne Ste 301 Shreveport, La. 71107

Mr. Craig spoke to the owner's proposed use of the property.

**Opposition: None**

A motion was made by MR. SATER, seconded by MR. ELBERSON to recommend the application for approval.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH Nays: NONE. Absent: JACKSON & THIBEAUX

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

A motion was made by MRS. MCCULLOCH, seconded by MR. ROBERTSON to draw lots.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH Nays: NONE. Absent: JACKSON & THIBEAUX

Board member lots were drawn as follows: Balderas - 5 years, Elberson – 5 years, & Moss - 4 years; all effective as of today.

**OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 4:13 p.m.**

\_\_\_\_\_  
**Winzer Andrews, Chair**

\_\_\_\_\_  
**Secretary**