

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 SAMFORD AVENUE BETWEEN JENNINGS STREET AND WOODROW STREET, SHREVEPORT, CADDO PARISH, LOUISIANA, **FROM R-2 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT TO IC INSTRUCTIONAL CAMPUS 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-2 Multi-Family Residential Zoning District To IC Instructional Campus Zoning District**

LOT 19, THE EAST 15 FT. OF LOT 18 & THE WEST 1/2 OF LOT 20, SAMFORD PLACE ADDITION; E. 25 FT OF LOT 17, & W. 25 FT OF LOT 18, SAMFORD PLACE SUB; E. 35 FT. OF LOT 16 & W. 15 FT. OF LOT 17, SAMFORD PLACE ADDITION; LOT 15 & W. 5 FT. OF LOT 16, SAMFORD PLACE ADDITION; LOT 14, SAMFORD PLACE SUB.; LOTS 38 & 39, SAMFORD PLACE ADDN; LOT 37, SAMFORD PLACE ADDN.; LOT 36 & W/2 OF LOT 35, SAMFORD PLACE ADDN.; E/2 OF LOT 35 & W. 30 FT. OF LOT 34, SAMFORD PLACE ADDN.; SECTION 12, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

22-144-C
RAILEY AND ASSOCIATES, INC.

STAFF REPORT – CITY OF SHREVEPORT

AUGUST 3, 2022

AGENDA ITEM NUMBER: 7
MPC Staff Member: Benjamin Kobay
City Council District: B/ LeVette Fuller
Parish Commission District: 5/Roy Burrell

CASE NUMBER 22-144-C: ZONING REQUEST

APPLICANT: RALEY AND ASSOCIATES, INC.
OWNER: LSU Health Sciences Foundation
LOCATION: 3200 Block Samford Ave
EXISTING ZONING: R-2
REQUEST: I-C
PROPOSED USE: Parking Lot

DESCRIPTION: The applicant is applying to rezone the Multifamily Residentially (R-2) zoned properties on the 3200 block of Samford Ave to Institutional Campus (I-C) for the purpose of creating a parking lot to serve the LSU Medical Center. The properties to the North, East, and West are zoned IC. The properties to the south are zoned R-2.

There are no previous cases associated with these parcels. There is a currently ongoing closure and abandonment case to close the alley in the block. Nearby relevant cases include: an approved rezoning from R-2 to IC for an existing parking lot (19-386-C), rezoning approval from R-2 to B-1, Buffer Business District, for the LSU Medical Center (C-48-87); rezoning approval from R-1-D, Urban One Family Residence District, to B-1 for the Shrine Hospital for Crippled Children parking lot (C-85-87); and the rezoning approval for various residential lots to B-1 (C-14-09).

Nearby neighborhoods include: Caddo Heights, Fairfield, Highland, Ingleside, Queensborough, South Highland, and St. Vincent.

REMARKS:

As stated in Article 4.6 of the Unified Development Code (UDC), IC is defined as *"The IC Institutional Campus Zoning District is intended to accommodate large institutional uses, such as universities, select vocational educational facilities, and healthcare institutions, to allow for their expansion in a planned manner while protecting the surrounding neighborhoods"*. The permitted by right uses in IC zoning district include *Agriculture, Amusement Facility - Indoor, Art Gallery, Arts Studio, Automated Teller Machine - Standalone, Broadcasting Facility TV/Radio - With Antennae, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Community Center, Community Garden, Cultural Facility, Day Care Center, Dwelling – Above the Ground Floor, Financial Institution, Food Truck and Trailer Vendor, Fraternity/Sorority, Government Office, Healthcare Institution, Hotel, Live Performance Venue, Medical/Dental Office, Office, Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Public Works Facility, Research and Development, Residential Care Facility, Restaurant, Retail Goods Establishment, Self-Service Ice Vending Unit,*

STAFF REPORT – CITY OF SHREVEPORT

Self-Storage Facility: Climate-Controlled, Shelter Housing, Social Service Center, Solar Farm , Soup Kitchen, Soup Kitchen, Accessory, Utility, Vehicle Operation Facility, Vehicle Rental – Enclosed , 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 IC district is designed for large institutional uses. The LSU Health campus to the northwest of the proposed rezoning is zoned IC and is proposing to expand its parking to accommodate the growth that the facility is experiencing. Included in the health campus are: Ochsner Medical Health Center and Shriner’s Children Hospital.

Rezoning this residentially zoned area to IC is in-line with the current trajectory of the area. There was a rezoning case (19-386-C) on the same block as this case that was approved by the MPC Board to rezone from R-2 to IC. This block has been slowly shifting away from residential towards Institutional Campus.

The Future land use map identifies this area as a Major Mixed-Use Center.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on July 5th, 2022, at 5:30 pm at the proposed rezoning site (Near the corner of Jennings and Samford). No one attended the meeting and no letters of opposition or support have been received.

STAFF ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of the rezoning is warranted.

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

MPC BOARD RECOMMENDATION: The board voted 7/0 to recommend the application for approval.

22-144-C

R-3

C-2

C-1

DOWDELL

WILLIAM

SAMFORD

EXIT/INTERCHANGE

KINGS

KINGS

500' NOTIFICATION AREA

IC

JENNINGS

C-1

C-2

C-3

WILLIAM

R-2
to IC

DOWDELL

WOODROW

R-2

C-2

CLAIBORNE

C-1

OS

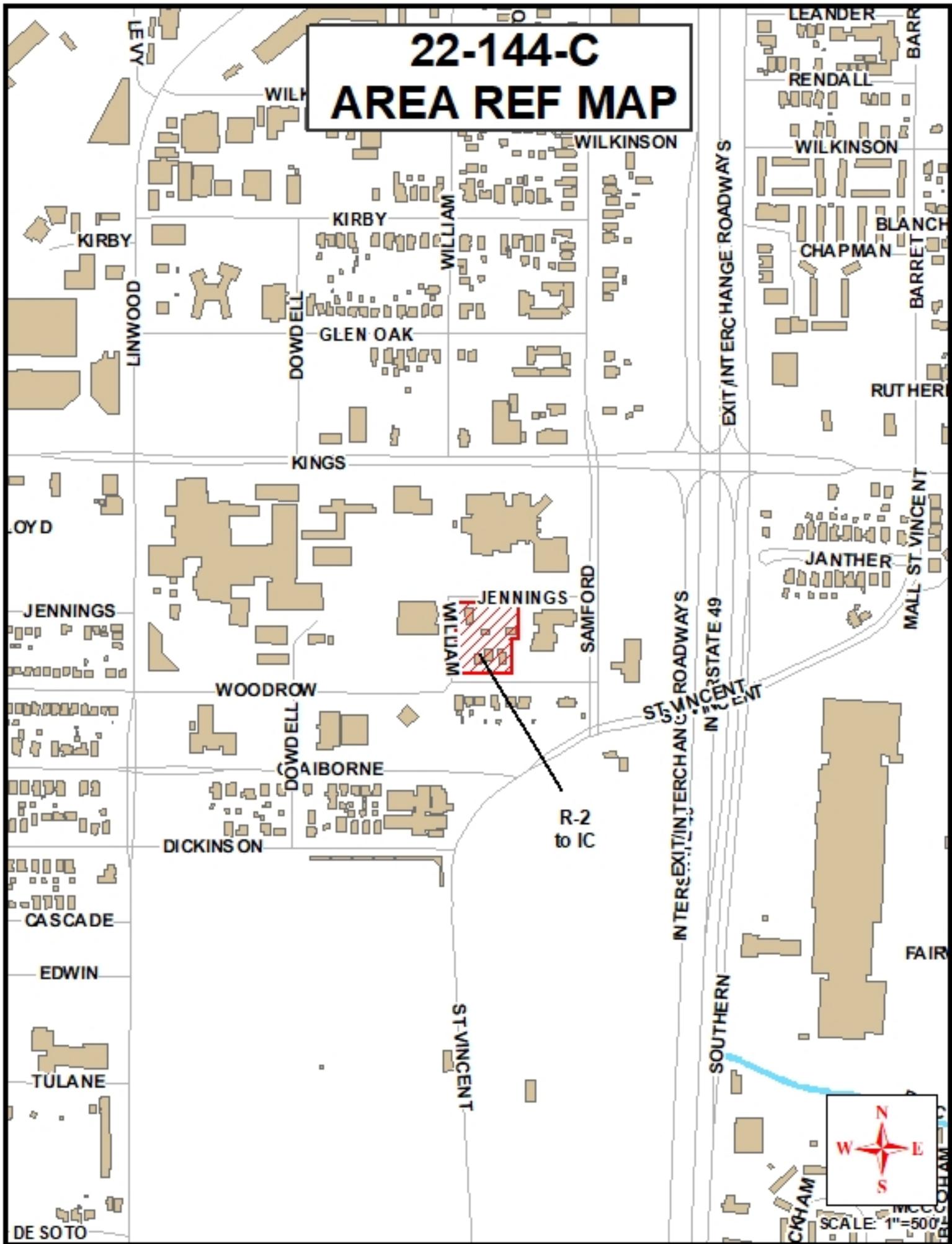
ST VINCENT

DICKINSON



SCALE: 1"=200'

22-144-C AREA REF MAP



R-2
to IC



SCALE: 1" = 500'



Jennings St Jennings St JENNINGS ST Jennings St Jennings St

William Ave

William Ave

William Ave

Samford Ave

Samford Ave

Samford Ave

Samford Ave

Samford Ave

Samford Ave

182.04
LSU HEALTH
SCIENCES
BUILDING
FOUNDATION
AND

S89-51-32E 189.67'

NEALCO
INVESTMENTS
LLC 1/2 AND

Sleep Inn &
Medic Ce

S00-7-10-00N 338.97'

S00-7-13W 387.82'

R=165
L=28.92'

40 5 35 15 25 25 15 20 20 30
LSU HEALTH SCIENCES BUILDING FOUNDATION IN
LSU HEALTH SCIENCES BUILDING FOUNDATION IN
LSU HEALTH SCIENCES BUILDING FOUNDATION IN
SHREVEPORT IN
LSU HEALTH SCIENCES BUILDING FOUNDATION IN
LSU HEALTH SCIENCES BUILDING FOUNDATION IN

30 40 73
LSU HEALTH SCIENCES BUILDING FOUNDATION IN
Parkview Baptist Church
ORD. 63 OF 1962 #2375556

20 40 5 35 15 25 25 15 20 20 30 10 35
LSU HEALTH SCIENCES BUILDING FOUNDATION IN
LSU HEALTH SCIENCES BUILDING FOUNDATION IN
LSU HEALTH SCIENCES BUILDING FOUNDATION IN
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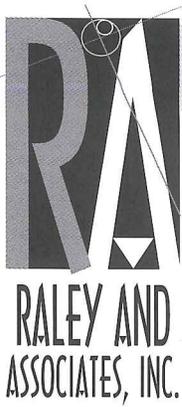
30 10 30 40 73 40 73 150 20
LSU HEALTH SCIENCES BUILDING FOUNDATION IN
LSU HEALTH SCIENCES BUILDING FOUNDATION IN

Woodrow St Woodrow St WOODROW ST 1 Woodrow St Woodrow St

40 20 20 20 40
LSU HEALTH SCIENCES BUILDING FOUNDATION IN

| OWNER | STREET AD | CITY | STATE | ZIP |
|--------------|-------------|-------------|-------|------------|
| Raspberry C | 800 Spring | Shreveport | La | 71101 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| Louisiana S | Po Box 335 | Shreveport | La | 71130-3932 |
| Posey, Mai | 2014 Bedfr | Bossier Cit | La | 71111-5500 |
| System Par | 719 South | Louisville | Ky | 40202 |
| Louisiana, : | Po Box 940 | Baton Rou | La | 70804-9095 |
| Forest Parl | 2650 Nortl | Harrisburg | Pa | 17110 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| Louisiana, : | Po Box 940 | Baton Rou | La | 70804-9095 |
| Board Of S | P. O. Box J | Baton Rou | La | 70893 |
| Shriners Hc | 3100 Samf | Shreveport | La | 71103-4239 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| Louisiana S | 1501 Kings | Shreveport | La | 71103-4228 |
| Louisiana S | P. O. Box 1 | Baton Rou | La | 70893-5470 |
| Bridges, Al | 1345 Woo | Shreveport | La | 71103-4247 |
| Louisiana S | P. O. Box 1 | Baton Rou | La | 70893-5470 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| Shriners Hc | 3100 Samf | Shreveport | La | 71103-4239 |
| Louisiana, : | Po Box 940 | Baton Rou | La | 70804-9095 |
| Louisiana S | 1501 Kings | Shrevepor | La | 71103-4228 |
| Shriners Hc | 3100 Samf | Shreveport | La | 71103-4239 |
| Louisiana S | 1501 Kings | Shreveport | La | 71103-4228 |
| Shriners Hc | 3100 Samf | Shreveport | La | 71103-4239 |
| Shriners Hc | 3100 Samf | Shreveport | La | 71103-4239 |
| Louisiana S | 1501 Kings | Shreveport | La | 71103-4228 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| Shriners Hc | 3100 Samf | Shreveport | La | 71103-4239 |
| Louisiana S | 1501 Kings | Shreveport | La | 71103-4228 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| Louisiana S | 1501 Kings | Shreveport | La | 71103-4228 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| M. J. Inves | 832 Elmwc | Shreveport | La | 71104-4802 |
| Smith, Beti | C/O Gwen | Shreveport | La | 71148 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| Louisiana S | 1501 Kings | Shreveport | La | 71103-4228 |
| Magnolia M | 1411 Claib | Shreveport | La | 71103-4203 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| Board Of S | P. O. Box J | Baton Rou | La | 70893 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| Shriners Hc | 3100 Samf | Shreveport | La | 71103-4239 |
| Board Of S | P. O. Box J | Baton Rou | La | 70893 |
| Forest Parl | 2650 Nortl | Harrisburg | Pa | 17110 |
| Lsu Health | 920 Pierre | Shreveport | La | 71106 |
| Nealco Inv | 308 Bridge | Bossier Cit | La | 71111 |

| | |
|---------------------------------------|------------|
| Louisiana, : Po Box 94C Baton Rou, La | 70804-9095 |
| Shriners Hc 3100 Samf Shreveport La | 71103-4239 |
| Lsu Health 920 Pierre Shreveport La | 71106 |
| Louisiana, : Po Box 94C Baton Rou, La | 70804-9095 |
| Walter Joh 505 Travis Shreveport La | 71101 |



June 21, 2022

Re: Proposed LSU – Health Science Foundation Parking Lot

Dear Neighbor,

Our client, LSU Health Science Foundation in Shreveport, owns the entire block that is bordered on the East by Samford Ave., on the North by Jennings St., on the south by Woodrow St. and on the West by William St. We are proposing a 370-space parking lot over the entire block. The proposed parking lot will consist of concrete paving and underground drainage with lighting and landscaping and will have gated ingress/egress on both Jennings and Woodrow Streets. The proposed parking lot will serve the staff and students of the LSU medical school and will be used primarily from 7:00 AM to 5:30 PM Monday through Friday. We anticipate limited use after 5:30 PM and on weekends.

Because you're a nearby neighbor, interested in the neighborhood, I'm inviting you to our meeting where you can learn more about what we proposed and present your questions or concerns. Our application is to be heard by the Shreveport MPC in early August and we're required to have a Neighborhood Participation Meeting prior to our hearing date.

The Neighborhood Participation Meeting will take place:

On-site, near the corner of Samford Ave. & Jennings St. - Tuesday, July 5 at 5:30 PM

At the meeting we will provide a sign in sheet and obtain e-mail address so the Shreveport MPC can keep you updated if there are any changes to the project. If you're unable to attend and would like to receive information from the meeting, feel free to contact me.

Sincerely,

Reggie D. Lewis, P.E., P.L.S.
Raley and Associates, Inc.

(Representing the LSU Health Science Foundation in Shreveport)

Professional Engineers Licensed in:

Alabama, Arizona, Arkansas, Colorado, Connecticut, District of Columbia, Florida, Georgia, Idaho, Indiana, Iowa, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Nevada, New Mexico, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, Wisconsin

RE: 22-144-C_ LSU Health rezoning



reggie@raleyandassociates.com

To Benjamin Koby

Cc Alice Correa

You replied to this message on 6/20/2022 3:24 PM.



Mon 6/20/2022 1:58 PM

Ben,

1. **By this email, we are asking for an IC zoning of the entire tract.**
2. **Please advise, where on the MGO website can the "Ownership Certificate" can be found? We have searched, but are unable to locate it. We will get the owner to sign same as soon as we have one in hand.**

Thank you,

Reggie D. Lewis, P.E., P.L.S.

Professional Engineer

Professional Land Surveyor

Raley and Associates, Inc.

4913 Shed Rd.

Bossier City, LA.

Ph. (318) 752-9023

Fax (318) 752-9025

www.raleyandassociates.com

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 Koby

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. 22-144-C ZONING REQUEST

| | |
|------------------|---------------------------------------|
| Applicant: | Raley and Associates, Inc. |
| Owner: | LSU Health Sciences Foundation |
| Location: | 3200 Samford St. |
| Existing Zoning: | R-2 |
| Request: | I-C |
| Proposed Use: | Parking Lot |

draft

Representative &/or support:

Reggie Lewis 4913 Shed Road Bossier City, La. 71111

Mr. Lewis, representative of the applicant, spoke of the proposed use of the property.

Opposition: None

A motion was made by MR. ROBERTSON, seconded by MR. MOSS 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

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. 22-144-C ZONING REQUEST: 3200 Samford St. Application by LSU HEALTH SCIENCES FOUNDATION for approval to rezone property located on the west side of Samford Ave., between Jennings St., and Woodrow St., from R-2, Multi-Family Residential to IC, Institutional Campus, being more particularly described as LOT 19, THE EAST 15 FT. OF LOT 18 & THE WEST 1/2 OF LOT 20, SAMFORD PLACE ADDITION; E. 25 FT OF LOT 17, & W. 25 FT OF LOT 18, SAMFORD PLACE SUB; E. 35 FT. OF LOT 16 & W. 15 FT. OF LOT 17, SAMFORD PLACE ADDITION; LOT 15 & W. 5 FT. OF LOT 16, SAMFORD PLACE ADDITION; LOT 14, SAMFORD PLACE SUB.; LOTS 38 & 39, SAMFORD PLACE ADDN; LOT 37, SAMFORD PLACE ADDN.; LOT 36 & W/2 OF LOT 35, SAMFORD PLACE ADDN.; E/2 OF LOT 35 & W. 30 FT. OF LOT 34, SAMFORD PLACE ADDN.; SECTION 12, T17N, R14W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times