

ORDINANCE NO. ____ OF 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE SOUTHEAST CORNER OF EAST KINGS HIGHWAY AND EAST 70TH STREET, **FROM R-A, RURAL AGRICULTURE ZONING DISTRICT TO C-4, HEAVY COMMERCIAL 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 on the southeast corner of East Kings Highway and East 70th Street Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **FROM R-A, RURAL AGRICULTURE ZONING DISTRICT TO C-4, HEAVY COMMERCIAL ZONING DISTRICT**

BEING A TRACT OF LAND LOCATED IN A PORTION OF LOT 1 OF HARTS ISLAND LOCATED IN FRACTIONAL SECTION 37, TOWNSHIP 17 NORTH, RANGE 13 WEST, CADDO PARISH, LOUISIANA. SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST KINGS HIGHWAY AND THE WESTERLY BOUNDARY LINE OF LOT 1 ORR AUTO PARK SUBDIVISION UNIT 2, AS RECORDED IN BOOK 9000, PAGE 220 OF THE RECORDS OF CADDO PARISH, LOUISIANA, RUN THENCE NORTH 68°05'52" WEST ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 216.40 FEET, THENCE RUN NORTH 21°54'27" EAST A DISTANCE OF 414.13 FEET TO THE WATERS EDGE OF OLD RIVER AS EXISTING ON MAY 4, 2022, THENCE RUN SOUTH 78°53'21" EAST ALONG SAID EXISTING WATERS EDGE A DISTANCE OF 220.30 FEET TO THE WEST LINE OF SAID LOT 1 ORR AUTO PARK SUBDIVISION UNIT 2, THENCE RUN SOUTH 21 °54'27" WEST ALONG SAID WEST LINE OF SAID LOT 1 A DISTANCE OF 455.38 FEET TO THE POINT OF BEGINNING.

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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

22-122-C
Cross Development

draft

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING SEPTEMBER 7, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, September 7, 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 Elbersen
Rachel Jackson
Rose Wilson McCulloch
Fred Moss, IV
Bill Robertson
Harold Sater
Toni Thibeaux

Staff Present

Alan Clarke, Executive Director
Adam Bailey, Community Planning & Design Manager
Ben Koby, Planner
Shari Culbert, Executive Assistant
Alexis DeJohn, Planner
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator

Members Absent

None

The hearing was opened with prayer by **MS. JACKSON**. 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 MRS. WILSON MCCULLOCH, seconded by MR. MOSS, to approve the minutes of the August 3, 2022 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

CONSENT AGENDA

PUBLIC HEARING

CASE NO. 22-122-C ZONING REQUEST

Applicant: Cross Development
Owner: Feist Properties, LLC
Location: 7000 Block of E Kings HWY (SE corner of E Kings Hwy and E 70th St)
Existing Zoning: R-A
Request: R-A to C-4
Proposed Use: Vehicle Repair - Major **REMANDED BY CITY COUNCIL**

Representative &/or support:

Ryan Estess 4913 Shed Rd. Bossier City, La. 71111

Mr. Estess w/ Raley Associates spoke in favor of the application.

draft

Opposition: None

A motion was made by MS. JACKSON, seconded by MR. MOSS to recommend the application for approval.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

A motion was made by MR. ROBERTSON, seconded by MRS. WILSON MCCULLOCH to allow the nominating committee report.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

Committee spokesperson MR. SATER listed the following positions: Bill Robertson – Vice Chair, Rose Wilson McCulloch – Secretary. These positions will be held until December 2022.

A motion was made by MR. ELBERSON, seconded by MRS. WILSON MCCULLOCH to accept the positions.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

A report regarding the request to investigate possible fundamental conflicts will be presented soon.

MR. JORDAN gave a report on the Certificates of Occupancies to date.

Public Comments were made regarding concerns with a home on Rice Road by the following:
Constance Green 4475 Rice Road Shreveport, La. 71119
Richard Friday 4645 Rice Road Shreveport, La. 71119

CHAIR/BOARD MEMBER'S COMMENTS

None

ADJOURN 3:56 p.m.

Winzer Andrews, Chair

Secretary

STAFF REPORT – CITY OF SHREVEPORT

SEPTEMBER 7, 2022

AGENDA ITEM NUMBER: 8

MPC Staff Member: Benjamin Koby

City Council District: D/ Grayson Boucher

Parish Commission District: 8/Jim Taliaferro

CASE NUMBER 22-122-C: ZONING REQUEST

APPLICANT: CROSS DEVELOPMENT

OWNER: Feist Properties, LLC

LOCATION: TBD E Kings Hwy (SE corner of E Kings Hwy and E 70th St)

EXISTING ZONING: R-A

REQUEST: R-A to C-4

PROPOSED USE: Vehicle Repair- Major

DESCRIPTION:

The applicant is requesting approval to change the zoning of a 2.16 Acre portion of a 6.5 Acre parcel from Rural-Agricultural (R-A) to Heavy Commercial Zoning (C-4) for a Major Vehicle Repair Facility. The remainder of the lot will continue as Rural-Agricultural (R-A) The property to the north is zone as Open Space (OS). The property to the East is zoned as Heavy Commercial Zoning (C-4). Across King's Highway to the West and Southwest is a General Commercial Zoning District (C-3). Across King's Highway to the immediate South is a Rural-Agricultural(R-A) lot.

There are no prior cases for this site. Nearby relevant cases include: approval for rezoning R-A and OS to C-4 for a Vehicle Dealership with Outdoor display (20-10-C); approval for rezoning R-A to C-4 for a Vehicle Dealership (C-52-18); denial of rezoning from R-A to Community Business (B-3; C-3 under the UDC) for a Hospital (C-74-06). Hospitals were permitted in a B-2 district, so to avoid up-zoning unnecessarily, approval was given to rezone to B-2. For this case, Vehicle Repair- Major is not permitted in C-3, so C-4 would not be an unnecessary up-zoning.

Nearby neighborhoods include: Broadmoor, Dixie Garden, Pierremont, Shreve Island, South Broadmoor, Town South/Spring Lake and Captain Shreve

REMARKS:

This zoning case was featured during the July 6th MPC Board hearing and was approved with a vote of 6-0. However, during that hearing, the applicant specified that they only wished for a portion of the lot to be rezoned, not the entirety. The MPC office had been operating as if the entirety of the lot was to be rezoned. Therefore, the posted material did not match with the reality of the approval. The board approved the portion of the rezoning.

Members of City Council were contacted by residences in the area with concerns about the disruptive nature of the development. Their concerns included: the proximity of the rezoning to their neighborhood, traffic flow concerns, and that the building would be made of unaesthetic material (metal). The proximity concern has been clarified with the updated zoning request to capture the

STAFF REPORT – CITY OF SHREVEPORT

correct boundary of the rezoning. If the whole lot were to be requested to be rezoned, the edge of the new commercial property would be approximately 400 feet away from the nearest residentially zoned district. However, with the accurate boundary for the rezoning request the distance from the same residential block is approximately 790 feet. Traffic concerns and building aesthetics are handled during the site plan review process. It is relevant to note that the design standards section of the UDC for commercial districts specifies that corrugated metal, aluminum, steel, and other metal sidings are limited to a maximum of 40% of the façade as detail elements (UDC Article 4.3.D.3).

As stated in Article 4.3 of the Unified Development Code (UDC), Heavy Commercial Zoning District (C-4) is defined as *"The C-4 Heavy Commercial Zoning District is intended for areas of more intense commercial use, including uses related to motor vehicles and those that may require outdoor storage. Because of the impacts from more intensive commercial uses, the district regulations ensure that setbacks, buffering, and site development controls are in place to mitigate negative impacts on neighboring uses."* The permitted by right uses in C-4 zoning district include *Agriculture, Amusement Facility – Indoor, Amusement Facility – Outdoor, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Body Modification Establishment, Brewery, Broadcasting Facility TV/Radio - With Antennae, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Retail Sales of Alcohol-Beer/Wine, Business Support Services, Car Wash, Commercial Facility For Pop-Up Use, Contractor Office, Cultural Facility, Day Care Center, Distillery, Drive-Through Facility, Dwelling – Above the Ground Floor, Educational Facility - Primary or Secondary Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Funeral Home, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Greenhouse/Nursery – Retail, Healthcare Institution, Heavy Retail, Rental, and Service, Hotel, Industrial - Artisan Industrial Design, Industrial Services, Live Performance Venue, Lodge/Meeting Hall, Medical/Dental Office, Office, Retail Sales of Alcohol-Liquor, Outdoor Dining, Parking Lot (Principal Use) Parking Structure (Principal Use) Passenger Terminal, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Public Works Facility, Reception Facility, Research and Development, Residential Care Facility, Restaurant Retail Goods Establishment Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Self-Storage Facility – Outdoor, Shelter Housing, Social Service Center, Soup Kitchen, Soup Kitchen, Accessory, Specialty Food Service, Storage Yard – Outdoor Utility, Vehicle Dealership – Enclosed, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Operation Facility, Vehicle Rental – Enclosed Vehicle Rental – With Outdoor Storage/Display, Vehicle Repair/Service– Major, Vehicle Repair/Service – Minor Winery, 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 C-4 district is designed for intense commercial uses, but not to be intrusive on neighboring uses. The area has been developing into a commercial corridor. Vehicle Repair- Major, which is a permitted use in a C-4 district, would likely not be out of place in the area. There is C-3 district to the east of the lot that is made up of large stores such as Lowes, Pet Smart, World Market and others. Directly

STAFF REPORT – CITY OF SHREVEPORT

to the East is C-4 zoning district that are used as vehicle dealerships. The nearest residentially zoned property is a multi-family development approximately 600 feet to the northwest of the property in question. However, the nearest point of the residential building is approximately 1000 feet away from the nearest corner of the property in question. Additionally, the apartment complex is going to be buffered by other commercial developments, and by a wooded section of bayou (zoned as Open Space). Also, there is a single-family residential zoning block approximately 790 feet to the north. These residences will be buffered by a section of wooded bayou, and the existing commercial corridor along E 70th Street. We do not anticipate any considerable disruption to either residentially zoned block.

In reference to the Shreveport-Caddo Great Expectations Master Plan, the tract of land consisting of 7600 E Kings Highway is planned for future use as a “Major Mixed-Use Center.” Chapter 12 of the Great Expectations Master Plan defines a Major Mixed-Use Center as an area with medium-to-high-density office, residential, retail, and entertainment areas. **The site’s existing R-A designation encourages low-density uses, which conflicts with the intentions of the Master Plan, whereas a C-4 zoning designation would allow for medium-to-high-density commercial and office uses onsite in the future. Since a C-4 zoning designation would work towards satisfying the vision of the Great Expectations Master Plan, and because the designation is not in conflict with immediate surrounding land uses, it is recommended that the MPC Board approves the applicant’s request as proposed.**

Per UDC requirements, the applicant hosted a neighborhood participation meeting on June 9, 2022, at 10:00am. The meeting took place at 7561 E Kings Highway, Shreveport, LA 71115, a field to the East of the site in question. The meeting took a total of 15 minutes and was attended by one member of the public. The meeting was hosted by Michael Kelsch (the engineer for the project) and Connor O’neal (the developer). The attendee asked about approximate location of the proposed site. The attendee voiced concerns about the screening practices and was shown the fence layout plan. Ultimately, he was not in clear support nor opposition of the project.

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 Commercial (C-4) is warranted.**

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

- a. Deny the Request
- b. Approve rezoning to a different zoning district
- c. Defer the request

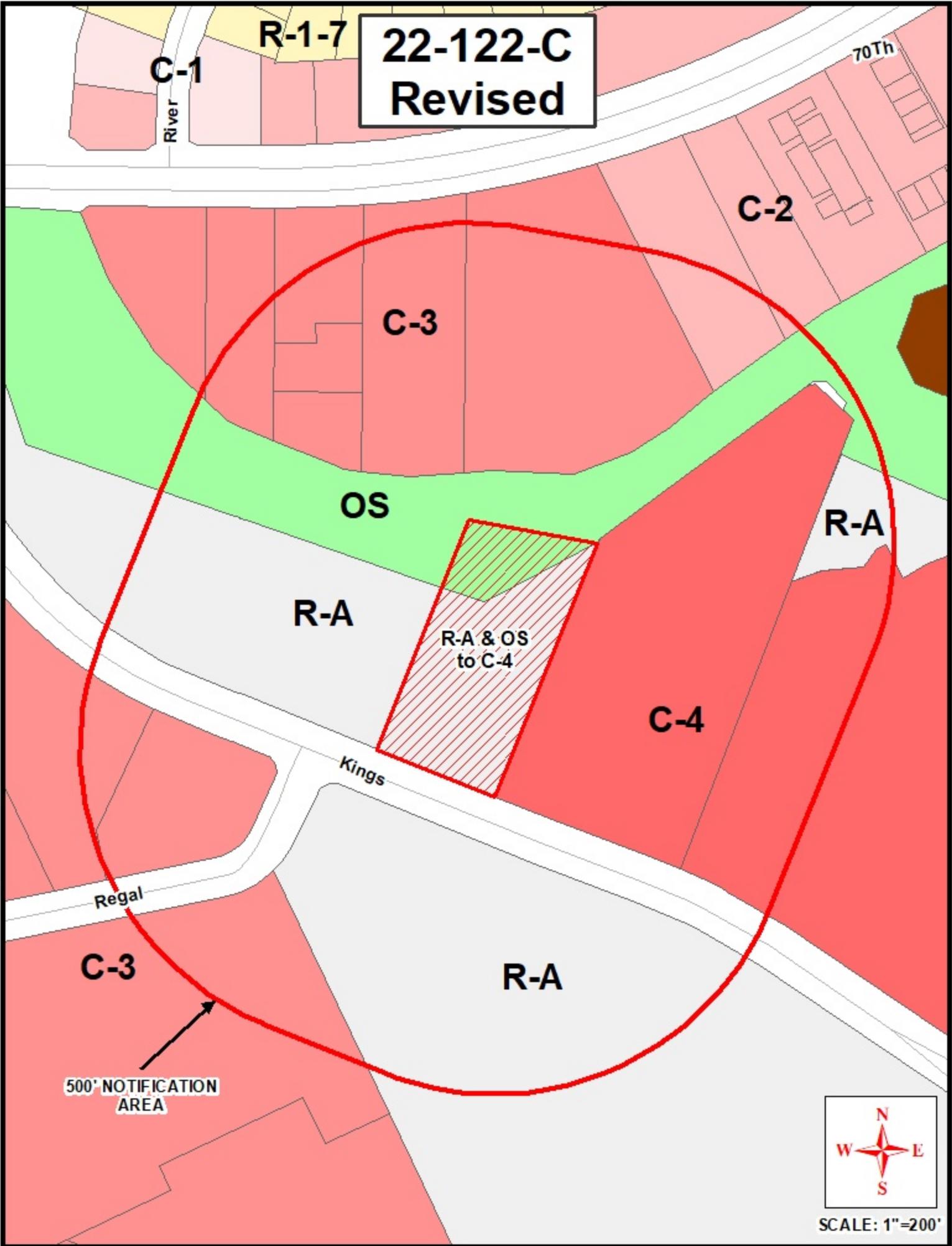
PUBLIC ASSESSMENT: One person spoke in support. There was no opposition.

STAFF REPORT – CITY OF SHREVEPORT

MPC BOARD

RECOMMENDATION: The board voted 9 to 0 to recommend the application for approval.

**22-122-C
Revised**



C-1
River

R-1-7

70Th

C-2

C-3

OS

R-A

R-A

**R-A & OS
to C-4**

C-4

Kings

Regal

C-3

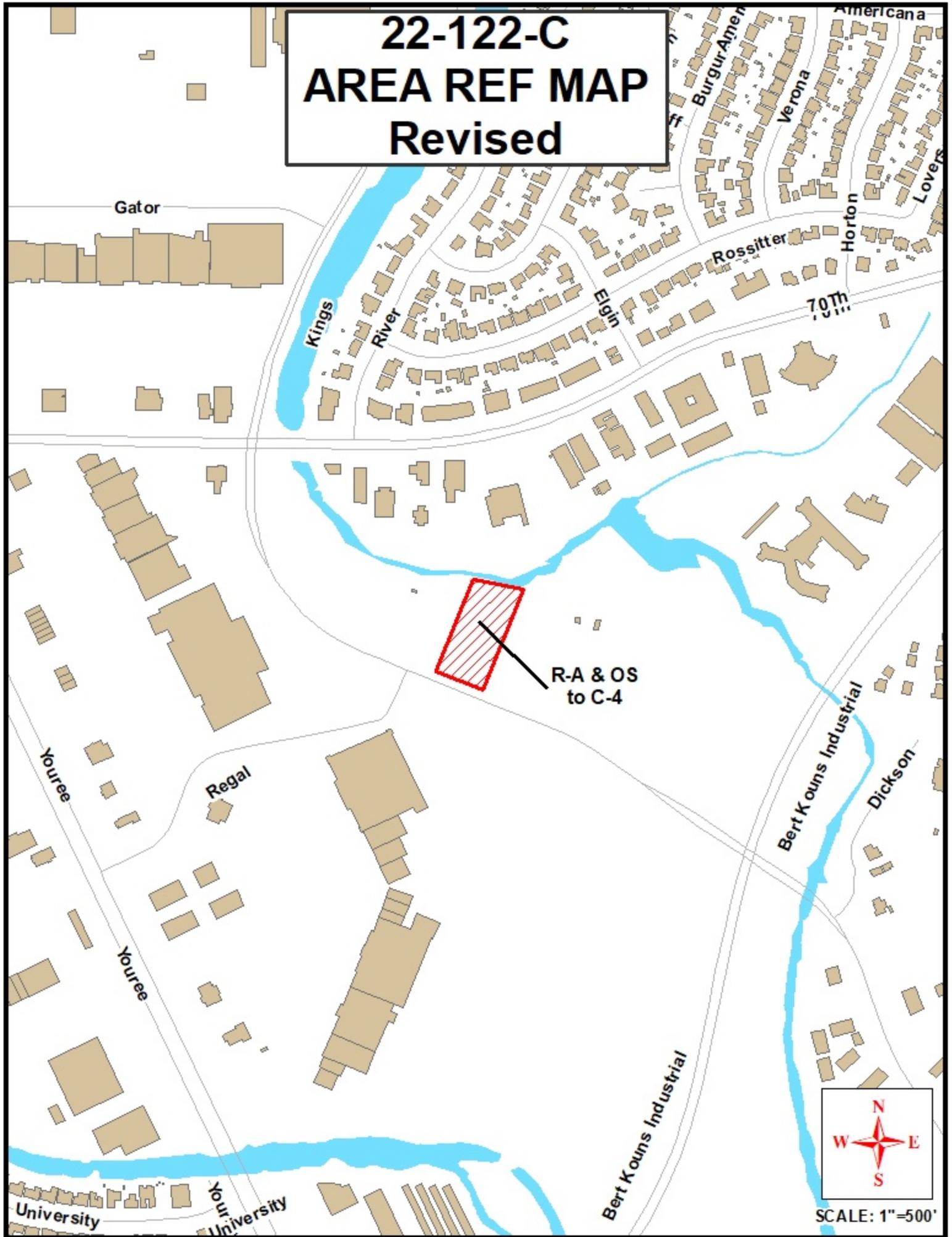
R-A

500' NOTIFICATION
AREA



SCALE: 1"=200'

22-122-C AREA REF MAP Revised



From: [Alan Clarke](#)
To: [Shari Culbert](#)
Subject: FW: Council Follow Up - Proposed Rezone Case 22-122-C
Date: Wednesday, September 7, 2022 11:53:32 AM
Attachments: [Outlook-1568947125.png](#)

Please add this to the case file for today.

From: John Nickelson <John.Nickelson@shreveportla.gov>
Sent: Tuesday, September 6, 2022 8:40 PM
To: Alan Clarke <Alan.Clarke@shreveportla.gov>
Cc: Grayson Boucher <Grayson.Boucher@shreveportla.gov>; Codie Counts <codie@crossdevelopment.net>
Subject: Re: Council Follow Up - Proposed Rezone Case 22-122-C

Mr. Clarke:

Consistent with your suggestion, Councilman Boucher and I both will be satisfied for this to return to the Council with a C-4 rezoning recommendation. Thank you for your assistance with this matter.



Councilman John Nickelson
City of Shreveport | District C
505 Travis Street, Suite 410 | Shreveport, LA 71101
Office: +318.673.5262 | Fax: +318.673.5270
john.nickelson@shreveportla.gov | www.shreveportla.gov

From: Codie Counts <codie@crossdevelopment.net>
Sent: Tuesday, August 30, 2022 11:04 AM
To: John Nickelson <John.Nickelson@shreveportla.gov>
Subject: RE: Council Follow Up - Proposed Rezone Case 22-122-C

Attached are the elevation plans that you requested.

Thank you,

Codie Counts

Assistant Development Manager
4336 Marsh Ridge Road
Carrollton, TX 75010
Cell: 940.600.2409
codie@crossdevelopment.net



From: Connor O'Neal <connor@crossdevelopment.net>
Sent: Tuesday, August 30, 2022 9:31 AM
To: Codie Counts <codie@crossdevelopment.net>

Subject: FW: Council Follow Up - Proposed Rezone Case 22-122-C

Connor O’Neal

Development Manager
4336 Marsh Ridge Road
Carrollton, TX 75010
Cell: 469.951.8536

Connor@crossdevelopment.net



From: Connor O’Neal

Sent: Monday, August 29, 2022 9:16 AM

To: John.Nickelson@shreveportla.gov

Subject: Council Follow Up - Proposed Rezone Case 22-122-C

Good morning,

I am the representative for the Caliber Collision on E. Kings Highway in Shreveport. If you recall, the case (Ord 110 Case No. 22-122-C) was heard at the meeting on 8/23/2022. It was voted to remand the case back to the MPC for approval as a SPUD. Can you please give me a call at 1-469-951-8536 at your earliest convenience to further discuss the decision that was made? I would like to set up a meeting when you are available so we can understand our path forward.

Thank you,

Connor O’Neal

Development Manager
4336 Marsh Ridge Road
Carrollton, TX 75010
Cell: 469.951.8536

Connor@crossdevelopment.net





REVISIONS	BY

PRELIMINARY SITE PLAN
Caliber Collision - East Kings
 Shreveport, Louisiana



RALEY AND ASSOCIATES, INC.

Civil & Structural
 Engineering,
 Surveying, Planning
 & Consulting

4913 Shed Road
 Bossier City, LA 71111

Phone 318.752-9023
 Fax 318.752-9025
www.raleyllandassociates.com

PRELIMINARY
 THIS DOCUMENT IS FOR THE PURPOSE OF REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE SALES OR FOR THE BASIS FOR THE ISSUANCE OF A PERMIT. DOCUMENT PREPARED UNDER THE DIRECT SUPERVISION OF FRANK J. RALEY, REG. NO. 22831.
 DATE: 08/10/22

DATE: 04/27/2022
 SCALE: 1" = 30'
 DRAWN: NDV
 CHECKED: MK
 JOB: 22168

SHEET:
C1
 OF - SHEET

22168 DESIGN PLANS.DWG



06/06/2022



06/06/2022



06/06/2022



06/06/2022

NPP Meeting Invitation
Proposed Autobody Shop
Zoning Change
5/24/2022

Dear Neighbor:

Our Client, Cross Development, is planning an autobody shop on E. Kings Highway adjacent to Orr BMW in Shreveport.

The current site is R-A zoning. The proposed autobody shop will require C-4 zoning. The property is bordered by car dealerships (C-4 zoning), and thus the autobody shop use will be perfect for the area.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what is proposed and present questions or concerns. Our application has to be heard by the 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:

Thursday June 9, 2022 at 10:00 AM

Vacant field to the west of 7561 E. Kings Highway, Shreveport, LA 71115 (Just west of the Orr BMW Car Dealership)

At the meeting I will 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 cannot attend the meeting and would like to receive information from the meeting, please contact us at the address below. I hope to see you at the meeting on June 9 at 10:00 AM.

Sincerely,



Mike Kelsch, P.E.

Raley and Associates, Inc.

4913 Shed Rd

Bossier City, LA 71111

(318) 752-9023

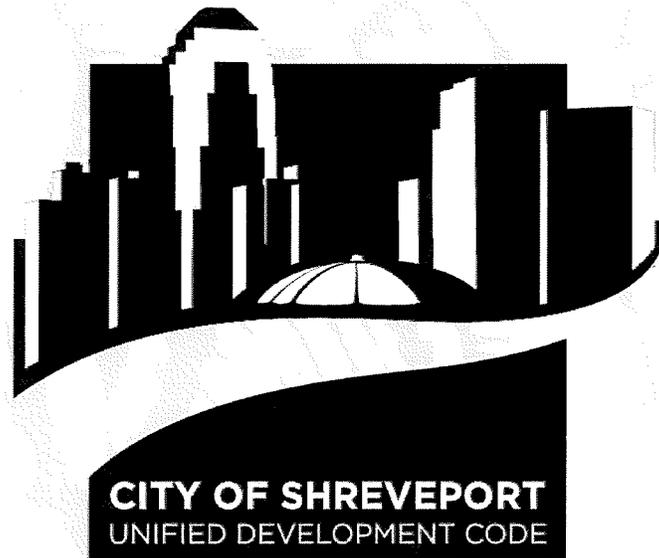
Email: mike@raleyardassociates.com

Metropolitan **Planning** Commission

City of Shreveport | Caddo Parish

Unified Development Code Development Application

UDC Development Application and Review Packet
(Revised August 12, 2020)



Land Development Department

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

Land Development

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

UDC DEVELOPMENT APPLICATION

Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY

Date: _____ Planner: _____ Case No: _____ Application Fee: _____

1. PROPERTY INFORMATION

Project Name: CALIBER E. KINGS HWY		Associated Case:
Project Address/Location: NORTH SIDE OF E. KINGS HWY ≈ 0.25 MILES WEST OF E. BERT KOWNS IND. LP.		
Current Zoning District: R-A	Proposed Zoning District (if applicable): C-4	Parcel Number(s): 171329-001-0056-00

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)

SEE ATTACHED

4. GENERAL LOCATION OF PROPERTY

(street address and/or frontage, and distance to cross street)

NORTH SIDE OF E. KINGS HWY ≈ 0.25 MILES WEST OF E. BERT KOWNS IND. LP.

5. PROPOSED USE OF THE PROPERTY

Single-Family Residential Multi-Family Residential Mixed-Use Townhouse Residential Duplex Residential Commercial Industrial

Provide a brief explanation, attach additional sheets, if necessary

CALIBER COLLISION AUTOBODY SHOP

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): R-A	Proposed Zoning District(s): C-4	Proposed Building Use(s): AUTOBODY REPAIR SHOP	
If more than one district, provide the acreage of each: N/A		Existing Building(s) sq. ft. gross: N/A	
Special Purpose Overlay District (if applicable): N/A		Proposed Building(s) sq. ft. gross: 16,100	
Total Site Acres: 2.16 AC		Total sq. ft. gross (existing & proposed): 16,100	
Off-Street Parking Required: 48		Proposed height of building(s):	Number of stories: 1
Off-Street Parking Provided: 81		Ceiling height of First Floor:	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): 2.16 AC / 94,090 SF		Lot Coverage (Total Area in square feet): 1.55 AC / 67,900 SQFT	
Lot Coverage Percentage of Total Lot Area: ≈ 72%			
9. STORMWATER INFORMATION			
Existing Impervious Surface: <input type="radio"/> acres/square feet <input type="radio"/>		Hazard Flood Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 1.55 acres/square feet 67,900		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

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:

Name: CONNOR O'NEAL Company: CROSS DEVELOPMENT Check if Primary Contact
E-mail: CONNOR@CROSSDEVELOPMENT.NET Phone: 469-951-8536 Fax: _____
Address: 4336 MARSH RIDGE RD City: CARROLLTON State: TX Zip: 75010

ARCHITECT CONTACT INFORMATION:

Name: JOHN MCCONNELL Company: NCA PARTNERS Check if Primary Contact
E-mail: JMCCONNELL@NCAPARTNERS.COM Phone: 214-361-9901 Fax: _____
Address: 5645 MILTON ST. SUITE 610 City: DALLAS State: TX Zip: 75206

ENGINEER CONTACT INFORMATION:

Name: MICHAEL KELSCH Company: RALEY AND ASSOCIATES, INC. Check if Primary Contact
E-mail: MIKE@RALEYANDASSOCIATES.COM Phone: 318-752-9023 Fax: 318-752-9025
Address: 4913 SHED RD City: BOSSIER State: LA Zip: 71111

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Name: Armand Roos Company: Feist Properties, LLC Check if Primary Contact
E-mail: AROOS@WWM.LAW.COM Phone: 318 213 9290 Fax: 318 424 5128
Address: PO BOX 6092 City: Shreveport State: LA Zip: 71136-6092
Designee Contact Name: _____ Email Address: _____ Phone Number: _____

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

____ I will represent the application myself, OR I hereby designate CROSS DEVELOPMENT (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.

Feist Properties, LLC

by Armand C Roos

Property Owner Signature

5-18-22

Date

[Signature]

Applicant Signature

5/19/22

Date

LEGAL DESCRIPTION

BEING A TRACT OF LAND LOCATED IN A PORTION OF LOT 1 OF HARTS ISLAND LOCATED IN FRACTIONAL SECTION 37, TOWNSHIP 17 NORTH, RANGE 13 WEST, CADDO PARISH, LOUISIANA. SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGTH OF WAY LINE OF EAST KINGS HIGHWAY AND THE WESTERLY BOUNDARY LINE OF LOT 1 ORR AUTO PARK SUBDIVISION UNIT 2, AS RECORDED IN BOOK 9000, PAGE 220 OF THE RECORDS OF CADDO PARISH, LOUISIANA, RUN THENCE NORTH 68°05'52" WEST ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 216.40 FEET, THENCE RUN NORTH 21°54'27" EAST A DISTANCE OF 414.13 FEET TO THE WATERS EDGE OF OLD RIVER AS EXISTING ON MAY 4, 2022, THENCE RUN SOUTH 78°53'21" EAST ALONG SAID EXISTING WATERS EDGE A DISTANCE OF 220.30 FEET TO THE WEST LINE OF SAID LOT 1 ORR AUTO PARK SUBDIVISION UNIT 2, THENCE RUN SOUTH 21°54'27" WEST ALONG SAID WEST LINE OF SAID LOT 1 A DISTANCE OF 455.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 2.160 ACRES.

THIS DESCRIPTION IS BASED ON A PRELIMINARY PROPERTY BOUNDARY SURVEY PERFORMED BY THE UNDERSIGNED ON MAY 4, 2022.

 05-18-2022

TRAVIS A. STURDIVANT
REGISTERED PROFESSIONAL LAND SURVEYOR
LOUISIANA LIC. NO. 4632
RALEY AND ASSOCIATES, INC.
4913 SHED ROAD, BOSSIER CITY, LA 71111
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Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, July 6, 2022 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA**, for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 22-122-C ZONING REQUEST: 7000 Block of E Kings HWY. Application by CROSS DEVELOPMENT for approval to rezone property located on the southeast corner of E Kings Hwy and E 70th St, from R-A Rural Agricultural Zoning District to C-4 Heavy Commercial Zoning District, being more particularly described as 6.5 ACS. M/L – THAT PART OF LOT 1, HARTS ISLAND LYING S. OF 70TH ST. & E. OF E. KINGS HWY, LESS A TR. DESC. AS FOLLOWS: FROM THE INTERSECTION OF W'LY R/W OF EAST BERT KOUNS INDUSTRIAL LOOP (LA HWY 526) AND N'LY R/W OF E KINGS HWY, RUN N 56 DEG. 04 MIN. 30 SEC. W 695.50 FT. ALONG SAID N'LY R/W, THENCE CONTINUE ON R/W ALONG A CURVE TO THE LEFT WITH BEARING N 62 DEG. 05 MIN. 11 SEC. W 207.28 FT. AND RADIUS OF 989.63, THENCE CONT. ALONG SAID R/W N 68 DEG. 05 MIN. 52 SEC. W 334.17 FT., THENCE N 21 DEG. 54 MIN. 27 SEC. E 368.87 FT. TO HIGH BANK OF OLD SAND BEACH BAYOU, THENCE N 21 DEG. 54 MIN. 27 SEC. E 98.15 FT. TO MEAN LOW WATER LINE OF OLD SAND BEACH BAYOU, THENCE ALONG SAID LOW WATER LINE THE FOLLOWING 13 CALLS: N 55 DEG. 24 MIN. 06 SEC. E 162.55 FT., THENCE N 52 DEG. 32 MIN. 12 SEC. E 283.85 FT., THENCE N 87 DEG. 10 MIN. 48 SEC. E 22.74., THENCE S 44 DEG. 13 MIN. 54 SEC. E 57.63 FT., THENCE S 45 DEG. 55 MIN. 17 SEC. E 95.60 FT., THENCE S 44 DEG. 07 MIN. 06 SEC. E 96.61 FT., THENCE N 85 DEG. 23 MIN. 37 SEC. E 76.49 FT., THENCE N 67 DEG. 24 MIN. 40 SEC. E 111.22 FT., THENCE S 32 DEG. 52 MIN.30 SEC. E 102.29 FT., THENCE S 32 DEG. 52 MIN. 30 SEC. E 75.37 FT., THENCE S 19 DEG. 07 MIN. 39 SEC. E 192.64 FT., THENCE S 10 DEG. 50 MIN. 41 SEC. E 148.67 FT., THENCE S 32 DEG. 09 MIN. 49 SEC. E 178.41 FT. TO W'LY R/W OF E BERT KOUNS INDUSTRIAL LOOP, THENCE S'LY ALONG SAID R/W TO P.O.B. Section 37, T17N, R13W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times