

ORDINANCE NO. ____ OF 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED SOUTHEAST CORNER OF PROVENANCE PLACE BOULEVARD AND CHESTNUT PARK LANE, SHREVEPORT, CADDO PARISH, LA., **R-2(PUD) MULTI-FAMILY RESIDENTIAL ZONING DISTRICT TO R-2(PUD) MULTI-FAMILY RESIDENTIAL 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 ENTER GENERAL LOCATION Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **R-2(PUD) MULTI-FAMILY RESIDENTIAL ZONING DISTRICT TO R-2(PUD) MULTI-FAMILY RESIDENTIAL ZONING DISTRICT**:

LOT 2, PROVENANCE COMMERCIAL AREA BLOCK A, SECTION 20, T16N, R13W, CADDO PARISH, LOUISIANA.

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: The applicant is requesting the use of a Bar be added to the previous approved PUD list of uses for this specific location in order to serve alcohol to cigar lounge patrons. The request does not encompass the entire PUD area. The existing planned use of a cigar lounge is defined under Retail Goods Establishment which does not include serving of alcohol. In order to serve alcohol, the establishment must be approved as a Bar. The addition of a Bar as a use is the only change requested; the prior uses and ordinance relief approved with the original 2004 PUD and the 2014 PUD modification remain unchanged.

PROPOSED SITE AMENITIES: The site amenities are not under consideration at this time. The amenities approved with the original 2004 PUD remain in effect. These include; limiting commercial activity to certain areas of the development; limited specified commercial uses; green spaces; street and housing design.

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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

22-150-C
Vintage Design Group

**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 Elberson
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. 22-150-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN

Applicant: Vintage Design Group
Owner: Provenance Lot 2, LLC
Location: 1031 PROVENANCE PLACE BLVD (SE corner of Provenance Place Blvd and Chestnut Park Ln.)
Existing Zoning: R-2 (PUD)
Request: R-2(PUD) to R-2(PUD)
Proposed Use: Bar

Representative &/or support:

Joe Salpetra- no address

draft

Opposition: None

A motion was made by MR. BALDERAS, seconded by MS. JACKSON 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

S.P.U.D. STAFF REPORT – CITY OF SHREVEPORT

SEPTEMBER 7, 2022

AGENDA ITEM NUMBER: 7
MPC Staff Member: Alice Correa
City Council District: D/ Grayson Boucher
Parish Commission District: 9/John Atkins

CASE NUMBER 22-150-C: SMALL PLANNED UNIT DEVELOPMENT (SPUD) & FINAL SITE PLAN

APPLICANT: Vintage Design Group
OWNER: Provenance Lot 2, LLC
LOCATION: 1031 Provenance Place Blvd (SE corner of Provenance Place Blvd and Chestnut Park Ln.)
EXISTING ZONING: R-2(PUD)
REQUEST: Modification to PUD Uses
PROPOSED USE: Bar

DESCRIPTION: The applicant is requesting approval of a modification to the existing approved Planned Unit Development (PUD) uses to allow serving of alcohol to cigar lounge patrons a 0.2-acre lot. The additional service falls under the definition of a Bar in the Unified Development Code (UDC), which is not identified as an approved use under the PUD. The property is part of the Provenance development and is zoned as Multi-family Residential Planned Unit Development (R-2(PUD)), as are all the adjacent properties. Because the property is less than 5 acres, the request classifies as a Small Planned Unit Development (SPUD).

Prior cases for this site include: the original R-2(PUD) approval in 2004 (P-7-04); site plan approval for the initial commercial development (C-67-05); approval of modification to the PUD to define allowable non-residential uses (C-8-14, P-2-14); and approval of the site plan for this structure (21-31-C). Nearby relevant cases include: Special Exception Use approvals for beer/wine sales, restaurants serving alcohol, and outdoor dining (BAC-4-07, BAC-5-07, BAC-6-07, BAC-84-08, BAC-62-16); and approval of rezoning to Neighborhood Business (B-2; C-2 under the UDC) for unspecified commercial development (P-7-17).

Nearby neighborhoods include: Huckleberry Ridge, Robson Plantation, Wallace Lake, and Wallace Lake Heights.

REMARKS: **SPUD approval is subject to a 2-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 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

S.P.U.D. STAFF REPORT – CITY OF SHREVEPORT

opportunity to claim benefits for the site and the surrounding area.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on July 12, 2022 at 2:00PM. Twelve nearby residents were in attendance - one expressed concern regarding serving liquor, and another stated opposition due to parking and attracting patrons from other parts of the city. The remaining discussion was centered around general business operations questions with no other concerns noted.

MASTER PLAN CONSIDERATIONS:

The Future Land Use map of the 2030 Great Expectations Master Plan shows this entire area as Residential Low. However, the original R-2(PUD), which is a mix of medium density residential and commercial uses, was already approved and in development at the time the Master Plan was written in 2010. Therefore, it is unclear why the future use of this area was designated Residential Low instead of Residential Medium and Neighborhood Commercial by the Master Plan. Several businesses and restaurants (including those serving alcohol) already exist adjacent to this property. Although the overall development is not consistent with stated future use of the Master Plan, the proposed use is consistent with the approved PUD and the existing development.

REQUESTED USES & ORDINANCE RELIEF:

The applicant is requesting the use of a Bar be added to the previous approved PUD list of uses for *this specific location* in order to serve alcohol to cigar lounge patrons. The request does not encompass the entire PUD area. The existing planned use of a cigar lounge is defined under Retail Goods Establishment which does not include serving of alcohol. In order to serve alcohol, the establishment must be approved as a Bar. The addition of a Bar as a use is the only change requested; the prior uses and ordinance relief approved with the original 2004 PUD and the 2014 PUD modification remain unchanged.

PROPOSED SITE AMENITIES:

The site amenities are not under consideration at this time. The amenities approved with the original 2004 PUD remain in effect. These include; limiting commercial activity to certain areas of the development; limited specified commercial uses; green spaces; street and housing design.

SITE PLAN CONSIDERATION:

The submitted site plan is one that was approved in 2021 for construction of the building (21-31-C). No alterations are proposed or required for the additional proposed use. The site complies with the alcohol distance requirements from protected uses; and the Alcohol Beverage Ordinance (ABO) Office confirmed that the interior floor plan is acceptable. Parking for this location is shared parking with the overall commercial development.

S.P.U.D. STAFF REPORT – CITY OF SHREVEPORT

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of the PUD modification to allow a Bar use at this location is warranted.

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

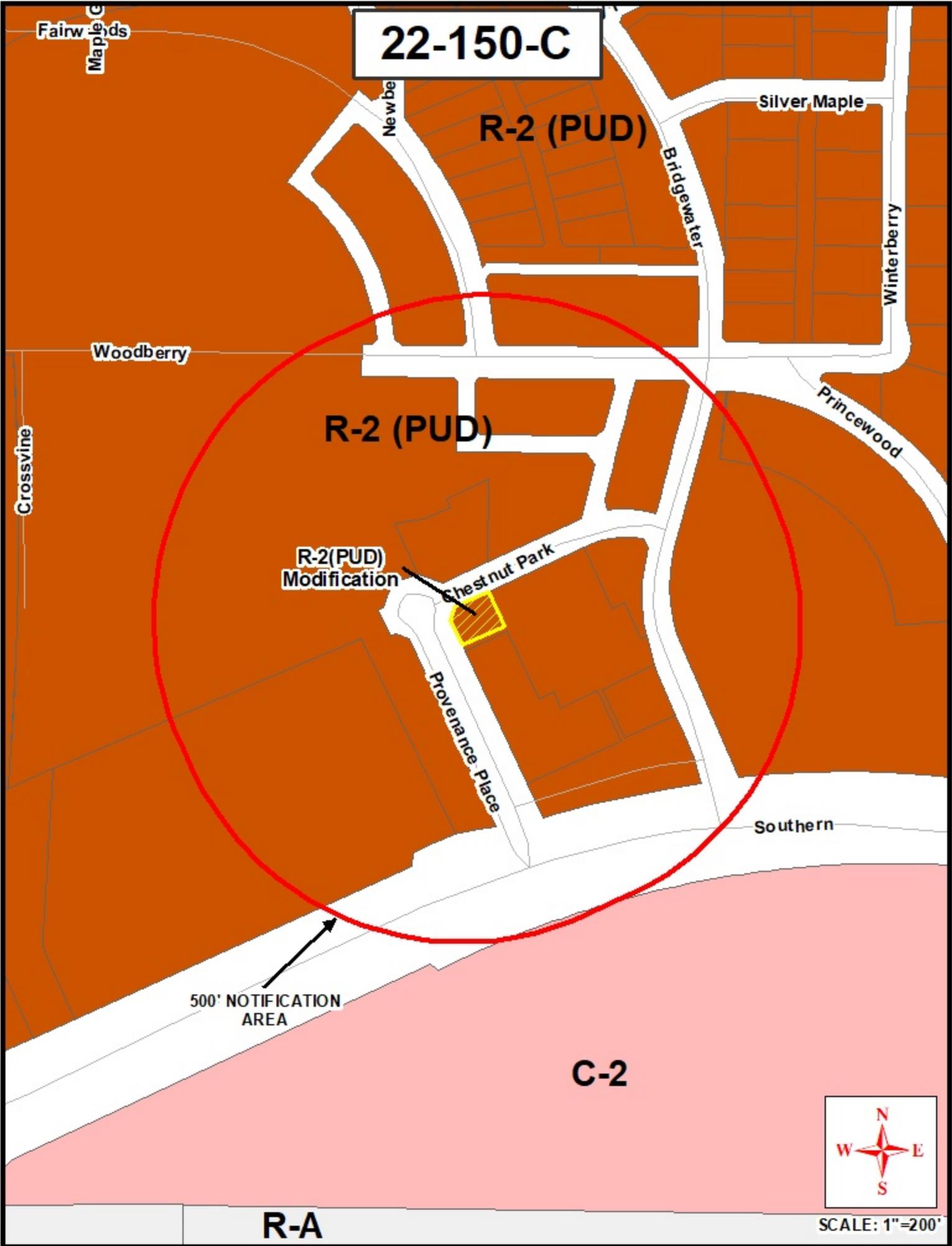
- a. Deny the preliminary site plan approval.
- b. Approve the preliminary site plan with additional conditions.

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

MPC BOARD

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

22-150-C



**R-2(PUD)
Modification**

Chestnut Park

Provenance Place

**500' NOTIFICATION
AREA**



SCALE: 1"=200'

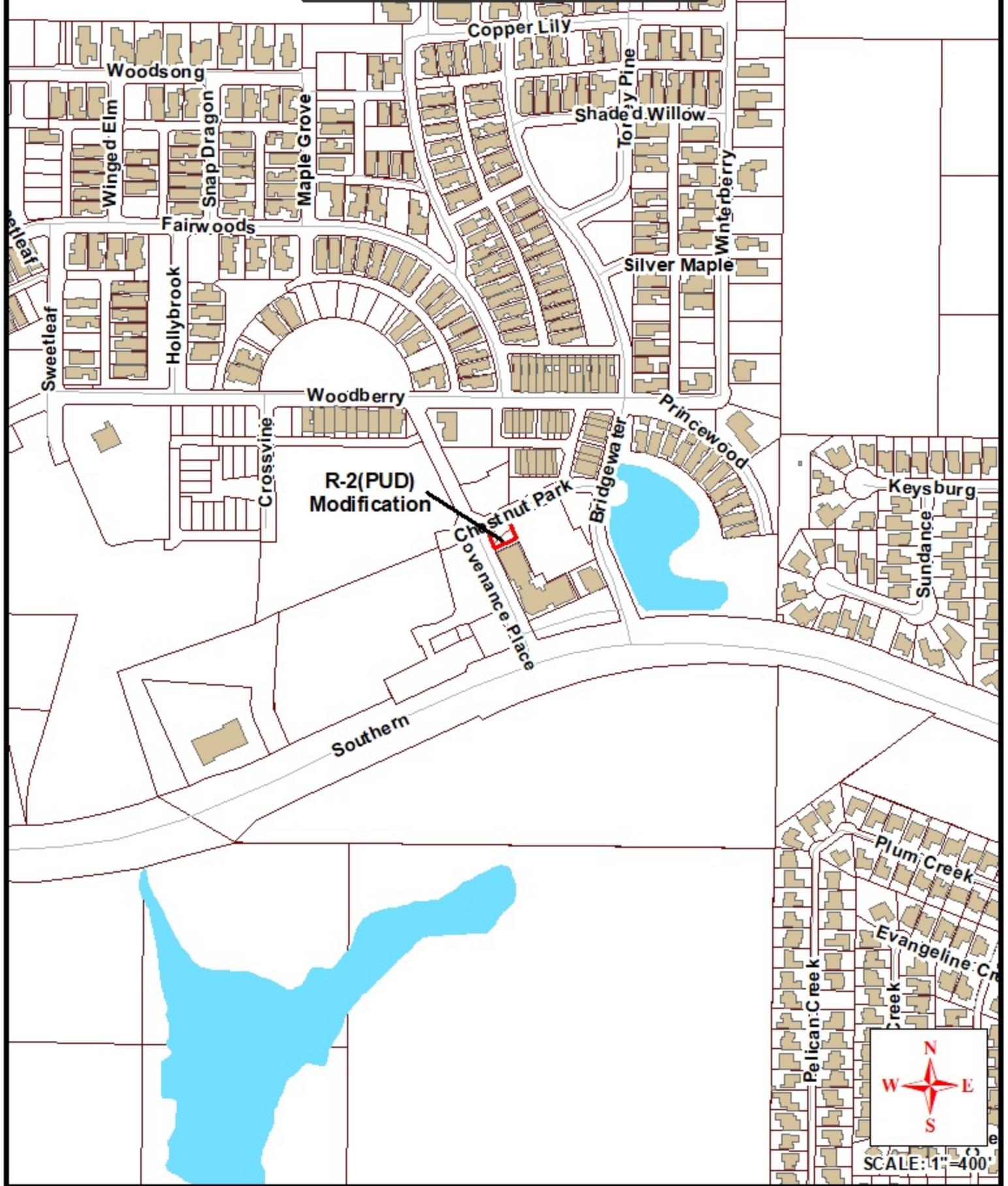
R-A

C-2

R-2 (PUD)

R-2 (PUD)

22-150-C AREA REF MAP



Provenance Place Blvd
1000

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



08/26/22 02:01 PM



08/26/22 02:01 PM



Provenance Place Blvd
1000

Chestnut Park

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

June 28, 2022

To: Metropolitan Planning Commission

Re: Modification to existing Planned Unit Development
1031 Provenance Place Blvd Shreveport, LA 71106

We would like to request a modification to the existing Planned Unit Development for this property to add the Bar use to the list of allowed potential uses identified approved under cases C-8-14/P-2-14. The original Ordinance Relief items and Public Amenities will remain unchanged. We have attached a copy of the list of allowable uses approved from February 6, 2014 for reference.

Thank you

A handwritten signature in black ink, appearing to read "Matthew St. Amant", with a long horizontal flourish extending to the right.

Matthew St. Amant



**METROPOLITAN
PLANNING COMMISSION**
Shreveport / Caddo Parish

505 Travis Street
P.O. Box 31109
Shreveport, LA 71130
Tel (318) 673-6480
Fax (318) 673-6475

February 6, 2014

Dear Applicant:

During their meeting on February 5, 2014, the Shreveport Metropolitan Planning Commission considered your application.

Enclosed is a copy of the Land Use Report which states the decision of the Planning Commission and any stipulations which must be adhered to.

Please note that approval of this application does not necessarily constitute approval of site development plans. Also note that there will be a 10-day delay before this approval becomes final. If no appeals are received within this 10 day period, you may apply for the appropriate permits at the Zoning Administration Office.

If you have any questions regarding this matter, please contact the MPC office at 673-6480.

Sincerely,

Diane Tullos
Office Administrator

DT:sa

Enclosure

C-8-14/P-2-14

**METROPOLITAN PLANNING COMMISSION
LAND USE REPORT – FEBRUARY 5, 2013**

id

CASE NO:	C-8-14/P-2-14: XXXX Southern Loop	District: D/Corbin
APPLICANT:	PROVENANCE DEVELOPMENT COMPANY, LLC	District: 9/Thibodeaux
LAND OWNER:	Same	
LOCATION:	North side of Southern Loop 2,000' east of Wallace Lake Road	
ZONING:	Modification of the existing R-2 (PUD)	
PROPOSED:	Master Plan Approval and modification of uses	

GENERAL INFORMATION:

- The applicant is requesting approval to revise the approved Master Plan by expanding an area along the Southern Loop for commercial use and by modifying and establishing a list of uses allowed in the commercial areas.
- The original Master Plan was approved in 2004 by Case No. P-7-04. The approval was very vague concerning uses allowed in the commercially developed areas. The Village Center's uses were described as "civic buildings, social activity, retail, workplaces and more dense residential".
- The list of uses permitted in the commercial areas is now very specific (please see attached list).
- The applicant initially wanted to add a veterinary clinic with boarding but is taking this opportunity to more clearly define the uses that would be allowed in the Village Center I and II tracts.
- A revised matrix that encompasses the entire PUD area has been submitted, but the only change to the original PUD is the commercial expansion and the list of uses allowed.
- The veterinary clinic is proposing boarding with indoor/outdoor runs. The outdoor runs will be considered by the ZBA at their February 12th Public Hearing.

SITE PLAN CONSIDERATIONS:

- Provenance Development consists of 377 acres. The request for expansion of the commercial area is for the properties with Southern Loop frontage to the west of the existing fire station.
- The list of uses will apply to their Village Center, Tracts I and II, which is their commercial area.
- The veterinary clinic is 3624 square feet and requires 15 parking spaces. 17 spaces are shown on site with additional parallel parking spaces shown on the street.
- Landscaping is to ordinance standards.

DEVELOPMENT REVIEW TEAM COMMENTS:

- A map showing all the lots that have been recorded needs to be submitted, as any future lots will be required to adhere to ASCE design standards.
- On-street parking, although allowed by the original PUD approval is a concern for the Fire Department.
- A water connection fee is necessary to tie into the water and sewer.
- For future development, there needs to be an alternative to zero lot lines as utilities can't be accessed and maintained.

PUBLIC'S ASSESSMENT

2 spoke in opposition.

BOARD'S DECISION

The Board voted 9-0 to approve the Master Plan and modification of the existing R-2(PUD) subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

Provenance Development

Potential commercial uses for Village Center I and II tracts

Accessory use.

Animal hospital or veterinary clinic excluding livestock; boarding of animals on the premises, with outside kennels maintained on the premises

Antique store.

Apartment—hotel.

Apparel and accessory store.

Appliance store.

Aquarium supplies and sales.

Art, sculpture, fountains, monuments, statues and/or other similar landscape features; need not be enclosed within a structure, must be in compliance with requirements of section 106-1181.

Artists; including studio, instruction, display, incidental product sales and servicing, retail sale of arts and crafts supplies, customarily used by artists (excluding general hobby store), and gallery or museum.

Auditorium.

Automobile filling station, where the primary function is the retail sale of gasoline, oil, grease, tires, batteries and accessories, and where services are limited to installation of items sold, washing, polishing, and greasing; fuel pumps need not be enclosed within structure; pump islands shall be located at least 15 feet from the property line; canopies anchored or supported in pump island may extend to within five feet of the property line; canopies shall have a minimum height of ten feet above driveway.

Bakery, retail.

Bank, loan, and finance services; no repossessed or acquired items can be displayed or stored on the premises.

Barbershop or beauty shop.

Bicycle sales and repair.

Blueprinting and photostating.

Bookstore.

Business and professional offices and services.

Business machines store or agency.

Camera and photographic supplies store.

Candy, nut, and confectionery store.

Catalogue, mail order, and direct selling establishments, including retail sales by catalogue, mail order, telephone, and house-to-house canvas; display items only.

Clothesmaker and needlework (retail), including dressmaker, embroiderer, furrier, milliner, seamstress, tailor, and the like.

Community service and membership organizations, such as business association, church, civic association, club, college fraternity or sorority house, nonprofit community service, professional organization, and religious group; incidental fundraising or not-for profit, business trade only.

Dairy products sales.

Delicatessen.

Department store.

Drug compounding and manufacturing, with the building for such use not to exceed 15,000 square feet.

Drugstore.

Dry cleaning with nonflammable cleaning agents only; excluding the discharge of steam outside enclosed structure.

Dry goods store.

Dwelling, multiple family.

Educational, including business school, college, day care center, elementary or secondary school, kindergarten, nursery school, trade school, training center, university, and the like.

Embossers, including printing from a standard office copier.

Fire station.

Floor covering sales.

Floral shop.

Fruit store.

Fur sales, dyeing, finishing and storage; no tanning.

Furniture repair and upholstering.

Furniture store, retail.

Garden supplies store, handling packaged fertilizer and no other types of fertilizer.

Gift shop.

Golf clubs, country clubs, swim clubs or tennis clubs, including enclosed support facilities (public or private).

Grocery store, retail.

Hardware store, retail.

Health studio, athletic club, martial arts school or commercial gymnasium (public or private, with all components contained within an enclosed structure).

Hobby supply store.

Hospital or sanitarium.

Hotel, motel, tourist home, all for transient occupancy except that not more than one-third of the gross floor area may be used for apartments for permanent occupancy.

Ice cream store.

Indoor commercial amusements (excluding pool or billiard tables) as an accessory use only. No more than three non-gaming machines or amusement devices shall be permitted on the premises.

Jewelry store, including repairing of jewelry, watches, and clocks.

Laboratory, including dental or medical.

Landscape garden sales; need not be enclosed within structure.

Laundry and/or dry cleaning pickup station.

Laundry, including uniform rental and processing.

Leather and luggage store.

Library or reading room.

Loan or finance office, only those items which can be sold by any other use in this district can be displayed or stored on the premises, within an enclosed structure.

Locksmith.

Medical and allied services, including hospital, laboratory and sanitarium, apothecary, clinic, convalescent home, optician, and medical and surgical supplies.

Music store.

Newsstand.

Nursery, day care, or kindergarten.

Office equipment and supplies store.

Open air market; need not be enclosed within a structure.

Optical goods.

Optician.

Package and parcel pickup.

Paint and wallpaper store, retail.

Parks, pavilions, recreation centers or playgrounds (public or private, can include both indoor and outdoor components).

Personal services (retail), limited to cosmetic studio, dry cleaning and laundry pickup station, catering service, and interior decorating.

Pet grooming facility; limited to the grooming of household pets and other small animals

Photographic studio with processing.

Pet grooming facility.

Pet store.

Picture framing and/or mirror silvering.

Pipeline or electric transmission line; need not be enclosed within structure.

Post office.

Print shops.

Printing, publishing, and allied industries.

Public services, including government offices, libraries, museums, public ambulance services, fire stations, police stations, and post offices.

Restaurant, including indoor and outdoor dining areas, drive-in, drive-thru, pick-up window, delivery service operations or other exterior service facilities.

Seafood store, retail.

Shoe repair shop.

Shoe store, retail.

Sporting goods store, retail; excluding repair and testing of motors and outdoor boat display.

Studio for professional work or teaching of any form of fine arts, photography, music, drama, dance, but not including commercial gymnasium.

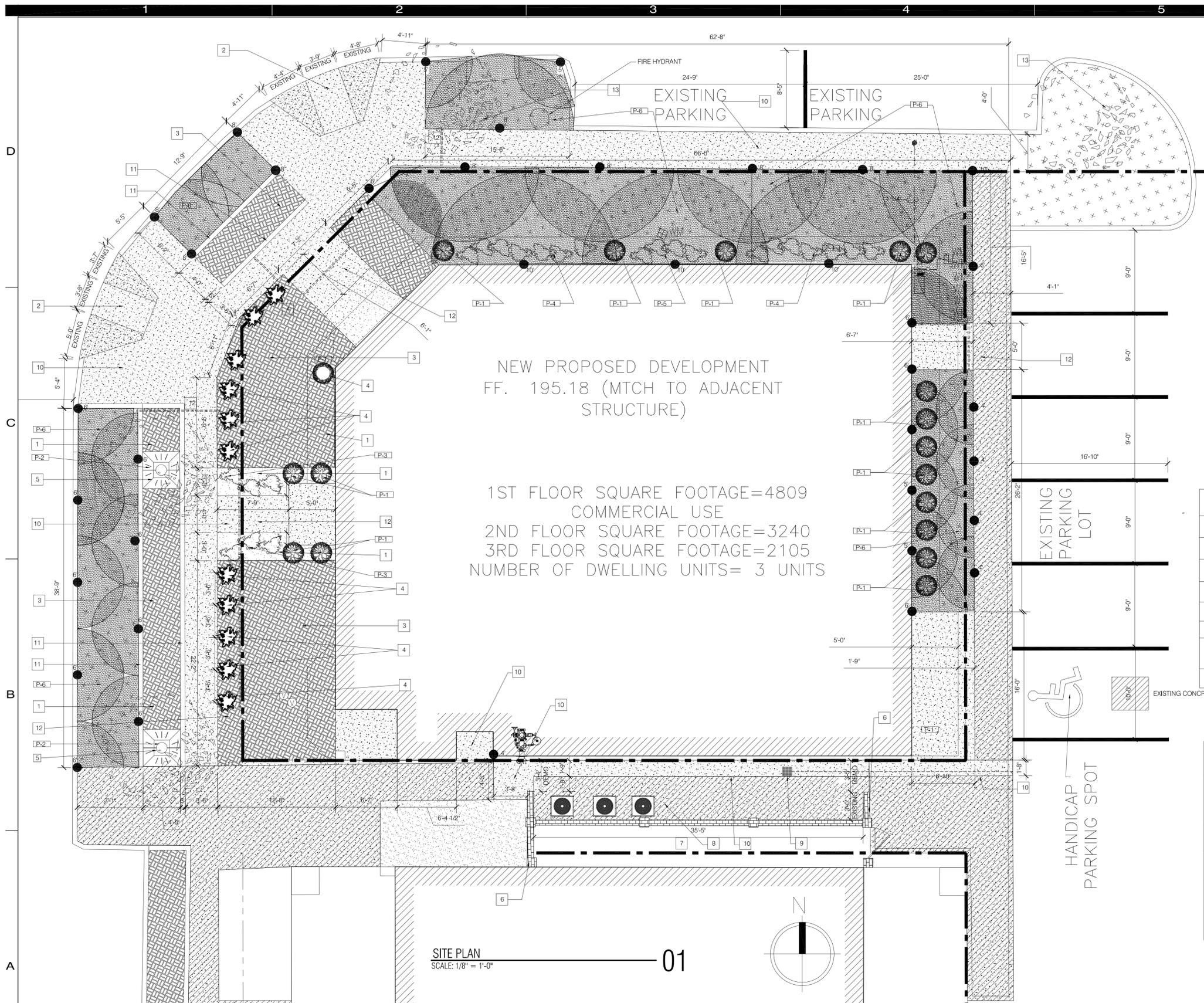
Theater, including outdoor; need not be enclosed within structure.

Toy store.

Variety store (limited to the sale of items which may be sold by any other use in this district).

Vegetable store.

Video sales and rentals.



KEY NOTES			
REV	KEY	SPEC.	DESCRIPTION
	1	XX XX XX	DRIP IRRIGATION LINE
	2	XX XX XX	REPAIR EXISTING HANDICAP RAMP
	3	XX XX XX	MTCH EXISTING BRICK PAVERS
	4	XX XX XX	DRIP EMITTER
	5	XX XX XX	MATCH EXISTING 4'x4' TREE GRATE
	6	XX XX XX	EXISTING BRICK WALL, REPAIR AS NECESSARY
	7	XX XX XX	EXISTING ELECTRICAL AREA, N.I.C.
	8	XX XX XX	EXISTING CONCRETE AND MECHANICAL AREA
	9	XX XX XX	2X2 SURFACE DRAIN, 3" PIPE TO PARKING, INBED IN CURB
	10	XX XX XX	NEW CONCRETE
	11	XX XX XX	6" CONCRETE CURB
	12	XX XX XX	IRRIGATION LINE UNDER PAVING
	13	XX XX XX	EXISTING OAK TREE

- SITE NOTES
- ELECTRICAL CONTRACTOR TO COORDINATE ALL ELECTRICAL WORK AND PHASES OF WORK WITH OWNER AND ARCHITECT PRIOR TO START ANY WORK. No exception.
 - ALL SITE FURNITURE SHALL BE OWNER FURNISH OR IF OTHERWISE SPECIFIED.
 - THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
 - PROVIDE BARRIER PROTECTION OF THE SITE POLE AS REQUIRED.
 - EACH CONTRACTOR IS RESPONSIBLE FOR EXCAVATION WORK SHALL BE REQUIRED TO PROVIDE ALL NECESSARY BARRICADES, FENCING, BRACING, SHORING, SHEET PILING, WARNING SIGNS, PLUMBING ETC.
 - EACH CONTRACTOR IS RESPONSIBLE FOR THE PROPER LAYOUT AND THE ESTABLISHMENT OF ALL LINES AND LEVELS REQUIRED FOR THE EXECUTION OF WORK. COORDINATION ALL TRADES TO AVOID INTERFERENCE.
 - GENERAL CONTRACTOR TO INSTALL 6" MINIMUM DEPTH OF CLEAN, FRIABLE TOPSOIL AT ALL PLANTING BEDS.
 - DEBRIS, TRASH OR ROCK NOT USABLE FOR FILL SHALL BE REMOVED FROM THE SITE BY EACH CONTRACTOR.
 - EACH CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE "CLEAN-UP" OF STREET, ROADWAYS, AND PRIVATE PROPERTY DUE TO EXCAVATION.
 - ALL BACKFILL MATERIALS SHALL BE CLEAN AND FREE FROM TRASH, DEBRIS, ORGANIC MATERIAL AND ROCKS.
 - WATER ALL PLANT MATERIAL THAT ARE NEWLY PLANTED THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MULCHING IMMEDIATELY.
 - ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULL REMOVED, RE-GRADE AND REPLACE.
 - VERIFY ON SITE BACK FLOW AND IRRIGATION METER AND PLACEMENT OF CONTROLLER PRIOR INSTALLATION.
 - VERIFY ALL LANDSCAPE PLACEMENT WITH OWNER.
 - IRRIGATION PLAN IS DIAGRAMMATIC ONLY, VERIFY WITH LICENSE IRRIGATION CONTRACTOR.
 - VERIFY IRRIGATION CONTROLLER WITH OWNER PRIOR TO INSTALLATION.

- GENERAL NOTES
- FURNISH AND INSTALL 20YEAR 4.1 OZ WOVEN POLYPROPYLENE LANDSCAPE FABRIC @ ALL TREE LOCATIONS
 - ALL TREES TO HAVE 3" DIAMETER 4" LANDSCAPE RING IN NON PAVED AREAS
 - ALL TREES RECESSED IN BRICK PAVING TO HAVE 48"x48" TREE GRATE TO MATCH EXISTING
 - MIN OF 3" DARK NATURAL MULCH IN PLANTING BEDS/TREE RINGS
 - ALL PLANTING BEDS TO HAVE A MIN. OF 12" OF TOPSOIL
 - 6" MIN OF TOPSOIL IN ALL AREAS OF SOO
 - CONTRACTOR TO FURNISH ST AUGUSTINE SOD IN ALL AREAS THAT ARE NOT COVERED BY PAVING OR LANDSCAPING BEDS
 - IRRIGATION TO BE SEPARATELY METERED WITH BACK FLOW BACKFLOW PREVENTER. COORDINATE BACK FLOW LOCATION WITH ARCHITECT
 - ALL PLANTING BEDS TO HAVE 4" GREEN MTL EDGING
 - ALL PLANTS SHALL BE HEALTHY, WOODRUS AND REPRESENTATIVE OF SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED, AND SHALL BE FREE OF INSECTS, DISEASE, BARK BRUISES, SCRAPES, CRACKED BRANCHES AND PHYSICAL DAMAGE. SUBSTITUTION OF PLANT SPECIES OR SIZE MUST HAVE PRIOR APPROVAL.
 - ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR 36 MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANT ARE DEAD OR IN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT IS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED "GUARANTEED" REPLACEMENT.
 - TOPSOIL REQUIREMENTS FOR PLANTING OPERATIONS AND GRADING/MOUNDS SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND FOREIGN MATTER.
 - ALL PLANTING BEDS SHALL BE MOUND 3" DEEP OVER WEED PREVENTIVE FABRIC BY PAVING OR LANDSCAPING BEDS
 - INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERMEN LANDSCAPE STANDARD AND WITH GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY
 - THE BRANCHES OF DECIDUOUS TREES AND SHRUBS MAY BE SELECTIVELY THINNED BY UP TO 1/3 IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
 - LANDSCAPE MATERIALS SHALL BE LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. LOCATE ALL LANDSCAPE MATERIALS IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS AT TRANSFORMERS, METERS, OVERHEAD LINES, ETC. REFER TO CIVIL.
 - REMOVE ALL EXCESS ORGANIC MATERIAL FROM SITE AND DISPOSE OF IT IN CONFORMANCE WITH ALL LOCAL STATE AND FEDERAL REQUIREMENTS.
 - PLANT TYPE AND SOIL CONDITION.
 - FERTILIZE ALL PLANT AREAS ACCORDING TO GOOD HORTICULTURAL PRACTICE FOR EACH PLANT TYPE AND SOIL CONDITION.
 - ALL NON-SHRUB AREES MUST BE FINISHED WITH LOCALLY GROWN SOD OF A VARIETY PRODUCING FINE TURFGRASS SUITABLE OF THIS LOCATION.
 - PLANTING LOCATIONS SHOWN ARE GRAPHICAL REPRESENTATIONS ONLY.
 - HARDWOOD MULCH IN ALL BEDS.

- BRICK PAVERS
- EXISTING CONCRETE
- NEW CONCRETE
- DRIP EMITTER
- 4" SPRAY HEADS
- 5" SPRAY HEADS
- 10" SPRAY HEADS
- 8" SPRAY HEADS
- 6" SPRAY HEADS
- WATER METER
- BACKFLOW PREVENTER
- IRRIGATION LINE UNDER PAVEMENT

KEY	COMMON NAME	BOTANICAL NAME	SIZE (GALLON)	SPACING	MIN QUANTITY
P-1	BURFORD HOLLY	Ilex cornuta	7	3'	18
P-2	SOUTHERN LIVE OAK	Quercus virginiana	30	N/A	2
P-3	DAY LILY	Hemerocallis 'Purple D'oro	3 GAL	1.5'	50
P-4	BUTTERFLY IRIS	Diets grandiflora	3 GAL	2'	32
P-5	MARSH FERN	Thelypteris kunthii	3 GAL	1'	60
P-6	ST AUGUSTINE	Stenotaphrum secundatum	N/A	N/A	
P-7	ASIAN JASMINE	Trachelospermum Asiaticum	N/A	N/A	



OWNER:
VINTAGE DESIGN GROUP
 417 LAKE STREET
 SHREVEPORT, LA 71101
 TEL: 318-990-9029
 www.VintageDesignGroup.com

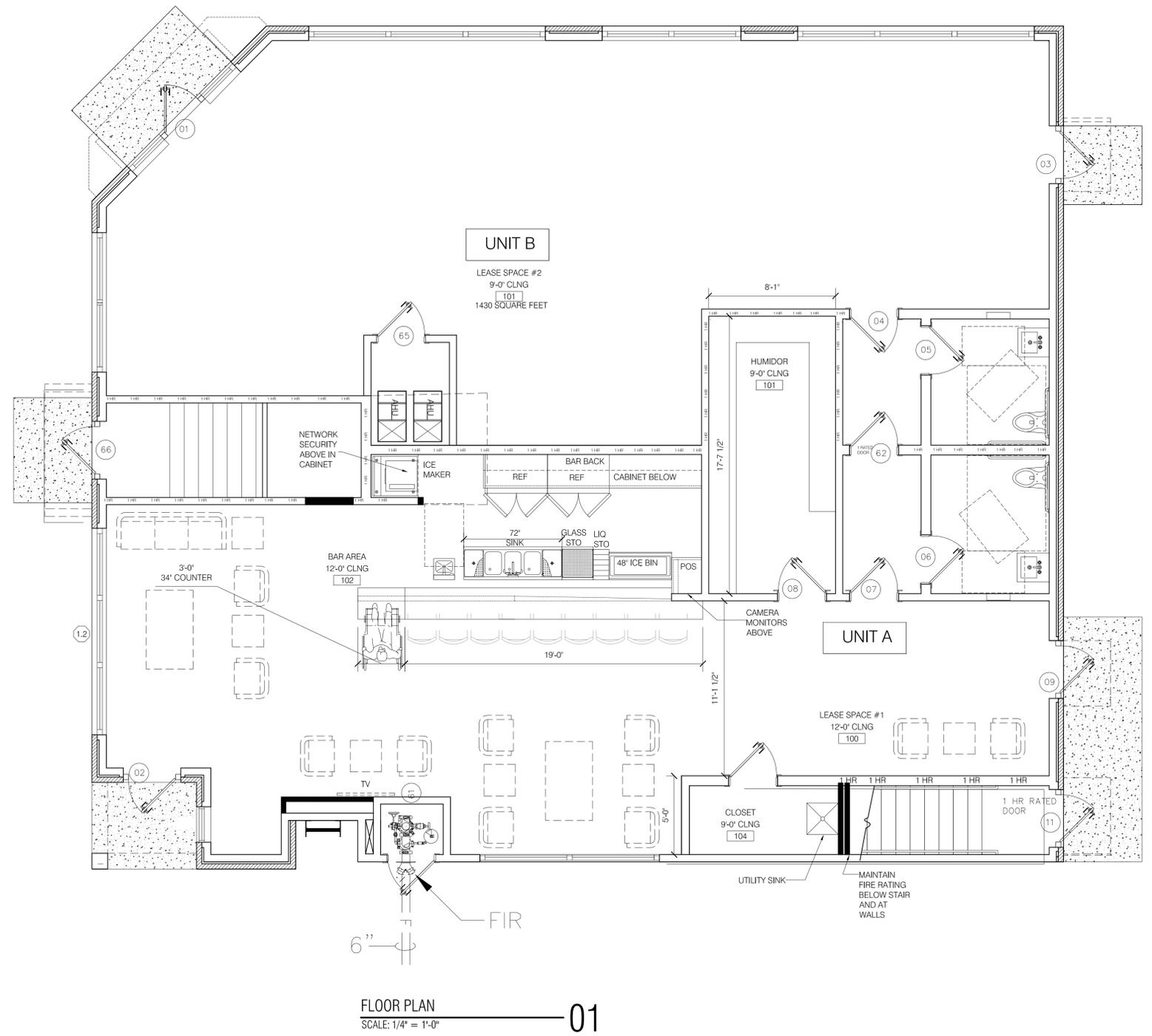
PROJECT:
SOUTHERN SMOKE
 1023 PROVENANCE PL. BLVD.
 SHREVEPORT, LA

DATE: 01/18/21
 REVISIONS:
 PROPOSED
 SITE PLAN & IRRIGATION



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A-001



FLOOR PLAN
SCALE: 1/4" = 1'-0" 01



OWNER:
MATTHEW ST. AMANT
211 TEXAS STREET
SHREVEPORT, LA

VINTAGE DESIGN GROUP
417 LAKE STREET
SHREVEPORT, LA 71101
TEL: 318-990-9029
www.VintageDesignGroup.com

Project:
SOUTHERN SMOKE
1031 PROVENANCE PL., BLVD.
SHREVEPORT, LA

Date	MONTH	YEAR	Scale	AS NOTED
Revisions:				

PROPOSED
FLOOR PLAN

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A-100

June 28, 2022

To: Metropolitan Planning Commission

Re: Security Plan
1031 Provenance Place Blvd Shreveport, LA 71106

Each outside door will have a deadbolt lock on it as well have an alarm sensor. We plan to use ADT Security to monitor the alarm at this location. There will be lighting on the exterior of the building, which will light all outside doors to the building. We plan to install cameras on each of the four corners of the building to monitor the outside perimeter. We also plan to install cameras inside the building to monitor as well.



Matthew St. Amant

**Inspection Report**

Inspection Date: 6/27/2022 9:47:00 AM

COMPLETE**MATTHEW ST AMANT should contact Shreveport at (318) 673-6100 for further information.**

Permit Number	Work Order Number	Inspection Number
22-447-COC	18144011	14030254

Jurisdiction	Inspection Type	Inspector
Shreveport	Liquor Measurement Inspection	Robert Peace

Customer	Address	Phone
MATTHEW ST AMANT	1031 PROVIDENCE PL BLVD, SHREVEPORT 71106	(318) 560-7417

Scheduled	Completed	Uploaded
6/27/2022 8:00:00 AM	6/27/2022 9:47:00 AM	6/27/2022 9:47:48 AM

Details

NO PROHIBITED ESTABLISHMENTS WITHIN 300 FT

You can download this report or request additional inspections at www.MyGovernmentOnline.org.

For software assistance please call 866.957.3764.

For questions about this inspection please contact your jurisdiction

OBJECTID	GEOGNO	OWNER
40083575	161320012000400	Red River Bank
40085024	161320020020900	Miller, Debra Jean
40085343	161320025022800	Ditt, Hannah M
40085802	161320030000100	Provenance Development Company, Llc
40088854	161320065100100	Provenance Development Company Llc
40091695	161320000018100	Provenance Development Company Llc
40092412	161320065100000	Provenance Development Company Llc
40093304	161320020020400	Carlisle, Dayton Chester
40094033	161320065000200	Provenance Development Company Llc
40098592	161320020020500	Beard, Ceceilia Ann
40099603	161320038035400	Jcm Company Llc
40100250	161320020020700	Jcm Company, Llc
40107901	161320009010700	Gilreath, Garnett Lamar Jr And
40116431	161320025022500	Boles, Suan Harris
40116495	161320038035600	Coleman, Kelli Meredith
40116904	161320020020600	Jcm Company Llc
40119935	161320050001000	Lewis, Hailey Lauren
40122949	161320009010400	Austin, Jeffrey M.
40123481	161320012000200	Provenance Lot 2 Llc
40123558	161320050100100	Provenance Development Company, L.L.C.
40126526	161320013200400	Provenance Development Company, L.L.C.
40127908	161320009010200	Kovvali, Venkata R. And
40129165		
40129655	161320012000100	Windrush Village, L.L.C.
40131924	161320048000200	Gary, William Lee Iii
40132586	161320048000100	Corbett, Erin Kelly
40132938	161320025022400	Elrod, Janet Keri
40136792	161320013014200	Wilmore, Megan Elizabeth
40138479	161320025023000	Cummings, Earl D Iv And
40142209	161320038035800	Vintage Realty Company, Llc
40148075	161320013014100	Jcm Company Llc
40149249	161320009010300	Khoury, Paul Gregory And
40150225	161320020020300	Provenance Realty Group, Llc
40152011	161320050000800	Martinez, Nannette Lynne
40154428	161320038035300	Dorsett Properties, Lp
40159664	161320000018000	Provenance Development Company Llc
40162766	161320038035500	Blanchard, Robin Preaus
40167417	161320038035700	Williams, Susan
40171414	161320060000100	Bridgewater 5 Llc
40174177		
40174183	161320020021000	Jcm Company, L.L.C.
40174866	161320032000100	Childs, Kamarie L And
40181131	161320050001100	Dixon, Thomas And Anne Dixon
40181809	161320050100000	Provenance Development Company, L.L.C.
40182117	161320009010100	Talbert, Elaine Taylor
40182652	161320000008800	Camelot Investment Corporation
40185764	161320025022900	Maxwell, Ashley Lauren
40188575	161320050000900	Fanning, Wendell Leon And
40189156	161320025022700	Edwards, William J. & Rebecca A. Edwards
40189324	161320013014700	J-Dog, Llc
40192041	161320025022600	Fisher, Howard Kirkland And
40194268	161320025022300	Moran, Janie Ebey Debronne
40196411	161320013014400	Phares, Angela M.
40197359	161320012000500	Provenance Development Company Llc
40197968	161320009010800	Goorley, Richard Carl And
40201802	161320013014300	Beason, Gregory N. And
40201857	161320009100000	Provenance Development Company, L.L.C.
40205520		
40213399	161320013014600	Rudnicki, Carrie
40213816	161320020020800	Williams, Wendy Renee
40217428	161320065000100	Rpovenance Development Company Llc

PROP_ADDRESS

1020 Bridgewater
1992 Bridgewater
1929 Woodberry
1955 Woodberry

1972 Bridgewater

1976 Bridgewater
1938 Chestnut Park
1984 Bridgewater
2003 Princewood
1923 Woodberry
1930 Chestnut Park
1980 Bridgewater
2009 Woodberry
1914 Woodberry Ave
Chest Nut Park

None
1918 Woodberry Ave

1023 Provenance PI Blvd
2012 Fairwoods
2008 Fairwoods
1921 Woodberry
1924 Woodberry Ave
1933 Woodberry
1922 Chestnut Park
1922 Woodberry Ave
1916 Woodberry Ave
1968 Bridgewater
2017 Woodberry
1942 Chestnut Park

1934 Chestnut Park
1926 Chestnut Park

1996 Bridgewater
2006 Woodberry
2005 Woodberry

1920 Woodberry Ave
Southern
1931 Woodberry
2013 Woodberry
1927 Woodberry
1934 Woodberry Ave
1925 Woodberry
1919 Woodberry
1928 Woodberry Ave

2007 Princewood
1926 Woodberry Ave
None

1932 Woodberry Ave
1988 Bridgewater

MAIL_ADDRESS

P O Box 12550 Alexandria, La 71315-2550
 1992 Bridgewater Ave Shreveport La 71106
 1929 Woodberry Av Shreveport La 71106
 330 Marshall St Ste 200 Shreveport La 71101-3015
 330 Marshall St Ste 200 Shreveport La 71101-3015
 330 Marshall At Ste 200 Shreveport La 71101-3015
 330 Marshall St. Ste 200 Shreveport La 71101-3015
 1972 Bridgewater Avenue Shreveport La 71106
 330 Marshall St. Ste 200 Shreveport La 71101-3015
 1976 Bridgewater Avenue Shreveport La 71106
 8658 Business Park Dr Ste 100 Shreveport La 71105
 8658 Business Park Dr Ste 100 Shreveport La 71105
 2003 Princewood Ln Shreveport La 71106
 1923 Woodberry Ave Shreveport La 71106
 1930 Chestnut Park Lane Shreveport La 71106
 8658 Business Park Dr Ste 100 Shreveport La 71105
 2009 Woodberry Ave Shreveport La 71106
 1914 Woodberry Ave Shreveport La 71106-8550
 831 Ontario St Shreveport La 71106
 330 Marshall St Ste 200 Shreveport La 71101-3015
 333 Texas St Ste 2020 Shreveport La 71101-3680
 1918 Woodberry Ave Shreveport La 71106-8550

 330 Marshall St Ste 200 Shreveport La 71101-3015
 2012 Fairwoods Drive Shreveport La 71106
 2008 Fairwoods Drive Shreveport La 71106
 1921 Woodberry Ave Shreveport La 71106
 1924 Woodberry Ave Shreveport La 71106
 1933 Woodberry Ave Shreveport La 71106
 330 Marshall St Ste 200 Shreveport La 71101
 8658 Business Park Dr Ste 100 Shreveport La 71105
 2103 Woodsong Lane Shreveport La 71106
 1968 Bridgewater Ave Shreveport La 71106
 2017 Woodberry Ave Shreveport La 71106
 220 Travis St Ste 501 Shreveport La 71101
 330 Marshall St Ste 200 Shreveport La 71101-3015
 1934 Chestnut Park Ln Shreveport La 71106
 1926 Chestnut Park Ln Shreveport La 71106
 330 Marshal St Ste 200 Shreveport La 71101

 8658 Business Park Dr Ste 1210 Shreveport La 71105
 2006 Woodberry Ave Shreveport La 71106
 2005 Woodberry Ave Shreveport La 71106
 330 Marshall St Ste 200 Shreveport La 71101-3015
 1920 Woodberry Ave Shreveport La 71106-8550
 400 Travis St Ste 1510 Shreveport La 71101-3126
 1931 Woodberry Avenue Shreveport La 71106
 2013 Woodberry Ave Shreveport La 71106
 1927 Woodberry Avenue Shreveport La 71106
 12010 Ashland Way Shreveport La 71106
 1925 Woodberry Ave Shreveport La 71106
 1919 Woodberry Ave Shreveport La 71106
 1928 Woodberry Ave Shreveport La 71106
 333 Texas St Ste 2020 Shreveport La 71101-3680
 2007 Princewood Ln Shreveport La 71106
 1926 Woodberry Ave Shreveport La 71106
 333 Texas St Ste 2020 Shreveport La 71101-3680

 1932 Woodberry Av Shreveport La 71106
 1988 Bridgewater Ave Shreveport La 71106
 330 Marshall St Ste 200 Shreveport La 71101-3015

LEGAL_DESC

Lot 4, Provenance Commercial Area Block A, 161320-12-4
Lot 209, Provenance Phase I - Unit C, 161320-20-209
Lot 228, Provenance Phase I - Unit F, 161320-25-228
0.548 Ac. M/L - Lot 1, Provenance Phase I - Unit G, 161320-30
0.045 Ac. M/L - Lot 1001, Provenance - Windrush Village Ph
5.474 Ac. M/L- A Tr. Of Land In S/2 Of Sw/4 Of Sec. 20(16-1
1.47 Ac. M/L - Lot 1000, Provenance - Windrush Village Ph I
Lot 204, Provenance Phase I - Unit C, 161320-20-204
0.098 Ac. M/L - Lot 2, Provenance - Windrush Village Ph. li -
Lot 205, Provenance Phase I - Unit C, 161320-20-205
Lot 354, Provenance Phase li - Unit E, 161320-38-354
Lot 207, Provenance Phase I - Unit C, 161320-20-207
Lot 107, Provenance Phase I - Unit A, 161320-9-107
Lot 225, Provenance Phase I - Unit F, 161320-25-225
Lot 356, Provenance Phase li - Unit E, 161320-38-356
Lot 206, Provenance Phase I - Unit C, 161320-20-206
0.079 Ac. M/L- Lot 10, Provenance Phase li-Unit F, 161320-C
Lot 104, Provenance Phase I - Unit A, 161320-9-104
Lot 2, Provenance Commercial Area Block A, 161320-12-2
0.040 Ac. M/L- Lot 1001, Provenance Phase li-Unit F, 161320
Lot 2004, Provenance Phase I - Unit B, 161320-13-2004
Lot 102, Provenance Phase I - Unit A, 161320-9-102
Lot 1, Provenance Commercial Area Block A, 161320-12-1
0.136 Ac. M/L- Lot 2, Provenance Phase 1- Unit E-1, 161320-
0.132 Ac. M/L- Lot 1, Provenance Phase 1-Unit E-1 161320-4
Lot 224, Provenance Phase I - Unit F, 161320-25-224
Lot 142, Provenance Phase I - Unit B, 161320-13-142
Lot 230, Provenance Phase I - Unit F, 161320-25-230
Lot 358, Provenance Phase li - Unit E, 161320-38-358
Lot 141, Provenance Phase I - Unit B, 161320-13-141
Lot 103, Provenance Phase I - Unit A, 161320-9-103
Lot 203, Provenance Phase I - Unit C, 161320-20-203
0.079 Ac. M/L- Lot 8, Provenance Phase li-Unit F, 161320-05
Lot 353, Provenance Phase li - Unit E, 161320-38-353
4.903 Ac. M/L- A Tr. Of Land In S/2 Of Sw/4 Of Sec. 20(16-1
Lot 355, Provenance Phase li - Unit E, 161320-38-355
Lot 357, Provenance Phase li - Unit E, 161320-38-357
0.23 Ac. M/L- Lot 1, Provenance Commercial Area Block A-L
Lot 210, Provenance Phase I - Unit C, 161320-20-210
Lot 1, Provenance Phase li - Unit B-1, 161320-32-1
0.121 Ac. M/L- Lot 11, Provenance Phase li-Unit F, 161320-0
0.275 Ac. M/L- Lot 1000, Provenance Phase li-Unit F, 16132
Lot 101, Provenance Phase I - Unit A, 161320-9-101
15.91 Ac. - All That Part Of The Sw/4 Of Sec.20(16-13), Lyin
Lot 229, Provenance Phase I - Unit F, 161320-25-229
0.079 Ac. M/L- Lot 9, Provenance Phase li-Unit F, 161320-05
Lot 227, Provenance Phase I - Unit F, 161320-25-227
Lot 147, Provenance Phase I - Unit B, 161320-13-147
Lot 226, Provenance Phase I - Unit F, 161320-25-226
Lot 223, Provenance Phase I - Unit F, 161320-25-223
Lot 144, Provenance Phase I - Unit B, 161320-13-144
1.40 Ac. M/L- Lot 1000, Provenance Commercial Area, Block
Lot 108, Provenance Phase I - Unit A, 161320-9-108
Lot 143, Provenance Phase I - Unit B, 161320-13-143
Lot 1000, Provenance Phase I - Unit A, 161320-9-1000
Lot 146, Provenance Phase I - Unit B, 161320-13-146
Lot 208, Provenance Phase I - Unit C, 161320-20-208
0.28 Ac. M/L- Lot 1, Provenance - Windrush Village Ph. li - L

	TWNTAX	MPROVED_VALUE	LAND_VALUE	DIC
Shreveport		231626	5250	N
Shreveport		20736	2940	N
Shreveport		23655	2178	N
Shreveport		92597	4627	N
Shreveport		0	2032	
Shreveport		0	68	
Shreveport		0	65204	
Shreveport		21129	2940	N
Shreveport		0	4338	
Shreveport		21751	2940	N
Shreveport		22420	2178	N
Shreveport		22704	4678	N
Shreveport		41472	4901	N
Shreveport		20787	2178	N
Shreveport		28761	2178	N
Shreveport		20684	4678	N
Shreveport		33586	5005	N
Shreveport		24833	2475	N
Shreveport		0	16543	N
Shreveport		0	91	N
Shreveport		0	55	N
Shreveport		20616	2475	N
Shreveport		168694	17683	N
Shreveport		35762	5462	N
Shreveport		36151	5881	N
Shreveport		20262	2178	N
Shreveport		23373	2475	N
Shreveport		35199	2785	N
Shreveport		27587	4747	N
Shreveport		25294	2475	N
Shreveport		21869	2475	N
Shreveport		20788	4932	N
Shreveport		36130	5005	N
Shreveport		23976	4455	N
Shreveport		0	61	
Shreveport		30438	2178	N
Shreveport		26994	2178	N
Shreveport		0	6082	N
Shreveport		25875	4419	N
Shreveport		60194	10146	N
Shreveport		33324	6050	N
Shreveport		0	231	N
Shreveport		25289	2475	N
Caddo Parish		0	198	N
Shreveport		21860	2178	N
Shreveport		34329	5005	N
Shreveport		23212	3465	N
Shreveport		21893	2673	N
Shreveport		22185	3465	N
Shreveport		22517	3166	N
Shreveport		19843	2475	N
Shreveport		11967	37020	N
Shreveport		28246	4901	N
Shreveport		24669	2475	N
Shreveport		0	1089	N
Shreveport		19877	2475	N
Shreveport		17631	2940	N
Shreveport		0	12515	

SHAPE.STArea()	SHAPE.STLength()
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242264.1295	2149.314325
64248.28748	1873.693948
1924.099731	222.3994161
4275.236938	277.8798068
1924.098877	222.3996239
2030.003052	232.2886142
3173.425659	250.2347218
5474.873535	326.4418898
2043.41626	233.5223685
2030.004639	232.2876576
3173.41626	250.2347468
3430.876221	266.2228278
2985.683105	289.6907987
4824.019165	273.271966
1742.52478	212.0207577
884.6687012	235.8840894
2991.509277	289.7866333
17741.00439	587.5611793
29129.96863	844.6418277
6052.87146	341.4040064
5903.290039	330.1780404
2043.375854	233.521007
2999.992554	289.9991779
3245.432983	250.5426728
3786.515869	261.0288204
2999.972168	289.9988677
3013.323242	290.1509361
2994.319702	248.229035
3426.047974	265.9287855
4237.293335	278.9025815
209907.4235	2051.962675
2031.000854	232.3089487
2029.460205	232.2762584
10006.12744	483.2223197
16572.78894	553.7578047
3210.373047	247.3065928
8956.97168	382.0303971
5260.176636	299.4890577
14257.77795	1040.178938
3004.086304	290.0320414
692306.126	4198.128081
2043.409668	233.52174
3428.315063	266.0667437
3370.178223	261.3584385
2975.00293	286.1794021
3370.18811	261.359067
3387.068604	255.2835911
3000.000854	289.9998417
69000.02319	1931.895538
5521.322021	327.3919263
2999.959106	289.9988676
210479.1383	2152.948759
8185.330322	439.2348843
2999.996338	289.9994609
1924.092041	222.3988827
12321.70325	447.2835439

40219296 161320013014500 Wilder, William Mitchell

1930 Woodberry

1930 Woodberry Ave Shreveport La 71106

Lot 145, Provenance Phase I - Unit B, 161320-13-145

Shreveport

20732

2475 N

3000.000488

289.9998064



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: <u>Southern Smoke Cigars LLC</u>		Associated Case:
Project Address/Location: <u>1031 Provenance Place Blvd Suite A Shreveport, LA 71106</u>		
Current Zoning District: <u>B-2 PUD</u>	Proposed Zoning District (if applicable): <u>B-2 PUD</u>	Parcel Number(s): <u>2</u>

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)	<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)
Lot 2 Provenance Area Block A

4. GENERAL LOCATION OF PROPERTY

(street address and/or frontage, and distance to cross street)
1031 Provenance Place Blvd Suite A Shreveport, LA 71106
Suburban retail village on Southern Loop, Windeush Village Marketplace is located within Provenance - a Traditional Neighborhood Development. Provenance is located east of the I-49 Southern Loop Interchange.

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
Reason for request is to operate a bar inside cigar lounge.



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

Current Zoning District(s): R-2 PUD Proposed Zoning District(s): R-2 PUD		Proposed Building Use(s): Cigar Lounge with bar	
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: 1,072	
Total Site Acres: 0.2 acres		Total sq. ft. gross (existing & proposed): 10,154	
Off-Street Parking Required: 2		Proposed height of building(s): 40 Number of stories: 1	
Off-Street Parking Provided: 6		Ceiling height of First Floor: 9'-0"	
Lot Area (square footage): 8783 sq ft		Lot Coverage (Total Area in square feet):	
Lot Coverage Percentage of Total Lot Area:			
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

**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: Jason Cram Company: Vintage Design Group Check if Primary Contact
 E-mail: jcram@vdg.llc Phone: 318-990-9029 Fax: _____
 Address: 417 Lake St City: Shreveport State: LA Zip: 71104

ARCHITECT CONTACT INFORMATION:

Name: Jason Cram Company: Vintage Design Group Check if Primary Contact
 E-mail: jcram@vdg.llc Phone: 318-990-9029 Fax: _____
 Address: 417 Lake St City: Shreveport State: LA Zip: 71104

ENGINEER CONTACT INFORMATION:

Name: n/a Company: n/a Check if Primary Contact
 E-mail: n/a Phone: n/a Fax: n/a
 Address: n/a City: n/a State: n/a Zip: n/a

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Name: Matthew St. Amant Company: n/a Check if Primary Contact
 E-mail: mattstamant@yahoo.com Phone: 318-208-8709 Fax: _____
 Address: 855 Pierremont Rd Suite 140 City: Shreveport State: LA Zip: _____
 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.

AS [Signature] _____ 6/20/22 _____
 Property Owner Signature Date Applicant Signature Date

CC3825

NOTICE TO THE PUBLIC

Control # 22190

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, September 7, 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. 22-150-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN: 1031 PROVENANCE PLACE BLVD. Application by Vintage Design Group for approval of a small planned unit development and site plan for a bar located on the SE corner of Provenance Place Blvd and Chestnut Park Ln., from R-2(PUD) to R-2(PUD), being more particularly described as LOT 2, PROVENANCE COMMERCIAL AREA BLOCK A, SECTION 20, T16N, R13W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times