

ORDINANCE NO. ____ OF 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED NORTH SIDE OF PINE HILL ROAD, APPROXIMATELY FIVE HUNDRED AND SEVENTY FEET EAST OF DEVEREAUX ROAD, SHREVEPORT, CADDO PARISH, LOUISIANA, **R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO X R-3 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 located enter general location Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **R-1-5 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO X R-3 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT**

A tract of land located in the Northwest Quarter of Section 4, Township 18 North, Range 14 West, Caddo Parish, Louisiana being more particularly described as follows:

Commencing at a found 2" iron pipe on the North Right-of-Way Line of Pine Hill Road, also being the Southwest corner of Lot 1, North Oak Estates Unit No. 1 as recorded in Book 1900, Page 51, Conveyance Records of Caddo Parish, Louisiana, thence North 01°00'56" East a distance of 381.91 feet to a found 1- 1/2" iron pipe, thence North 00°47'28" East a distance of 41.11 feet to the Point of Beginning of the tract herein described; Thence North 00°47'28" East a distance of 340.33 feet to a found 1-1/2" iron pipe; Thence South 89°40'32" East a distance of 384.70 feet to a found 1-1/2" iron pipe; Thence South 89°02'13" East a distance of 63.54 feet to a found 1/2" iron pipe; Thence South 21°22'14" East a distance of 365.97 feet; Thence North 89°38'01" West a distance of 586.30 feet to the Point of Beginning. Said tract herein described containing 4.042 acres, more or less. Section 4, T18N, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

22-146-C
Mohr and Associates, Inc.

**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. 22-146-C ZONING REQUEST

Applicant: Mohr and Associates, Inc.
Owner: PHD Global Enterprises, LLC
Location: TBD North Market (North side of Pine Hill Rd., approx. 570' east of Devereaux Rd.)
Existing Zoning: R-1-5
Request: R-1-5 to R-3
Proposed Use: Dwellings-Multi-family

Representative &/or support:

Terrell Hall 3030 Duncan Dr. Shreveport, La. 71119

Mr. Hall with PhD Enterprises spoke in support of the application.

draft

Justin Palmer – no address given

Mr. Palmer with PhD Enterprises spoke in support of the application.

Opposition: None

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

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: 6

MPC Staff Member: Benjamin Kobay

City Council District: A/Tabatha Taylor

Parish Commission District: 2/Lyndon B. Johnson

CASE NUMBER 22-146-C: ZONING REQUEST

APPLICANT: MOHR AND ASSOCIATES, INC.
OWNER: PHD Global Enterprises, LLC.
LOCATION: North side of Pine Hill Rd., approx. 570' east of Devereaux Rd.
EXISTING ZONING: R-1-5
REQUEST: R-3
PROPOSED USE: Dwellings- Multi-Family

DESCRIPTION: The applicant is requesting to rezone a vacant 4.042 acre tract of land from single-family residential (R-1-5) to mid-rise multi-family residential (R-3). The property directly north is zoned multi-family (R-3). The property to the south of this tract is part of the currently existing lot of record and is zoned single-family residential (R-1-5). The property to the northwest is zoned corridor commercial (C-2). The property to the east is zoned multi-family residential (R-3). The property to the west is zoned single-family residential (R-1-7).

There is one case associated with this property: approved rezoning from B-3 to R-4 single-family residential development (C-103-82). Nearby relevant cases include: approved rezoning from B-2-E to R-3-E for apartments and day care facilities (C-92-05); approved rezoning from B-3 to R-3 for apartments (C-57-75); approved rezoning from R-1 to R-3 for apartments (C-26-84); approved rezoning from B-2 to R-3 for Multifamily residential (C-34-00)

Nearby neighborhoods include: North Highland and Wilton Place.

REMARKS: As stated in Article 4.2 of the Unified Development Code (UDC), R-3 is defined as *"The R-3 Multi-Family Residential Zoning District is intended to provide for an environment of various dwelling types, including single-family detached and attached, two-family, townhouse, and multi-family dwellings, including low-rise and mid-rise developments. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted."* The permitted by right uses in R-3 zoning district include *Agriculture, Bus Transfer Station, Community Center, Community Garden, Day Care Home, Dwelling – Age-Restricted Housing, Dwelling - Multi-Family, Dwelling – Townhouse, Dwelling - Single-Family Detached, Dwelling – Single-Family Attached, Dwelling - Two-Family, Educational Facility - Primary or Secondary, Group Home, Place of Worship, Public Park, Residential Care Facility, Single Room Occupancy, Soup Kitchen, Accessory, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications, Farmers' Market, Temporary Outdoor Events and Temporary Subdivision Sales Office.*

STAFF REPORT – CITY OF SHREVEPORT

R-3 zoning is intended for dense, multi-family developments. Northeasterly, there are a considerable number of R-3 developments. The Future land use map designated targeted the area for residential low (single family). This would be a slight deviation from the master plan if the rezoning were to get approved, as this multi-family rezoning is slightly denser of a development outlined for this area by the Master Plan. However, the area has been developing more densely than what the master plan had in place for the vicinity. It is worth considering that this slight deviation from the Master Plan is not out of line with the existing area.

The applicant is already working to subdivide the southern portion of the property into a single-family residential subdivision.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on 8/3 at the Consortium Venue, 1925 N Market St at 6:00 pm. 5 neighbors attended the meeting. Those in attendance were curious and were generally positive towards the rezoning and apartment project. No concerns or complaints were raised at the meeting.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval to rezone to R-3 is warranted.

PUBLIC ASSESSMENT: Two people spoke in favor. There was no opposition.

MPC BOARD

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

22-146-C

C-1

R-1-7

R-3

R-3

C-2

R-1-7

R-1-5 to R-3

R-1-5

R-3

Pine Hill

R-A

500' NOTIFICATION AREA

R-A

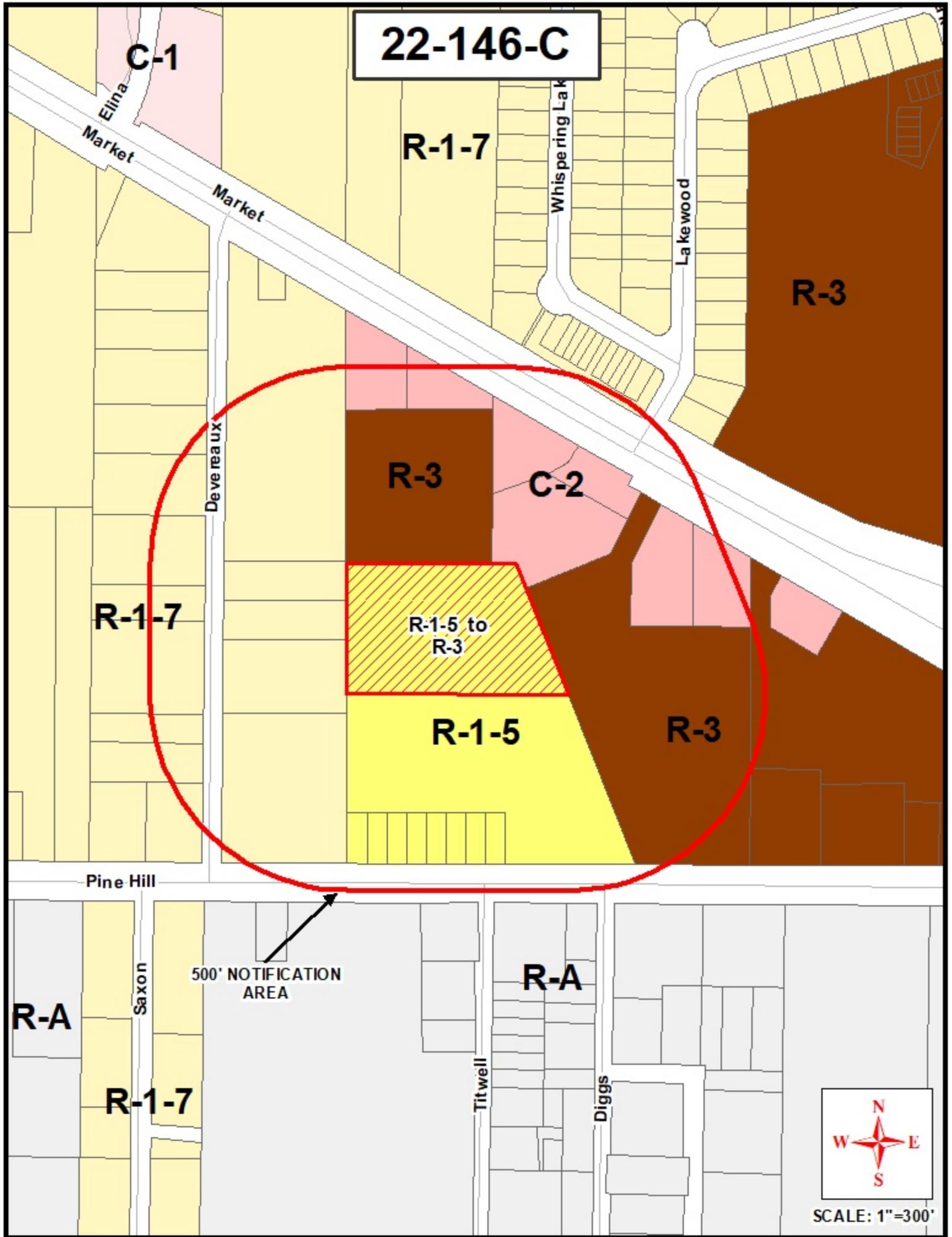
R-1-7

Titwell

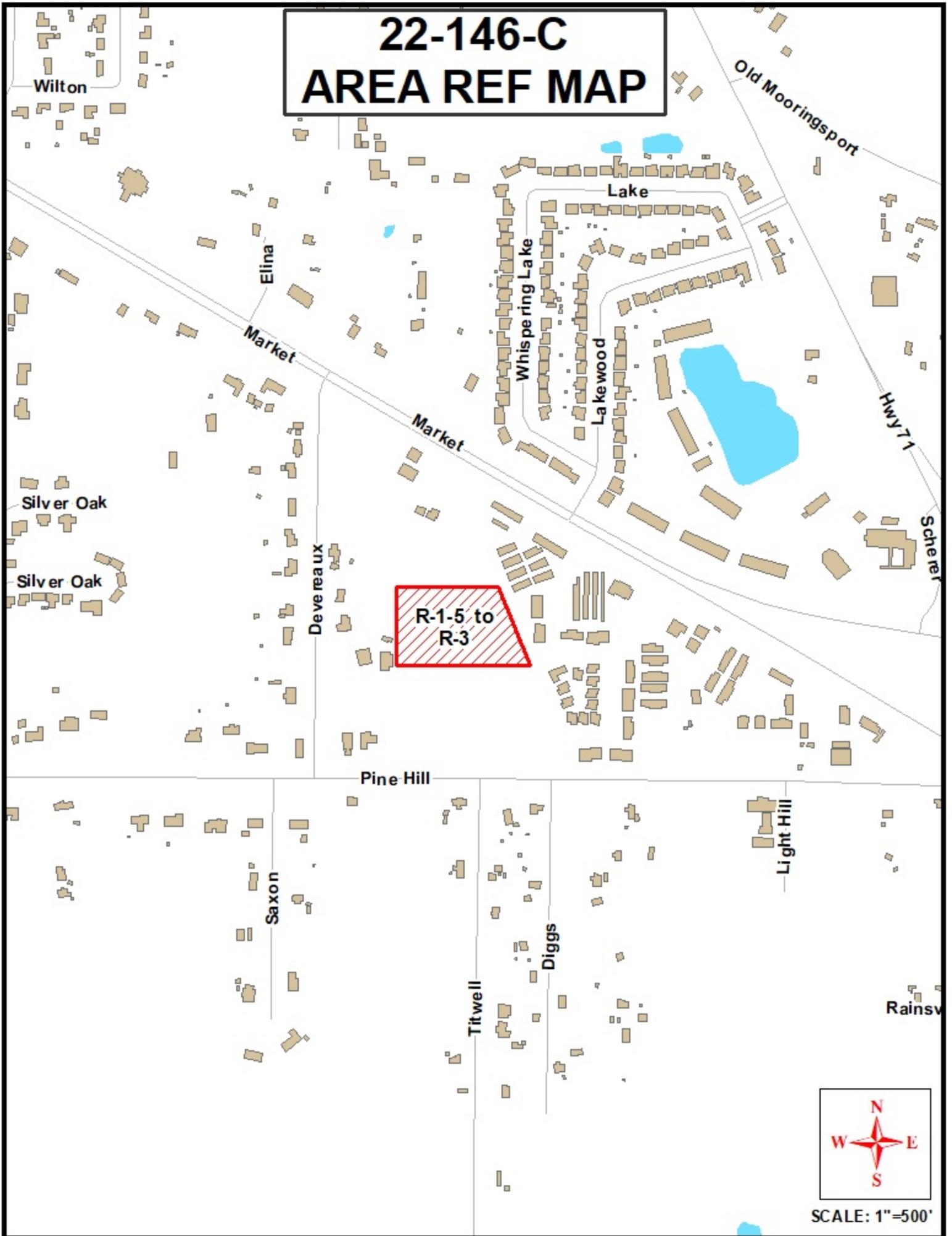
Diggs



SCALE: 1"=300'



22-146-C AREA REF MAP



SCALE: 1"=500'



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

29/08/2022



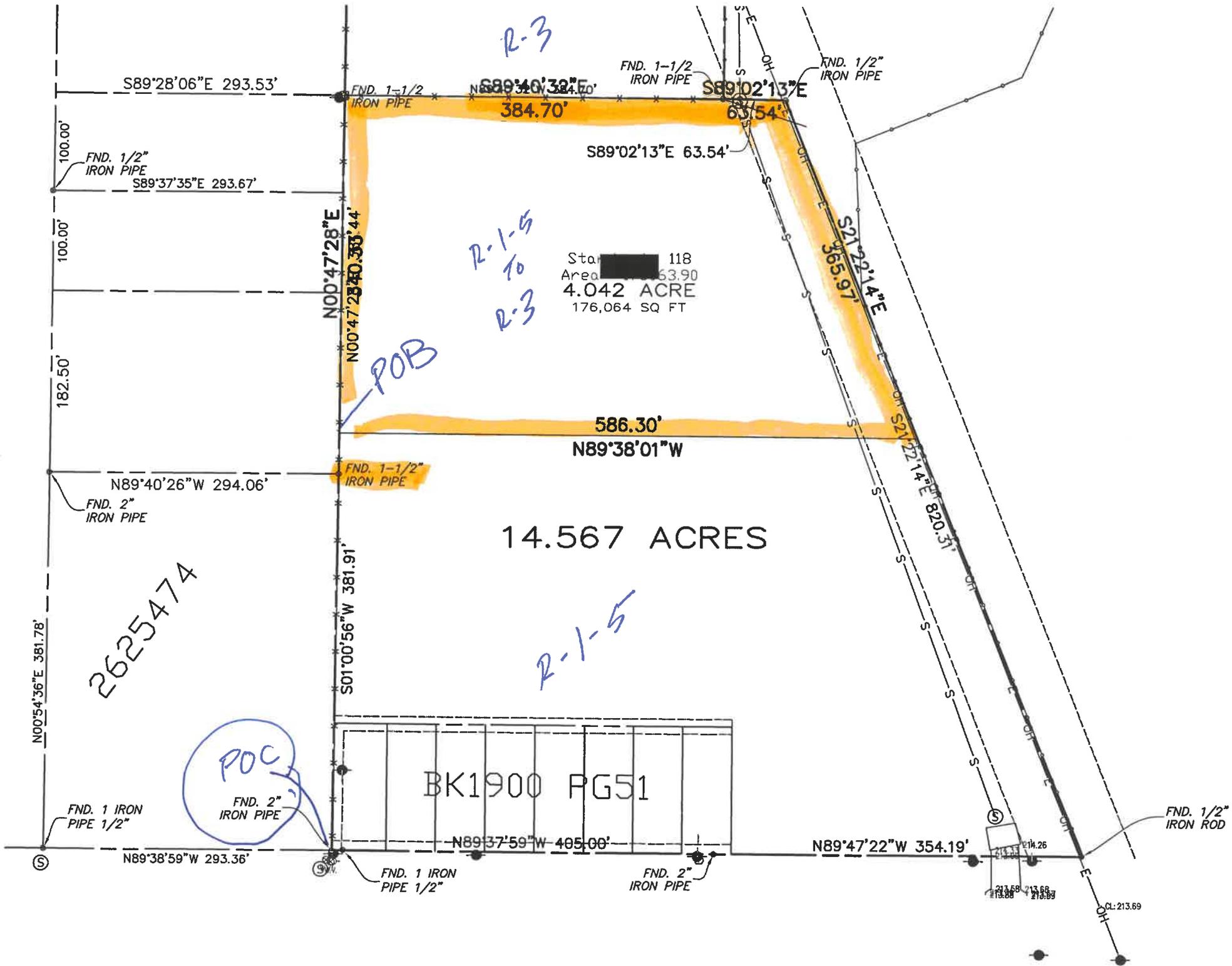
29/08/2022

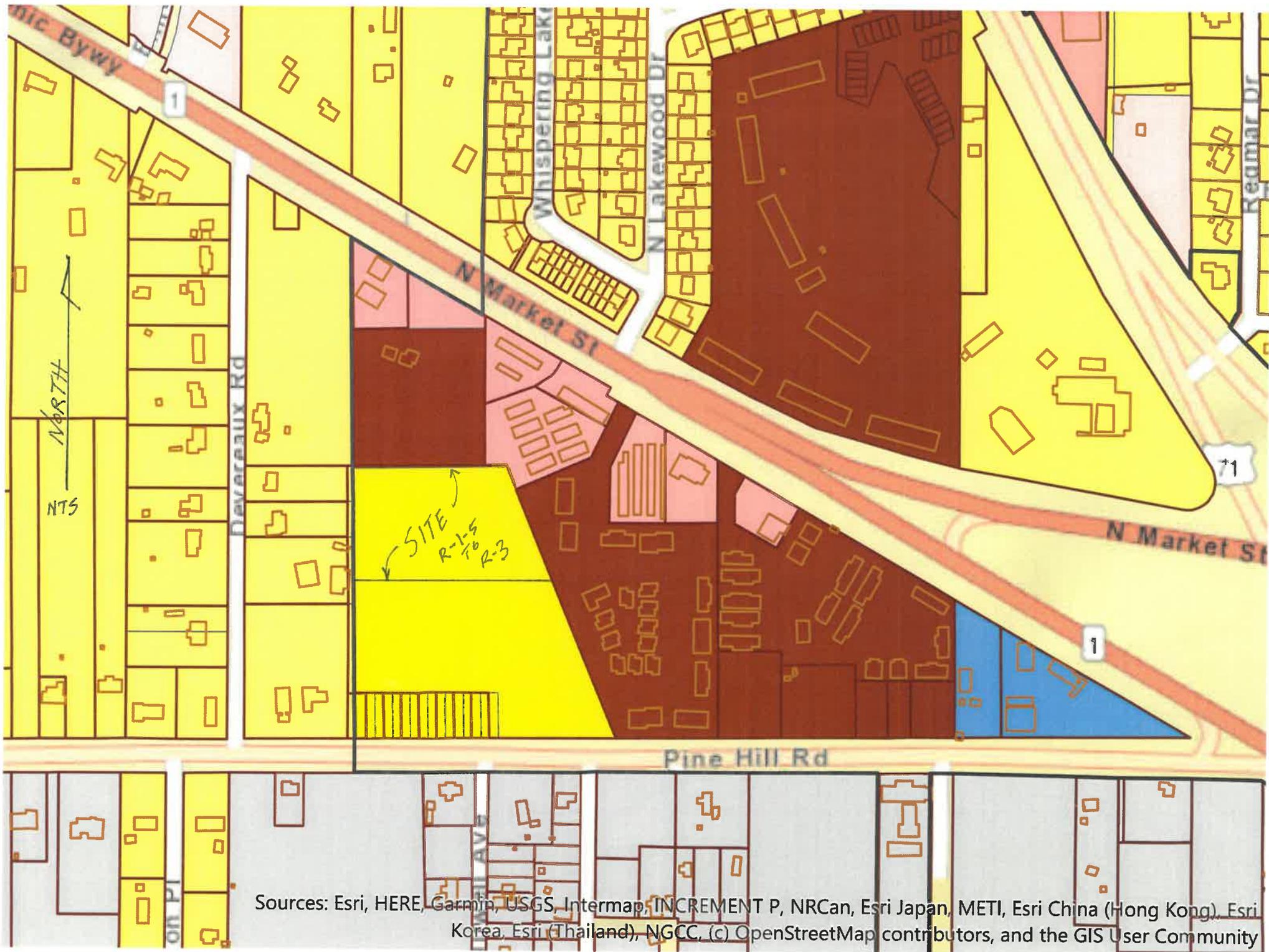


29/08/2022



DEAD
END





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



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: Toussaint on Market **Associated Case:** _____

Project Address/Location: TBD North Market Street

Current Zoning District: R-1-5 **Proposed Zoning District (if applicable):** R-3 **Parcel Number(s):** 181404-000-0227-00

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 application for legal description

4. GENERAL LOCATION OF PROPERTY

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

TBD North Market Street; tract between North Market Street and Pine Hill Road. Entrance will be about 720 feet +/- southeast of Devereaux Road

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

144 unit, six building apartment complex

Land Development

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 318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): R-1-5 Proposed Zoning District(s): R-3		Proposed Building Use(s): Multi-Family Residential	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: n/a	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross: 12,900 each (6 buildings)	
Total Site Acres: 8.0		Total sq. ft. gross (existing & proposed): 77,400 +/-	
Off-Street Parking Required: 288		Proposed height of building(s): TBD Number of stories: 3	
Off-Street Parking Provided: 290		Ceiling height of First Floor: TBD	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): 348,480		Lot Coverage (Total Area in square feet): 180,000 +/-	
Lot Coverage Percentage of Total Lot Area: 52			
9. STORMWATER INFORMATION			
Existing Impervious Surface: _____ acres/square feet		Hazard Flood Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface: 2.4 acres/square feet		Red River <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Cross Lake Watershed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



Land Development

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UDC DEVELOPMENT APPLICATION

10. CONTACT INFORMATION

IMPORTANT NOTE ABOUT PROJECT CONTACT

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. **All contact for this project will be made through the applicant listed below.**

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: ALL property owners must sign. All **property owners** must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. **If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.**

APPLICANT CONTACT INFORMATION:

Check if Primary Contact

Name: Same as Engineer Contact listed below Company: _____
E-mail: _____ Phone: _____ Fax: _____
Address: _____ City: _____ State: _____ Zip: _____

ARCHITECT CONTACT INFORMATION:

Check if Primary Contact

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

ENGINEER CONTACT INFORMATION:

Check if Primary Contact

Name: J. Andrew Craig, PE, PLS Company: Mohr and Associates, Inc.
E-mail: acraig@mohrandassoc.com Phone: 686-7190 Fax: 402-4400
Address: 1324 North Hearne Avenue - Suite 31 City: Shreveport State: LA Zip: 71107-6529

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Check if Primary Contact

Name: Rickey Terrell Hall & Justin Palmer, Members/Managers Company: PHD Global Enterprises, LLC
E-mail: terrell@phd-enterprise.com Phone: 703-0679 Fax: _____
Address: 4144 Curtis Lane City: Shreveport State: LA Zip: 71109
Designee Contact Name: Terrell Hall Email Address: terrell@phd-enterprise.com Phone Number: 703-0679

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

I will represent the application myself; OR I hereby designate Mohr and Associates, Inc. (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.

SEE ATTACHED FOR SIGNATURES

Property Owner Signature Date Applicant Signature *Andrew Craig* Date *6-16-22*

Property Owner and Authorization

Name (*signature required below*) _____

Rickey Terrell Hall and Justin Palmer, Member/Managers _____

Company Name

PHD Global Enterprises, LLC _____

Mailing address for all correspondence:

4144 Curtis Lane _____

City Shreveport State LA Zip Code 71109

Telephone 703-0679 Fax _____ e-mail _____

Tax Assessor's Account Number: 181404-000-0227-00

Found on tax notice – example: 171413-057-0047-00

Property Owner, check ONE of the following:

_____ I will represent the application myself; OR xx I hereby designate Mohr and Associates, Inc. (*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 property owner of the property and further certify that the information provided on this development application is true and correct.

Property Owner's Signature: R.T. Hall Date: 6-20-22
Rickey Terrell Hall

Property Owner's Signature: Justin Palmer Date: 6-20-22
Justin Palmer

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. 22-146-C ZONING REQUEST: TBD North Market. Application by Mohr and Associates, Inc. for approval to rezone property located on the North side of Pine Hill Rd., approx. 570' east of Devereaux Rd., from R-1-5 Single Family Residential Zoning District to R-3 Multi-Family Residential Zoning District, being more particularly described as A tract of land located in the Northwest Quarter of Section 4, Township 18 North, Range 14 West, Caddo Parish, Louisiana being more particularly described as follows: Commencing at a found 2" iron pipe on the North Right-of-Way Line of Pine Hill Road, also being the Southwest corner of Lot 1, North Oak Estates Unit No. 1 as recorded in Book 1900, Page 51, Conveyance Records of Caddo Parish, Louisiana, thence North 01°00'56" East a distance of 381.91 feet to a found 1- 1/2" iron pipe, thence North 00°47'28" East a distance of 41.11 feet to the Point of Beginning of the tract herein described; Thence North 00°47'28" East a distance of 340.33 feet to a found 1-1/2" iron pipe; Thence South 89°40'32" East a distance of 384.70 feet to a found 1-1/2" iron pipe; Thence South 89°02'13" East a distance of 63.54 feet to a found 1/2" iron pipe; Thence South 21°22'14" East a distance of 365.97 feet; Thence North 89°38'01" West a distance of 586.30 feet to the Point of Beginning. Said tract herein described containing 4.042 acres, more or less. Section 4, T18N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times