

ORDINANCE NO. ____ OF 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED EAST SIDE OF LEXINGTON AVENUE APPROXIMATELY ONE HUNDRED AND TEN FEET SOUTH OF PIERREMONT ROAD, SHREVEPORT, CADDO PARISH, LOUISIANA, **R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO C-1 NEIGHBORHOOD 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 enter general location Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT**

LOTS 19 & 20, BLK G, SOUTHSIDE PARK ADDN, Section 24, T17N, R14W, Caddo Parish, Louisiana.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

22-162-C
Rhodes Realty

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 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. 22-162-C ZONING REQUEST

Applicant: Rhodes Realty
Owner: Bossier Village Lane Properties LLC
Location: 0 Pierremont Road (East side of Lexington Ave; approx. 110' south of Pierremont Rd.)
Existing Zoning: R-1-7
Request: R-1-7 to C-1
Proposed Use: Office Space and Above the Ground Floor Dwelling

Representative &/or support:

Carlos Hartwell 6116 Wincanton Dr. Shreveport, La. 71129

draft

Mr. Hartwell with Rhodes Realty spoke in favor of the application.

Jaqueline Scott 401 Hamilton Rd. Ste. 10 Bossier City, La. 71111

Ms. Scott spoke in support of the application. She explained the proposed use of the property.

Opposition: None

A motion was made by MRS. MCCULLOCH, 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 Kobay
City Council District: C/John Nickelson
Parish Commission District: 4/John Young

CASE NUMBER 22-162-C: **ZONING REQUEST**
APPLICANT: RHODES REALTY
OWNER: Bossier Village Lane Properties LLC
LOCATION: East side of Lexington Ave; approx. 110' south of Pierremont Rd.
EXISTING ZONING: R-1-7
REQUEST: C-1
PROPOSED USE: Office Space and Above the Ground Floor Dwelling

DESCRIPTION: The applicant is requesting approval to change the zoning of a vacant 0.2303 acre property from Single-Family Residential (R-1-7) to Neighborhood Commercial (C-1). The property to the North is zoned Neighborhood Commercial (C-1). The property to the South is zoned Single-Family Residential (R-1-7). The property to the East is zoned Single-Family Residential (R-1-7). The property to the West, across Lexington Ave, is zoned Neighborhood Commercial (C-1).

There are no prior cases associated with this property. Nearby relevant cases include: approved rezoning from R-1 to B-1 for a dental office (C-63-82); approved rezoning from R-3 to B-1 for "B-1 uses" (C-47-86); approved rezoning from R-1 to B-3 for a dental supply lab (C-29-74); denied rezoning from R-1D to B-2A for a warehouse (C-37-08); approved rezoning from R-1D to B-2A for warehouse and distribution center (C-99-88); approved rezoning from R-1D to B-1 for a law office (C-30-02); denied rezoning from R-1D to B-2 (C-10-13); denied rezoning from B-1 to B-3 for a restaurant with a drive through, B-1-E approval for the restaurant with drive through (C-18-12); approved rezoning from R-1 to B-1 for an interior design office (C-171-78); approved rezoning from R-1 to B-1 for office space (C-130-75); denied rezoning from R-4 to B-2 for snow cone stand (C-131-84); approved rezoning from R-1D to B-2 for retail center (C-41-12); and approved rezoning from R-1 to B-2 for a bank and office space (C-10-82).

Nearby neighborhoods include: Caddo Heights, Cedar Grove, Hollywood, Pierremont, and South Highland.

REMARKS: As stated in Article 4.3 of the Unified Development Code (UDC), C-1 is defined as "The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in character of the surrounding residential neighborhood. Residential dwelling units are allowed above the ground floor." The permitted by right uses in C-1 zoning district include Agriculture, Amusement Facility – Indoor, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Bus Transfer Station, Community Center, Community Garden, Cultural Facility, Day Care Center, Dwelling – Above the Ground Floor, Educational

STAFF REPORT – CITY OF SHREVEPORT

Facility - Primary or Secondary, Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Government Office, Lodge/Meeting Hall, Medical/Dental Office, Office, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Restaurant, Retail Goods Establishment, Soup Kitchen, Soup Kitchen - Accessory, Specialty Food Service, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications (Eligible Facility), Temporary Farmers' Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise and Temporary Seasonal Sales.

There are a considerable amount of commercially zoned properties along Pierremont Road. The C-1 zoned property to the north of the property of this case is owned by the same entity. They intend to combine the two lots once this property is rezoned. Therefore, this case can be considered an extension of the existing zoning. A combined commercial lot of 0.4606 acres is not an abnormally sized commercial lot along pierremont. One block to the west, there are commercially zoned lots that larger than 0.4606 acres. There are larger commercial lots two blocks away in the easterly direction as well.

The C-1 neighborhood commercial zoning is intended to allow for commercial uses that would serve and be minimally disruptive to neighboring residential uses. This rezoning is intended to be combined with the property to the north, already zoned C-1, to be used for office space and temporary housing. These uses are permitted by right in the C-1 zoning district. There could be concerns of added traffic turning off of Pierremont Rd onto Lexington Ave. However, it would not be a larger influx of traffic than what would currently exist on side roads off Pierremont Rd.

The Future Land Use Map designates this area as Residential Medium.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on 8/17 at 6:30pm at 1111 Pierremont Road. Two neighbors attended the meeting and were curious about what the proposed use would be for the property. The only issue raised by a neighbor was that there would be "proper security" on the premises. The applicant assured the neighbor that there would be sufficient security measures.

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

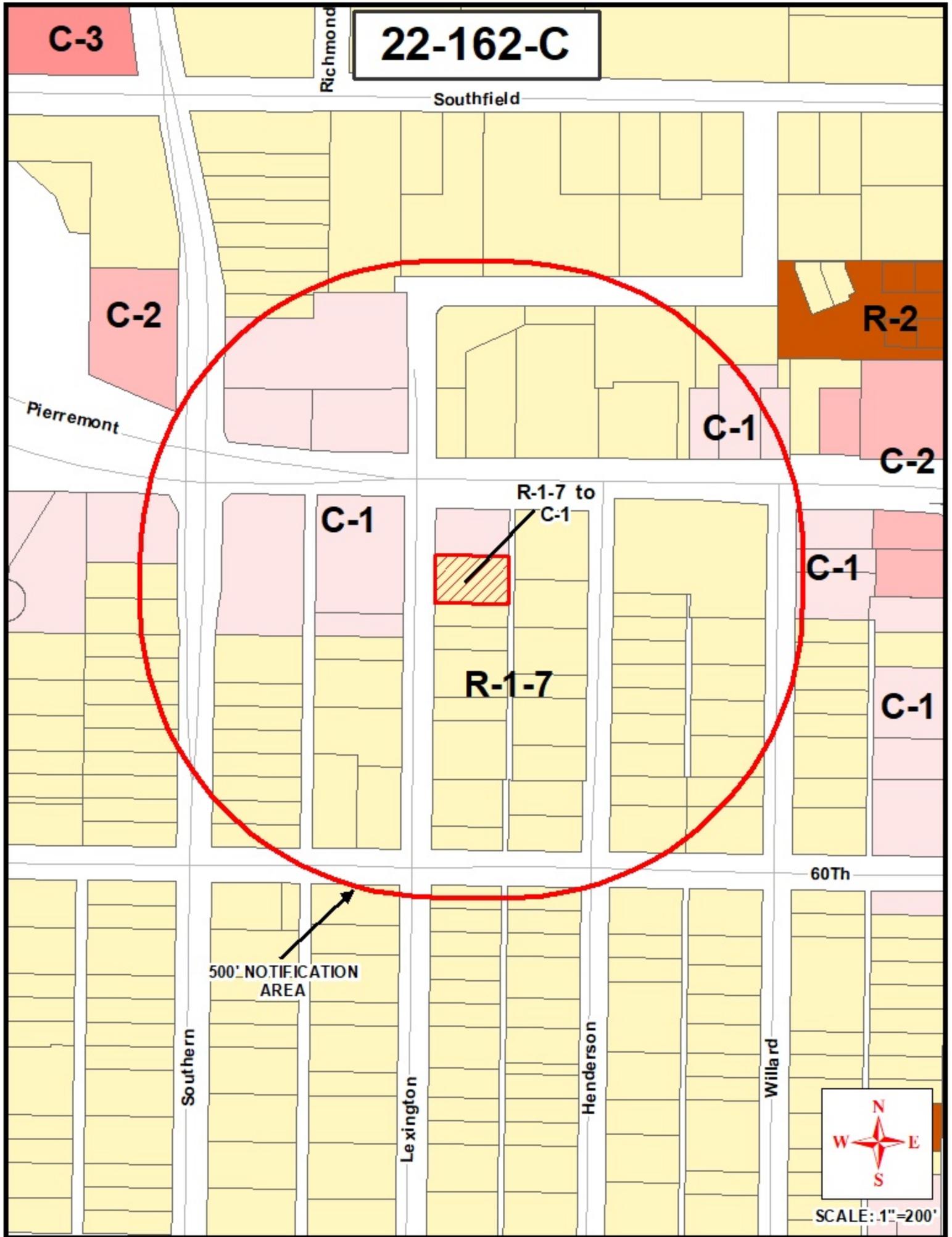
PUBLIC ASSESSMENT: Two people spoke in support of this application.

MPC BOARD RECOMMENDATION: The board voted 9 to 0 to recommend approval of the application.



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

STAFF REPORT – CITY OF SHREVEPORT



C-3

22-162-C

Southfield

C-2

R-2

Pierremont

C-1

C-2

C-1

R-1-7 to
C-1



C-1

R-1-7

C-1

60Th

500' NOTIFICATION
AREA

Southern

Lexington

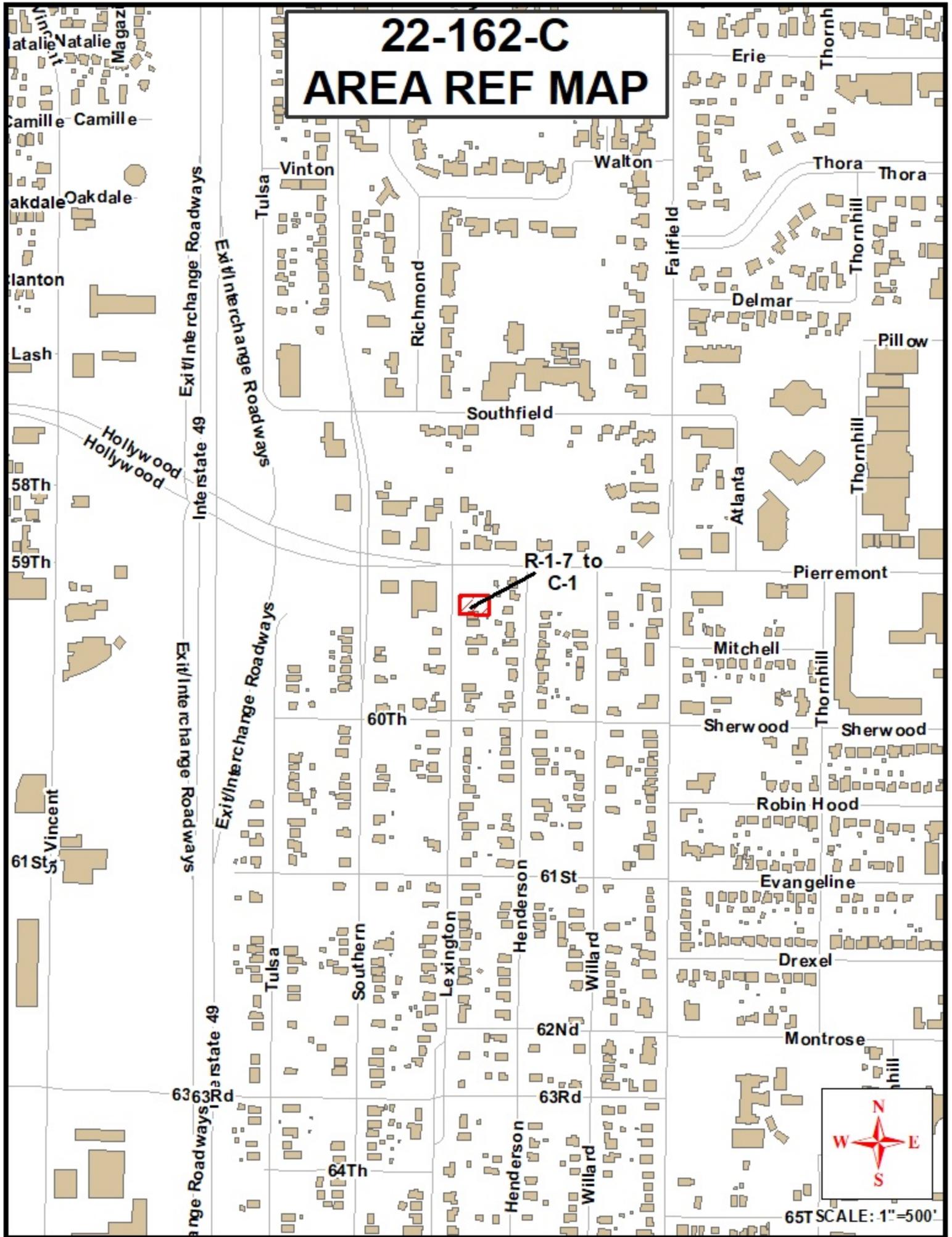
Henderson

Willa rd



SCALE: 1"=200'

22-162-C AREA REF MAP



R-1-7 to
C-1



65T SCALE: 1"=500'

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





BLOCK BOOK FOR THE PARISH OF CADDO, LOUISIANA

BLOCK "G"

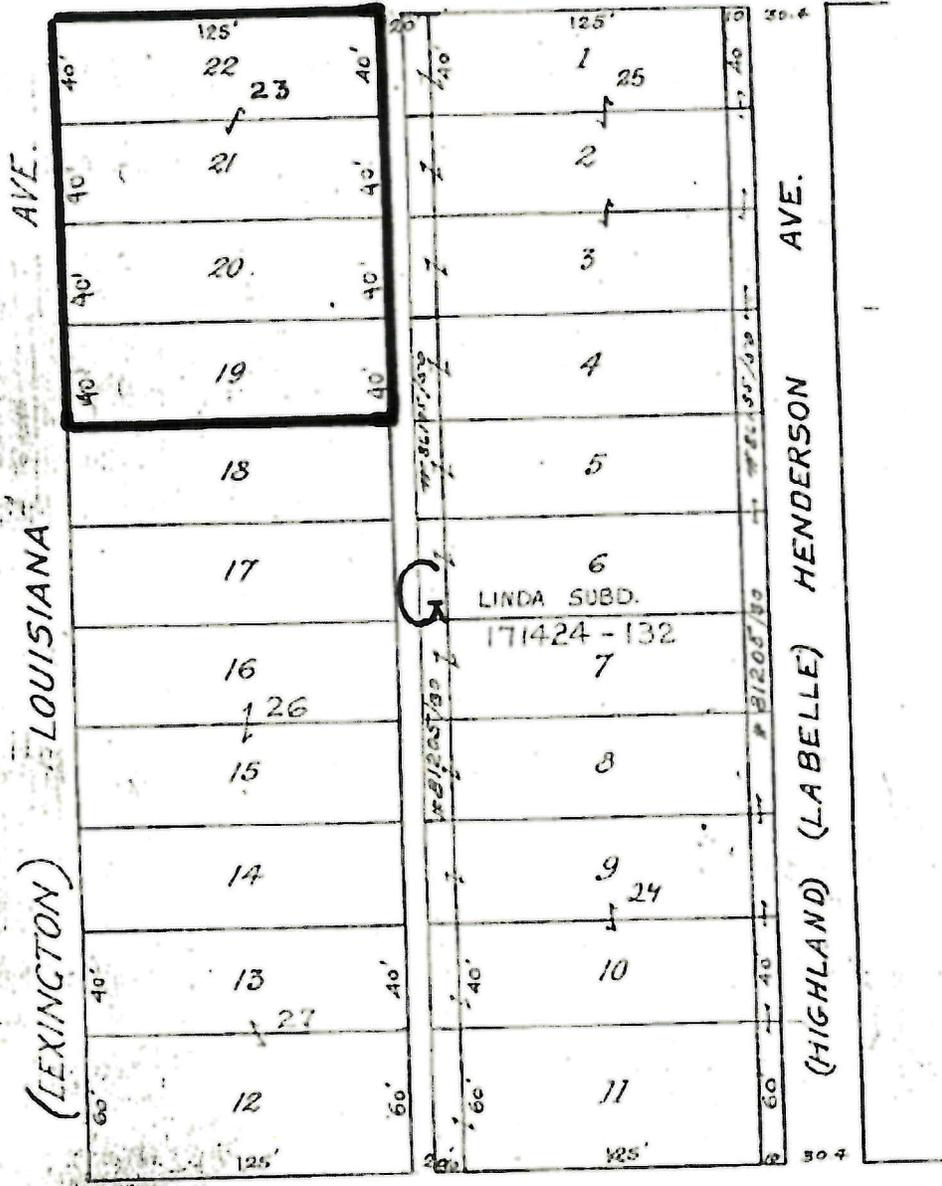
SOUTH SIDE PARK SUBDIVISION



171424-89

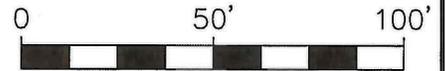
125 X 160

Piermont Lots 19-22



Restrictions on Use/Dissemination
 For value received, Landpoint has prepared a Survey Plat for Michael Salter. These Documents have been prepared for the exclusive use of Michael Salter according to the terms and covenants of a mutual agreement. Use or reliance on the Survey Plat by any party other than Michael Salter and his Legal representative is forbidden without permission in writing from the President of Landpoint.

R-14-W

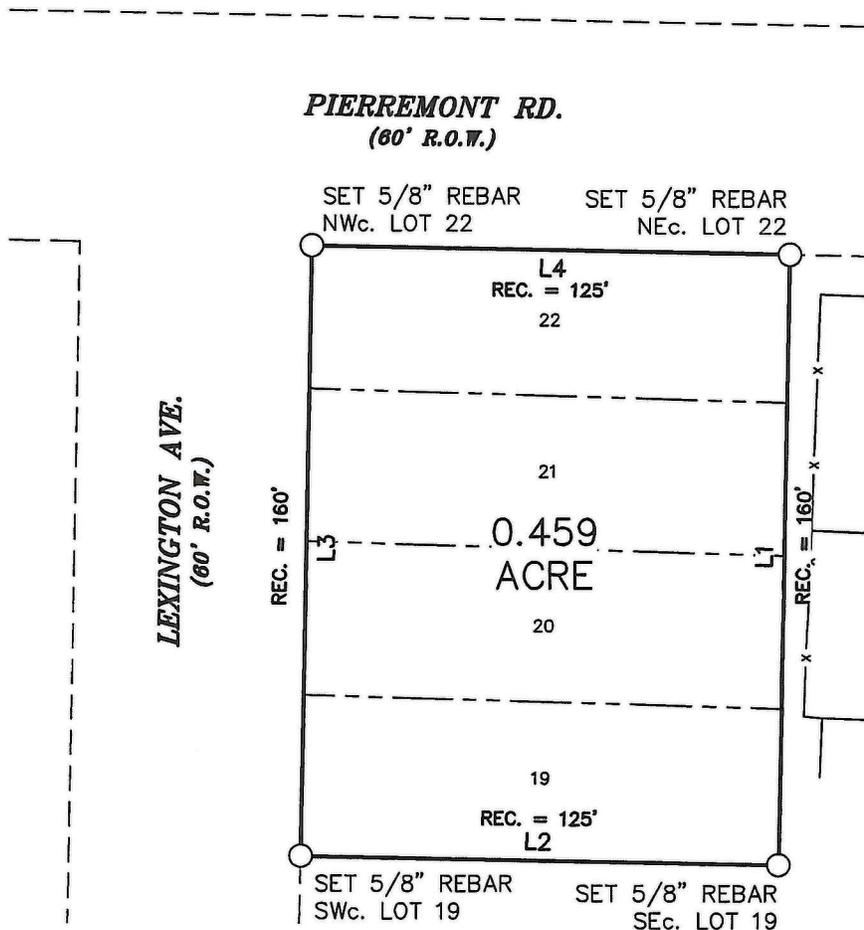


SCALE: 1" = 50'

BOUNDARY SURVEY
 FOR: MICHAEL SALTER
 BEING LOTS 19, 20, 21, 22, BLOCK G,
 OF SOUTHSIDE PARK ADDITION
 LOCATED IN A PORTION OF SECTION 24,
 TOWNSHIP 17 NORTH, RANGE 14 WEST,
 NORTHWESTERN LAND DISTRICT
 CADDO PARISH, LOUISIANA



T
17
N



LINE	BEARING	DISTANCE
L1	S 00°56'11" W	160.00'
L2	N 88°57'26" W	125.00'
L3	N 00°56'10" E	160.00'
L4	S 88°57'26" E	125.00'

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 6TH DAY OF JANUARY, 2022 AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY, AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" PROPERTY BOUNDARY SURVEY (BOARD RULE 2905).

Jill R. Souter

GENERAL NOTES

1) THIS PLAT DEPICTS INFORMATION PERTINENT

LEGEND

OWNER	STREET ADDRESS
Barrish, Frances Winifred 1/4, Etal	C/O Betty M. Snead
Victory Miracle Deliverance Temple Apostalic	5923 Lexington Ave
Holmes, Linda	5910 Henderson Ave
Upshaw, Richard Neil	5920 Henderson Ave
Jayhawk Properties, Inc	Po Box 4866
Moore, Nathan H. And Melissa K. Moore	2455 Cypress Village Dr
Waxham, Thomas James And	5831 Dillingham Ave
Southfield Park Plantation, Llc	1049 Southfield Road
Martin, Cora Tramiel	6001 Lexington Ave
Wps Holdings Llc	816 Benton Rd
Prem Sai Home's Llc	9162 Mansfield Rd
Moon, Philip Mark	912 East 70th St
Waxham, Thomas James 5/8 And Carolyn Waxham 3/8	5831 Dillingham Avenue
Robinson, Ledell And	1459 Lash St
Second Wind Investments, Llc	4 Westbury Dr Bella
Scott, L. Havard, III	1049 Southfield Rd
Wps Holdings Llc	816 Benton Rd
Total Properties Inc	4344 E Texas Street
Maranto, Sammy V And Sandara Olson Maranto	2976 Lakewood Dr
Barrish, Frances Winifred 1/4, Etal	681 Glen Abbey Drive
Yeates Investment Properties, Llc	4721 Thornhill Ave
London, Jessie F.	6000 Lexington Ave
Webb, Barbara Diane Elder	230 N Lynx Trail
Webb, Barbara Diane Elder	230 N Lynx Trail
Pd & Mm, L.L.C. 50%, David Mark Mobley, Jr. 25%	401 Market St Ste 1250
Kona, L.C.	333 Texas St Ste 2020
Yeates Investment Properties, Llc	4721 Thornhill Ave
Littlefield, Eva Scherba	7110 University Dr Apt 204
C & W Property Services, L.L.C.	707 Benton Rd Ste 201
Moore, Nathan H. And Melissa K. Moore	2455 Cypress Village Dr
Madlannah Holdings Llc	4705 Palmetto Rd Suite4
Marak, Robert Joseph	3306 Fairfield Ave
Belcher Investments, L.L.C.	Po Box 3313
Total Properties Inc	4344 E Texas Street
Aim Enterprises Properties, Llc	3002 Greenwood Rd
Total Properties, Inc.	4344 East Texas
Fitzgerald, Thelma Price 1/2, Etal	5926 Henderson Ave
Marak, Robert J.	3306 Fairfield Ave
Watkins, Sharon R.	5916 Southern Ave
Howard, Freddy Gene &	1106 Pierremont Rd
Bossier Village Lane, L.L.C.	8575 Fern Ave Ste 105
Taylor-Robertson Llc	Po Box 100
Caddo Property Rentals Llc	1721 Willow Point Dr
Jackson, Thomas	314 East 60th St
Restored Investments, Llc	Po Box 6324
Webb, Barbara Diane Elder	230 N Lynx Trail
Wec Investments Group Llc	6714 Saint Augustine St
Bwill Properties Llc	3321 Red Bud Ln
Morris, Versiles Vassie Williams	5912 Willard Ave
Yeates Investment Properties Llc	4721 Thornhill Ave
Taylor Made Real Estate Investments, L.L.C.	7585 La Hwy 1
Cotton, Jim Harrell	155 Lear Ln
Madlannah Holdings Llc	4705 Palmetto Rd Suite 4
Victory Miracle Deliverance Temple Apostalic	5923 Lexington Ave
Webb, Barbara Diane Elder	230 N Lynx Trail
Ac&R Investments Llc	609 Reese Rd
A H Bailey Enterprises Llc	601 Texas St Ste B
Stevenson, Louis Samuel And	5912 Southern Ave
Madlannah Holdings Llc	4705 Palmetto Rd Suite 4
Lewis, Nannie Jordan	2938 Logan St
Shelton, Lee Otis And Ezelle Hudson Shelton	5929 Lexington Ave

CITY	STATE	ZIP
Augusta	Ga	30907
Shreveport	La	71106-1925
Shreveport	La	71106
Shreveport	La	71106-1922
Shreveport	La	71134
Benton	La	71006
Shreveport	La	71106-2010
Shreveport	La	71106
Shreveport	La	71106-1927
Bossier City	La	71111
Shreveport	La	71118
Shreveport	La	71106
Shreveport	La	71106-2010
Shreveport	La	71108
Vista	Ar	72714-2633
Shreveport	La	71106-1719
Bossier City	La	71111
Bossier City	La	71111
Shreveport	La	71107
Augusta	Ga	30907
Shreveport	La	71106-1523
Shreveport	La	71106-1928
Montgomery	Tx	77316
Montgomery	Tx	77316
Shreveport	La	71101
Shreveport	La	71101
Shreveport	La	71106
Shreveport	La	71105-5043
Bossier City	La	71111
Benton	La	71006
Benton	La	71006
Shreveport	La	71104
Shreveport	La	71133
Bossier City	La	71111
Shreveport	La	71109
Bossier City	La	71111
Shreveport	La	71106-1922
Shreveport	La	71104
Shreveport	La	71106-1930
Shreveport	La	71106-1910
Shreveport	La	71105-5677
Ruston	La	71273
Shreveport	La	71119
Shreveport	La	71106
Bossier City	La	71171
Montgomery	Tx	77316
Houston	Tx	77021
Shreveport	La	71108
Shreveport	La	71106-1954
Shreveport	La	71106
Shreveport	La	71107
Shreveport	La	71105-3367
Benton	La	71006
Shreveport	La	71106-1925
Montgomery	Tx	77316
Arcadia	La	71001
Shreveport	La	71101
Shreveport	La	71106-1930
Benton	La	71006
Shreveport	La	71103-2040
Shreveport	La	71106-1925

Webb, Barbara Diane Elder	230 N Lynx Trail
Moreland, Teri Denise	Po Box 29485
India Investments/Bmo Harris	C/O Bmo 16
Webb, Barbara Diane Elder	230 N Lynx Trail
Croprue Rental Properties, Llc	Po Box 37993
Upshaw, Richard Neil	5920 Henderson Avenue
Samsan Properties, L.L.C.	2976 Lakewood Dr
Howard, F. Gene And Lucille Rosenbaum Howard	1106 Pierremont Rd
Fitzgerald, Lisa Denise	5922 Henderson Ave
Wps Holdings Llc	816 Benton Rd
Webb, Barbara Diane Elder	230 N Lynx Trail
Kennedy, Margaret Stringer	5920 Willard Avenue
Malpass, William Howard	5825 Southern Ave
Calup, Clayton Stanley	7602 Lanny Ln
Bossier Village Lane Properties, L.L.C.	8575 Fern Ave Ste 105
Brooks, Claiborne Barry And	1102 Pierremont Rd
Samsan Properties, Llc	2976 Lakewood Dr
Robinson, Ledell	5923 Southern Ave
Duvall Interest, L.L.C.	9448 Milbank Dr
Walter F. Johnson, IV	505 Travis Street, Suite 440,

Montgomery	Tx	77316
Shreveport	La	71149
Minneapolis	Mn	55480
Montgomery	Tx	77316
Shreveport	La	71133
Shreveport	La	71106
Shreveport	La	71107
Shreveport	La	71106-1910
Shreveport	La	71106-1922
Bossier City	La	71111
Montgomery	Tx	77316
Shreveport	La	71106
Shreveport	La	71106-1724
Shreveport	La	71106
Shreveport	La	71105-5677
Shreveport	La	71106-1910
Shreveport	La	71107
Shreveport	La	71106-1929
Shreveport	La	71115
Shreveport	La	71101

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): <u>R-17</u> Proposed Zoning District(s): <u>C-1</u>		Proposed Building Use(s): <u>Office & Temporary Housing</u>	
If more than one district, provide the acreage of each: <u>N/A</u>		Existing Building(s) sq. ft. gross: <u>N/A</u>	
Special Purpose Overlay District (if applicable): <u>N/A</u>		Proposed Building(s) sq. ft. gross: <u>700-1100 Sq. Ft.</u>	
Total Site Acres: <u>0.2303 ACRES</u>		Total sq. ft. gross (existing & proposed): <u>1300-1500 Sq. Ft.</u>	
Off-Street Parking Required: <u>No</u>		Proposed height of building(s): <u>17ft</u> Number of stories: <u>II</u>	
Off-Street Parking Provided: <u>No</u>		Ceiling height of First Floor: <u>10ft</u>	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): <u>10,000</u>		Lot Coverage (Total Area in square feet): <u>10,000</u>	
Lot Coverage Percentage of Total Lot Area: <u>0</u>			
9. STORMWATER INFORMATION			
Existing Impervious Surface: <u>N/A</u> 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

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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: <i>Emeritus Estate</i>	Associated Case: <i>N/A</i>	
Project Address/Location: <i>0 Pierremont Road Shreveport LA 71106</i>		
Current Zoning District: <i>R-1-7</i>	Proposed Zoning District (if applicable): <i>C-1</i>	Parcel Number(s): <i>171424089001900</i>
2. CASE TYPE		
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) <input type="checkbox"/> Final Plat (Less than 7 lots) <input type="checkbox"/> Re-Plat	<input type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Site Plan Modification <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)		
<i>SEE ATTACHMENT</i>		
4. GENERAL LOCATION OF PROPERTY		
(street address and/or frontage, and distance to cross street)		
<i>SEE ATTACHMENT</i>		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary		
<i>PLEASE NOTE MY INTENTIONS FOR THE PROPERTY LOCATED AT 0 PIERREMONT RD, SHREVEPORT, LA IS FOR EMERITUS ESTATE. THE COMPANY PLANS TO EXPAND THE FOREMENTIONED PROPERTY TO ACCOMMODATE GUEST FOR A FEE, PROVIDE HOUSING, SLEEPING, AND CUSTOMARY LODGING SERVICES.</i>		

Land Development

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

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:

Name: Carlos D. Hartwell Company: Rhodes Realty Check if Primary Contact
 E-mail: Carlos@RhodesRealtyLA.com Phone: 318-609-0766 Fax: _____
 Address: 425 Ashby Ridge Building 3005wt 350 City: Shrt State: LA Zip: 71106

ARCHITECT CONTACT INFORMATION:

Name: Jason S. Cram Company: Vintage Design Group LLC Check if Primary Contact
 E-mail: JCram@VintageDesignGroup.com Phone: 318-990-9029 Fax: _____
 Address: 414 Lake Street City: Shrt State: LA Zip: 71101

ENGINEER CONTACT INFORMATION:

Name: Jeff Raley Company: Raley & Associates Check if Primary Contact
 E-mail: Jeff@RaleyandAssociates.com Phone: 318-752-9023 Fax: 318-752-9025
 Address: 4813 Sheld Road City: Bossier LA State: 71101 Zip: 71

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Name: Michael Salter Company: Bossier Village LANE Properties LLC Check if Primary Contact
 E-mail: Salterbroker@gmail.com Phone: 318-868-3600 Fax: _____
 Address: 8575 Fern Ave Ste 105 City: Shreveport State: LA Zip: 71105
 Designee Contact Name: Michael Salter Email Address: SALTERBROKER@EMAIL.COM Phone Number: 318-347-4937, cell

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

___ I will represent the application myself; OR I hereby designate Carlos D. Hartwell (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.

[Signature] _____ 7/26/22 _____ [Signature] _____
 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. 22-162-C ZONING REUEST: 0 Pierremont Road. Application by Rhodes Realty for approval to rezone property located on the East side of Lexington Ave; approx. 110' south of Pierremont Rd., from R-1-7 Single-Family Residential Zoning District to C-1 Neighborhood Commercial Zoning District, being more particularly described as LOTS 19 & 20, BLK G, SOUTHSIDE PARK ADDN, Section 24, T17N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times