



The Council
City of Shreveport

Danielle A. Farr Ewing
Clerk of Council
P.O. Box 31109
Shreveport, LA 71130

September 3, 2021

Mr. Trilochan Singh 2, LLC
2000 Old Minden Rd #214
Bossier City, LA 71111

RE: Case No. 21-118-C, Special Use Permit and Site Plan

Your appeal of the decision of the Shreveport Metropolitan Planning Commission will be presented to the City Council at its regularly scheduled meeting in the Government Chamber at Government Plaza (505 Travis Street) at 3:00 p.m. on **September 14, 2021**. On that date (or some later date) the Council will either affirm, modify, reverse or remand the decision rendered in the above referenced case. If the meeting is held via video/teleconference you will be provided a link to the meeting to participate.

You are further advised that you (or any other interested party) may submit additional written comments summarizing your position. In order for written comments to become part of the record and be considered by the City Council, all written comments must be submitted to this office (Government Plaza, 4th Floor, Suite 410, 505 Travis Street, Shreveport, LA 71101) no later than 12:00 p.m. on **September 10, 2021**.

If you have any questions regarding this information, please contact the City Council Office at 673-5262.

Sincerely,


Danielle A. Farr Ewing

cc: Alan Clark, Executive Director - MPC

Appeal

9-3-2021

Date

Clerk of Council
City of Shreveport
P.O. Box 31109
Shreveport, LA 71130



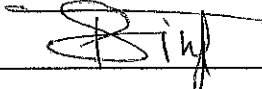
This is to appeal the decision of the Metropolitan Planning Commission relative to the following matter:

Case No: 21-118C (21-118C)

Name: TRILOCHAN SINGH SINGH 2 LLC

Address: 2000 OLD-MINDEN RD #214

City/State/Zip Code: BOSSIER CITY LA-71111

Signature: 

Telephone Number: 925-330-4976



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

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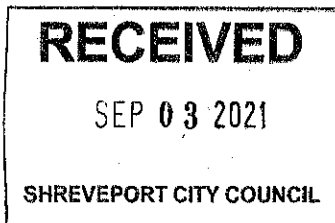
SEPTEMBER 1, 2021

AGENDA ITEM NUMBER: 9
MPC Staff Member: Alice Correa
City Council District: A/Tabatha Taylor
Parish Commission District: 3/Jackson

CASE NUMBER 21-118-C: SPECIAL USE PERMIT & SITE PLAN

APPLICANT: SINGH 2, LLC
OWNER: PRR PROPERTIES LLC
LOCATION: 1608 N Market St (East side of N Market St., approx. 650' north of N Hearne Ave.)
EXISTING ZONING: I-MU
REQUEST: Special Use Permit & Site Plan Approval
PROPOSED USE: Retail Sales of Alcohol-Liquor with Drive-through

DESCRIPTION: The applicant is requesting a Special Use Permit to operate a liquor store with drive-through in an existing building on a 0.8-acre site that is zoned Industrial Mixed Use (I-MU). Adjacent properties to the north and south and those across N Market Street to the west are also zoned I-MU; adjacent property to the north and across the railroad tracks to the east are zoned Heavy Industrial (I-2).



Prior cases for this site include approval of rezoning to Light Industrial (I-1) for a truck stop (P-2-01); approval of a Special Use Permit (SUP) for a vehicle dealership; and multiple approvals of Special Exception Uses (SEU) for restaurants serving alcohol and a lounge (BAP-15-81, BAP-30-83, BAP-2-00, BAC-33-06, BAC-78-06). Nearby relevant MPC cases include: approval of a Liquor Extended Use in Community Business (B-3; C-3 under the UDC) for a nightclub (P-17-88); several approvals of rezoning to B-3 (including downzoning from I-2) for a shopping center, bank, fast food restaurants, and general commercial (P-17-84, C-75-79, C-97-79, C-132-79, C-60-05, C-84-05, C-1-08); approval of rezoning to I-1 for light manufacturing (C-45-16); approval of rezoning to I-2 for warehouse and trailer manufacturing (C-82-00, C-71-96); MPC approvals for pawn shops and a gas station with convenience store (C-23-89, C-35-00, C-16-05); and a denials for rezoning to allow a nightclub and a pawn shop (P-43-80, C-31-91). Nearby relevant ZBA cases include: multiple approvals of SEUs for a liquor store and beer/wine sales (BAC-10-09, BAC-106-98, BAC-105-98, BAC-155-93); several approvals of SEUs for restaurants serving alcohol (BAC-1-01, BAC 105-10, BAC-156-93, BAC-157-93, BAC-158-93); and two approvals of a SEU for a lounge (BAC-3-04, BAC-62-05). There was also one denial of SEU for a lounge (BAC-58-01).

Nearby neighborhoods include: Agurs, Cherokee Park, Dixie Highway, Hearne Extension, and North Highland.

REMARKS: Special Use Permits may be subject to a 180-day expiration as described in UDC Section 16.3.1.2.

The applicant is requesting a SUP to open a liquor store with a drive-through in an existing vacant building. The building will be slightly modified to relocate the drive-through from the south side to the

The information stated herein is the result of discussion by a staff review team. The Planning Commission and its 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.

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north side of the building and add a walk-in cooler at the back. Section 16.3 of the City of Shreveport UDC provides applicants with the opportunity to apply for a SUP in certain districts as a pathway for granting a land use that may otherwise not be permitted or that may require additional scrutiny. The UDC recognizes that nuisances associated with a specific land use can be mitigated through approval of an appropriately-designed site plan. Per UDC Section 16, all special uses require site plan review by the MPC. Approval of a SUP is based upon evaluation and balancing of several development standards and design specifications, as listed in Section 16.3.

Section 16.3.E.1: the design, location, and operating plans of an SUP must be such that the public health, safety and/or welfare is protected. The proposed use of the structure and the proposed site plan satisfy all UDC regulations which are designed to protect public health, safety and welfare. This includes the Use Standards for Retail Sales of Alcohol that require a security plan and exterior lighting. The applicant plans to use existing exterior lighting and will have an active alarm system with 24-hour security surveillance from 16 cameras and a panic button. A plan showing the existing lighting locations will be required prior to obtaining a Certificate of Occupancy. Complying with the site plan and Use Standards ensures protection of public health, safety and welfare.

Section 16.3.E.2: the proposed special use is compatible with the general land use of adjacent properties and other property within 300 feet. The property is near the center of a large industrial and commercial area that extends between 0.5-1.5 miles in all directions. All of the properties within 300 feet are industrially zoned and contain uses such as fast food restaurants, a gas station, used car lot, auto parts stores and a steel parts manufacturer. Uses a little further north on N Market Street include several more fast food restaurants, parts stores, gas stations with convenience stores, minor vehicle repair and a large shopping center. The nearest residences are an apartment complex behind the businesses on the opposite side of N Market Street that is accessed from N Hearne Avenue and a subdivision on the opposite side of the eastern industrial area more than 1,000 feet away. The proposed use would be well-suited to the heavier commercial and industrial nature of the large area surrounding it.

Section 16.3.E.3: the special use conforms to the regulations of the zoning district where it will be located. The site is an existing development. The submitted site plan and photos indicate that I-MU dimensional and design standards are met. Building elevation drawings showing the proposed modifications will be required prior to Obtaining a Certificate of Occupancy.

Section 16.3.E.4: the location and dimensions of all public rights-of-way on or abutting the proposed special use. The site will use the existing one-way entrance and exit driveways which have been approved by LA DOTD.

Section 16.3.E.5: existing and proposed vehicular and pedestrian circulation systems; including streets, alleys, walkways, service areas and loading areas, the location and arrangement of off-street parking areas and all points of vehicular entrance and exit. As shown on the submitted site plan, the existing parking areas in front of and behind the building will be restriped to comply with

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UDC regulations and improve vehicle circulation within the site.

Section 16.3.E.6: the outdoor surfacing and paving for all parking and loading areas. The site is an existing development; no new parking or paving is required. The existing surfaces can fully accommodate the proposed use.

Section 16.3.E.7: the proposed perimeter treatment of the property, with indication of screening materials to be used, including fences, walls, and plants, together with a description of uses, setbacks and the relationship to surrounding areas. Although, there are no perimeter landscape requirements for I-MU properties abutting other industrial or commercial properties, the site has existing ornamental trees along the north side property line and an 8-foot wooden fence at the rear of the property. Therefore, it is exceeding the buffer requirements of the UDC.

Section 16.3.E.8: a landscape plan showing proposed treatment of the areas designated as either buffers or open space. In addition to the ornamental trees and fencing described above, there are existing shrubs at the front of the property and grass areas at both the front and rear. The shrub areas at the front of the property are in poor condition and should be upgraded or the shrubs replaced. Additionally, the staff recommends the addition of 4 ornamental trees at the front of the property to meet the standard right-of way landscape requirements, which are shown on the site plan. However, they must be placed within the property lines of the site rather than at the street (in the LA DOTD ROW). A revised site plan will need to be provided showing relocation of the trees and new plantings in the shrub areas.

Section 16.3.E.9: the location and dimensions of all existing and proposed easements and public improvements on the site. There are no existing or proposed easements or public improvements for this site.

Section 16.3.E.10: the location and size of all structures, distances between buildings, and distances from structures to property lines. The site is an existing development that meets all of the dimensional standards for a I-MU zoning district.

Section 16.3.E.11: the location and description of all signage, including facade signs on buildings. The applicant has not indicated proposed of signage. Any proposed signage will require the issuance of a sign permit.

Section 16.3.E.12: the proposed use of all structures and their dimensions, i.e., height, floor areas, entrances, and loading areas. The structure is an existing building with minimal modifications planned. These include removal of a canopy on the south side, the addition of a window on the north side and the addition of a walk-in cooler at the rear. The existing structure and proposed modifications meet UDC regulations.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on August 5, 2021 at 6:00PM to present his proposed operation to interested parties. Nine people attended, and several

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questions were asked about the reasons for selecting this location for a liquor store but no opposition was stated.

It should be noted that, per UDC Section 16.3.1.1, a Special Use Permit is applied to the land and would be approved indefinitely. It does not expire if ownership changes. The SUP would only expire if the approved use closes and a different use replaces it. If the approved use closes, that same use may be resumed at a later date so long as no other uses have operated at the location in the time between the closure and resumption. The SUP would still be valid, but the new operator would have to comply with any conditions that are a part of the original SUP.

The UDC provides the opportunity to place additional conditions on the establishment or location for a SUP in order to mitigate any potential impacts to the health, safety and welfare of the surrounding area. As noted above, the proposed use is compatible with the other existing commercial and light industrial uses along N Market Street, and it is situated away from the nearby residents. The parking areas will be restriped to improve circulation and the existing and additional landscape will meet or exceeds the UDC requirements. Other than additional trees and upgrading the shrub areas, MPC Staff sees no need to impose any further conditions on this SUP request.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of the Special Use Permit for Retail Sales of Liquor with a drive-through is warranted with the following stipulation:

1. Building elevation drawings and a revised site plan showing the existing lighting, new plantings in the shrub area, and relocation of the 4 ornamental trees from the LA DOTD ROW to inside the front property line must be submitted to the Executive Director for review and approval.

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

- a. Deny the Special Use Permit.
- b. Approve the Special Use Permit with additional conditions.

PUBLIC ASSESSMENT: Five spoke in support; six spoke in opposition.

MPC BOARD

DECISION: The Board voted 7-2 to deny this application.
