

ORDINANCE NO. ____ OF 2024

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED NORTH SIDE OF GREENWOOD ROAD, APPROXIMATELY 600 FEET EAST OF HUTCHINSON STREET, SHREVEPORT, CADDO PARISH, LOUISIANA, **FROM C-3 GENERAL COMMERCIAL ZONING DISTRICT AND R-1-7 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO C-4 HEAVY COMMERCIAL ZONING DISTRICT**, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BY:

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of property located on the north side of Greenwood Road, approximately 600 feet east of Hutchinson Street, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from C-3 General Commercial Zoning District and R-1-7 Single Family Residential Zoning District to C-4 Heavy Commercial Zoning District.**

LOT 33 & W. 50 FT. OF 34, LESS R/W FOR GREENWOOD RD., SHERWOOD SUBN., Section 8, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

CASE NO. 24-182-C
P & A Enterprises, LLC

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING DECEMBER 4, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, December 4, 2024 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
Rachel Jackson
Harold Sater
Toni Thibeaux
Rose Wilson McCulloch

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Emily Trant, Land Development Coordinator
Kamrin Hooks, Executive Assistant/Planner 1
Jomari Smith, Planner
Jennifer Horton, Office Associate
Zixuan Zu, Planner I, Community Development
Tanner Yeldell, City Attorney's Office

Members Absent

Chris Elbertson
Fred Moss, IV
Bill Robertson

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MR. SATER**.

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, the City Council. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MR. SATER, seconded by MS. JACKSON, to approve the minutes of the November 6, 2024 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: ELBERSON, MOSS, & ROBERTSON

PUBLIC HEARING

CASE NO. 24-182-C ZONING REQUEST

Applicant: P & A Enterprises, LLC
Owner: P & A ENTERPRISES, LLC
Location: 4650 GREENWOOD RD (North side of Greenwood Road, approx., 600' East of Hutchinson St.)
Existing Zoning: R-1-7, C-3
Request: C-3 and R-1-7 to C-4

Representative &/or support:

Marc Pittman 4650 Greenwood Road, Shreveport LA, 71109

Pittman stated that he has trucks that he needs somewhere to stow them and the property he wants to rezone is close to his business. TRANT informed the Board that staff warrants it for denial, but if they decide to do C-3 the applicant will need a special use permit to allow the building permit.

Kyle Brounsberger 3431 Pines Road, 71119

Brounsberger stated he could answer any questions the Board may have. No discussion ensued.

Opposition: NONE

A motion was made by MRS. WILSON MCCULLOCH, seconded by MS. JACKSON, to recommend this application for approval.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: ELBERSON, MOSS, & ROBERTSON

END OF PUBLIC HEARING

OLD BUSINESS

SATER informed the Board that the nominating committee comprised of SATER, MOSS, BALDERAS and MCCULLOCH met on November 2, 2024, and put together a list of the following nominees: ELBERSON – Chairman, ANDREWS – Vice-Chairman, MCCULLOCH – Secretary.

MCCULLOCH explained the committee process to the Board. THIBEAUX expressed concern about a nomination on the floor for chairman based on a lack of attendance.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. BALDERAS, to approve the committee's report.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: ELBERSON, MOSS, & ROBERTSON

JACKSON nominated ANDREWS for Chairman.

ELBERSON received 2 votes.

ANDREWS received 6 votes. – CHAIRMAN

THIBEAUX nominated JACKSON for Vice-chairman.

JACKSON received 6 votes. – VICE-CHAIRMAN

MCCULLOCH nominated THIBEAUX for Secretary.

MCCULLOCH received 4 votes.

THIBEAUX received 5 votes. – SECRETARY

NEW BUSINESS

CLARKE recognized the new economic development director Bill Sabo. The Board welcomed him aboard.

JORDAN stated from last month to this month for commercial certificate of occupancies; 19 have been issued. Last year for the same time; 7 and for year to date 369. Home based equals 4 for the month; same time last year 1 and year to date is 157. For violations; 25 for the month; and 358 for the year.

CLARKE encouraged everyone to get involved with the masterplan update process and the MPC office is excited to work with the consultant team.

MCCULLOCH informed the Board that when she was appointed by Sam Jenkins to represent the City Council on the MPC Board, her first initiative was to update the code which had not been updated since 1958.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

draft

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:27 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary

STAFF REPORT – CITY OF SHREVEPORT

DECEMBER 4, 2024

AGENDA ITEM NUMBER: 11

MPC Staff Member: Emily Trant

City Council District: A/Tabatha Taylor

Parish Commission District: 7/Stormy Gage-Watts

CASE NUMBER 24-182-C: ZONING REQUEST

APPLICANT: P & A ENTERPRISES, LLC
OWNER: P & A ENTERPRISES, LLC
LOCATION: 4650 Greenwood Road (north side of Greenwood Rd, approx. 600 ft east of Hutchinson St)
EXISTING ZONING: C-3 & R-1-7
REQUEST: C-4
PROPOSED USE: Contractor's Office

SUMMARY OF REPORT: The applicant is requesting approval to rezone their property to the C-4, Heavy Commercial zoning district in order to expand a contractor's office. The C-4 zoning request would cause incompatibility with the surrounding zoning and residential land uses, therefore denial is warranted.

DESCRIPTION: The applicant is requesting to rezone two parcels zoned C-3, General Commercial and R-1-7, Single-Family Residential to C-4, Heavy Commercial in order to expand an existing contractor's office as a use by right. The properties on the north side of the subject site are zoned R-1-7, Single Family Residential; C-2, Corridor Commercial to the east, R-1-7, Single-Family Residential to the west, and C-3 and I-1, Light Industrial to the south. Most properties along Greenwood Road within half a mile to the site fall within the C-3 through I-2 zoning district.

Prior cases include rezoning from R-1 to B-3 in 1970 (C-681) and (BAC-120-85)

Nearby relevant cases include:

- Rezoning approval from R-1 to B-1 (C-889)
- Rezoning approval from R-1 to B-2 (C-96-75, C-5-80, C-56-08)
- Rezoning approval from R-1 to B-3 (C-681, C-172, C-85-84, C-153-85)
- Rezoning approval from R-1 to I-1 (C-96-77)
- Rezoning approval from I-1 to B-3 (C-787)

Nearby neighborhoods include: Country Club, Mooretown, South Lakeshore, and Westwood

REMARKS: The applicant is requesting to place a storage building on their property that will be used for their existing contractor's office. The building is proposed to be constructed on the R-1-7 zoned property that is currently vacant. Given the commercial uses along Greenwood Road, the applicant had assumed the property was already appropriately zoned for the expansion of their business. The property where the business is currently located is zoned C-3. Under the old zoning code, a contractor's office was permitted by right in the C-3 district. The Unified Development Code (UDC)

STAFF REPORT – CITY OF SHREVEPORT

requires special use permit approval of a contractor's office in the C-3 district. According to Article 1.4, Transition Rules, the existing contractor's office is a lawfully permitted special use. This classification cannot be extended to the R-1-7 zoned property as it's never been used in this commercial manner before. The applicant had the option of rezoning only the R-1-7 zoned property to the C-3 zoning district; however, they would have needed a special use permit for the use of a contractor's office. Although the existing business on the C-3 zoned property is a lawfully permitted special use, future changes to that site may trigger board approval. As such, the applicant requested to rezone both properties to the C-4 zoning district where the use of a contractor's office is permitted by right.

As stated in Article 4.3 of the Unified Development Code (UDC), C-4 is defined as "The C-4 Heavy Commercial Zoning District is intended for areas of more intense commercial use, including uses related to motor vehicles and those that may require outdoor storage. Because of the impacts from more intensive commercial uses, the district regulations ensure that setbacks, buffering, and site development controls are in place to mitigate negative impacts on neighboring uses." The permitted by right uses in C-4 zoning district include the following list below. A comparison of the C-3 and C-4 zoning district is included in this report packet as well.

Agriculture, Amusement Facility – Indoor, Amusement Facility – Outdoor, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Body Modification Establishment, Brewery, Broadcasting Facility TV/Radio - With Antennae, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Retail Sales of Alcohol-Beer/Wine, Business Support Services, Car Wash, Commercial Facility For Pop-Up Use, Contractor Office, Cultural Facility, Day Care Center, Distillery, Drive-Through Facility, Dwelling – Above the Ground Floor, Educational Facility - Primary or Secondary Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Funeral Home, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Greenhouse/Nursery – Retail, Healthcare Institution, Heavy Retail, Rental, and Service, Hotel, Industrial - Artisan Industrial Design, Industrial Services, Live Performance Venue, Lodge/Meeting Hall, Medical/Dental Office, Office, Retail Sales of Alcohol-Liquor, Outdoor Dining, Parking Lot (Principal Use) Parking Structure (Principal Use) Passenger Terminal, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Public Works Facility, Reception Facility, Research and Development, Residential Care Facility, Restaurant Retail Goods Establishment Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Self-Storage Facility – Outdoor, Shelter Housing, Social Service Center, Soup Kitchen, Soup Kitchen, Accessory, Specialty Food Service, Storage Yard – Outdoor Utility, Vehicle Dealership – Enclosed, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Operation Facility, Vehicle Rental – Enclosed Vehicle Rental – With Outdoor Storage/Display, Vehicle Repair/Service– Major, Vehicle Repair/Service – Minor Winery, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers) Wireless Telecommunications – Modifications Farmers' Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise and Temporary Seasonal Sales.

There are several things to consider for a zoning map amendment, such as neighborhood

STAFF REPORT – CITY OF SHREVEPORT

compatibility, trends of development, consistency to the Master Plan, and feasibility of development if the zoning is left as is.

The applicant's request is marginally compatible with the zoning and use of property along Greenwood Road. As previously indicated, the zoning along Greenwood Road is predominantly of the C-3 through I-2 zoning districts, with the majority of property falling in the C-3 or I-1 specifically. Existing uses include wholesale, vehicle sales and repair, outdoor storage, and contractor offices. Many of the uses in the C-3 zoning districts in the vicinity are uses that are permitted by right in the C-4 district. The properties that abut the site to the north are developed and zoned for residential use. Although the zoning districts and uses may be incompatible with the residential uses to the north, the design standards and site requirements of the UDC may lessen their impact, reducing the degree of incompatibility.

The existing land use and trends in the immediate vicinity do not reflect the recommendations of the Master Plan future land use map. Many of the properties that are presently zoned for commercial and industrial use fall in an area that is recommended for residential zoning, per the future land use map, including the subject site. It's unlikely that these properties will ever transition to residential zoning.

Despite the trend of development along Greenwood Road, there needs to be a level of consideration given to the residentially zoned properties that are directly north of the site. Further, rezoning the property to the C-4 zoning district would create an inconsistency in the non-residential zoning designations that are on the north side of Greenwood Road in the immediate vicinity, as the majority of these properties fall in the C-3 district. Although inconsistencies are already present east of the site with industrial zoning abutting residential, it is not best practice to intensify them. Rezoning the R-1-7 property to C-3 and a subsequent submittal of a special use permit would be more compatible to the other zoning designations and adjacent residential properties.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on Wednesday, November 6th at 5:00 PM. Although invitation letters were sent to property owners within 500' of the site, there was no one in attendance.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that denial of the C-4 zoning request is warranted due to incompatibility with the surrounding zoning and uses.

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

1. Recommend approval of an alternative zoning district such as C-3, which will require special use permit approval.
2. Approve the application as submitted.

STAFF REPORT – CITY OF SHREVEPORT

PUBLIC ASSESSMENT: 2 spoke in support. No opposition was present.

MPC BOARD
RECOMMENDATION: The Board voted unanimously to recommend approval of this application.

24-182-C

R-1-7

BULLEN

HUTCHINSON

C-3

C-1

**R-1-7 & C-3
to C-4**

C-2

I-1

**500' NOTIFICATION
AREA**

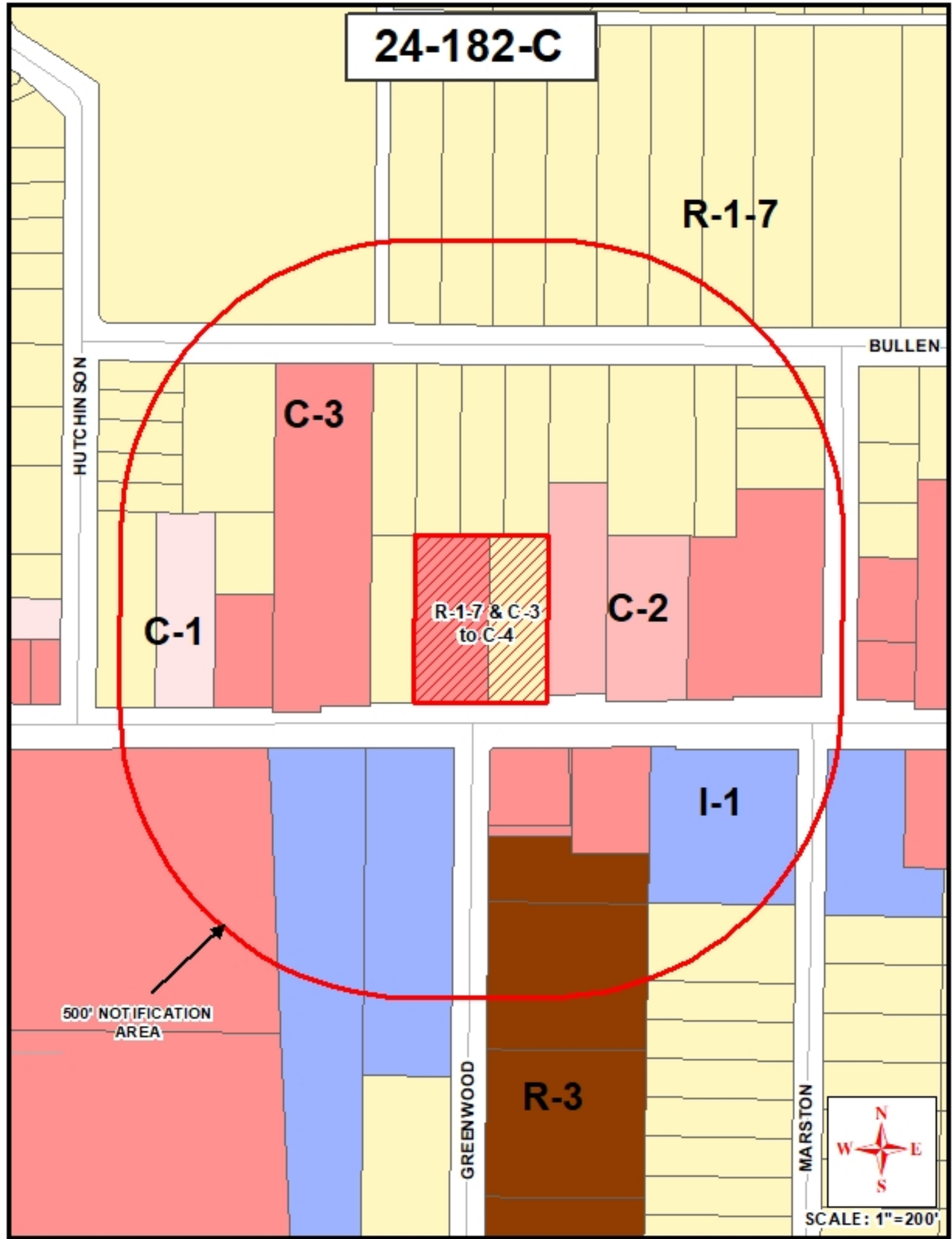
GREENWOOD

R-3

MARSTON



SCALE: 1"=200'



24-182-C AREA REF MAP

OUTSIDE CITY LIMITS

MEADOW

WARREN

FAIRWAY

INSIDE CITY LIMITS

BULLEN

INDEPENDENCE

KYLE

HUTCHINSON

MARSTON

R-1-7 & C-3
to C-4

GREENWOOD

GREENBRIAR

GREENBRIAR

MONKHOUSE

WESTWOOD PARK

ERIN

ARNSDALE

GRAMLIN

LUCIANA

MARSTON

PRO

LAMAR

BARBARA

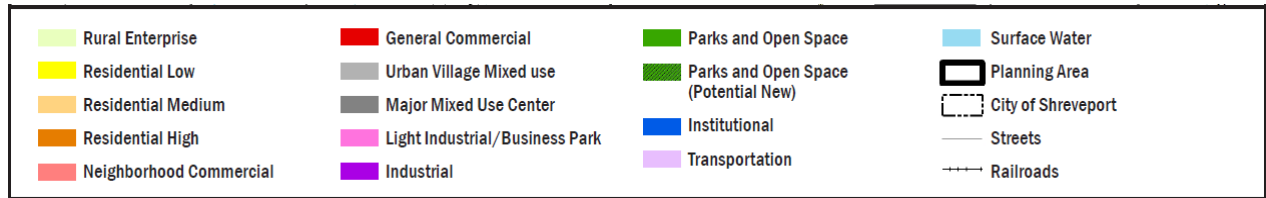
LYBA



SCALE: 1"=500'

24-182-C

Future Land Use Map



24-182-C | Zoning Map Comparison

Future Land Use Map



Current Zoning Map



TABLE 5-1: USE MATRIX			
PRINCIPAL USE	C-3	C-4	USE STANDARD
Agriculture	P	P	
Airport			Sec. 6.1.A
Amusement Facility - Indoor	P	P	
Amusement Facility - Outdoor		P	
Animal Care Facility	P	P	Sec. 6.1.B
Animal Shelter	P	P	Sec. 6.1.B
Animal Shelter – Operated by Public Authority	P	P	Sec. 6.1.B
Art Gallery	P	P	
Arts Studio	P	P	
Automated Teller Machine - Standalone	P	P	Sec. 6.1.C
Bar	S	S	Sec. 6.1.D
Bed and Breakfast			Sec. 6.1.E
Body Modification Establishment	P	P	
Brewery	S	P	
Broadcasting Facility TV/Radio - With Antennae		P	
Broadcasting Facility TV/Radio - Without Antennae	P	P	
Bus Transfer Station	P	P	Sec. 6.1.F
Business Support Services	P	P	
Campground			Sec. 6.1.G
Car Wash	P	P	Sec. 6.1.H
Casino			Sec. 6.1.I
Cemetery			
Commercial Breeder			Sec. 6.1.B
Commercial Facility For Pop-Up Use	P	P	Sec. 6.1.J
Community Center	P		
Community Garden	P		Sec. 6.1.K
Contractor Office	S	P	Sec. 6.1.II
Convention Center			
Conservation Area			
Country Club			
Cultural Facility	P	P	
Data Center	P/S	P/S	Sec. 6.1.L
Day Care Center	P	P	Sec. 6.1.M
Day Care Home			Sec. 6.1.M
Detention or Penal Institution	S	S	
Distillery	S	P	
Drive-Through Facility	P	P	Sec. 6.1.N
Dwelling – Above the Ground Floor	P	P	
Dwelling – Accessory Dwelling Unit			Sec. 6.1.O
Dwelling – Age-Restricted Housing	S		
Dwelling – Manufactured Home			Sec. 6.1.P
Dwelling - Multi-Family	S		Sec. 6.1.Q
Dwelling - Townhouse			Sec. 6.1.Q
Dwelling - Single-Family Detached			Sec. 6.1.R
Dwelling – Single-Family Attached			Sec. 6.1.R
Dwelling - Two-Family			Sec. 6.1.R
Educational Facility - Primary or Secondary	P	P	
Educational Facility – University, College or Vocational	P	P	
Financial Institution	P	P	
Financial Institution with Drive-Through	P	P	Sec. 6.1.S
Food Truck and Trailer Vendor	P	P	Sec. 6.1.T
Food Truck Park	S	S	Sec. 6.1.U
Fraternity/Sorority			
Freight Terminal			
Funeral Home	P	P	

	C-3	C-4

Furniture, Furnishings and Equipment Sales	P	P	
Gas Station	P	P	Sec. 6.1.V
Golf Course/Driving Range			
Government Office	P	P	
Greenhouse/Nursery - Retail	A	P	
Group Home			Sec. 6.1.W
Halfway House		S	Sec. 6.1.W
Healthcare Institution	P	P	
Heavy Retail, Rental, and Service	S	P	
Helipad			Sec. 6.1.A
Heliport			Sec. 6.1.A
Hotel	P	P	
Industrial - Artisan	S	P	
Industrial - Heavy			
Industrial - Light			
Industrial Design		P	
Industrial Services	P	P	
Liquor Delivery Services	P	P	
Liquor Sales	P	P	Sec. 6.1.X
Live Entertainment - Ancillary Use	S	S	Sec. 6.1.Y
Live Performance Venue	P	P	Sec. 6.1.Y
Lodge/Meeting Hall	P	P	Sec. 6.1.Z
Manufactured Home Park			
Marina		S	
Medical/Dental Office	P	P	
Movie Studio			
Neighborhood Commercial Establishment			Sec. 6.1.AA
Nightclub	S	S	Sec. 6.1.Y
Office	P	P	
Outdoor Dining	P	P	Sec. 6.1.BB
Overnight Truck Parking	P	P	Sec. 6.1.CC
Overnight Truck Parking (Principal Use)			
Parking Lot (Principal Use)	P	P	Sec. 6.1.DD
Parking Structure (Principal Use)	P	P	Sec. 6.1.DD
Pay Day/Title Loan Agency	S	S	Sec. 6.1.EE
Passenger Terminal		P	
Personal Service Establishment	P	P	
Place of Worship	P	P	
Public Park	P	P	
Public Safety Facility	P	P	
Public Works Facility		P	
Reception Facility	P	P	Sec. 6.1.FF
Recreational Vehicle Park		S	Sec. 6.1.G
Research and Development		P	
Residential Care Facility	P	P	Sec. 6.1.GG
Restaurant	P	P	Sec. 6.1.HH
Retail Goods Establishment	P	P	
Retail Sales of Alcohol – Beer/Wine	P	P	Sec. 6.1.II
Salvage Yard			Sec. 6.1.JJ
Self-Service Ice Vending Unit	P	P	Sec. 6.1.KK
Self-Storage Facility: Climate-Controlled	P	P	Sec. 6.1.LL
Self-Storage Facility: Outdoor	S	P	Sec. 6.1.LL
Sexually Oriented Business	S		Sec. 6.1.MM
Shelter Housing	S	P	Sec. 6.1.W
Short-Term Rental Property	P/E	P/E	Sec. 6.1.NN
Single Room Occupancy	S		Sec. 6.1.Q
Social Service Center	S	P	Sec. 6.1.W
Solar Farm			Sec. 6.1.OO
Soup Kitchen	P	P	
Soup Kitchen, Accessory	P	P	
Specialty Food Service	P	P	
Storage Yard - Outdoor		P	Sec. 6.1.JJ

TABLE 5-1: USE MATRIX

PRINCIPAL USE	C-3	C-4	USE STANDARD
Truck Repair			
Truck Stop		S	
Utility	S	P	Sec. 6.1.PP
Vehicle Dealership – Enclosed	P	P	
Vehicle Dealership – With Outdoor Storage/Display	P*	P*	Sec. 6.1.QQ
Vehicle Operation Facility		P	
Vehicle Rental – Enclosed	P	P	
Vehicle Rental – With Outdoor Storage/Display	S	P	
Vehicle Repair/Service– Major		P*	Sec. 6.1.RR
Vehicle Repair/Service – Minor	P	P	Sec. 6.1.RR
Warehouse		A	
Wholesale Establishment		A	
Wind Energy System			Sec. 6.1.SS
Winery	S	P	
Wireless Telecommunications – New Facility	S	S	Sec. 22.9
Wireless Telecommunications – Attachments to Existing Structures (Other than Towers)	P	P	Sec. 22.9
Wireless Telecommunications – Modifications (Eligible Facility)	P	P	Sec. 22.9
Wireless Telecommunications – Modifications (Non-Eligible Facility)	S	S	Sec. 22.9

—* All Vehicle Dealership – with Outdoor Storage/Display uses shall only operate in allowable zoning districts as indicated on this table. Any Vehicle Dealership – with Outdoor Storage/Display use located within 200’ of a residentially zoned district shall require a special use permit.

—P/E - Depending on the Short-Term Rental Permit—whether ‘Type A,’ Type B-1’ or Type B-2,’ a short short-term rental property will either be a permitted use by-right (P) or will require a Special Exception Use (E)

—P/S - Depending on the overall gross square footage—a data center will either be a permitted use (P) or will require a special use permit (S) depending on the overall gross square footage and/or distance to a residentially zoned district.

TEMPORARY USE	C-3	C-4	USE STANDARD
Batch Plant/Rock Crushing Facility (Temporary)		P*	Sec. 6.2.A
Borrow Pit			Sec. 6.2.B
Farmers’ Market	P	P	Sec. 6.2.C
Temporary Outdoor Events	P	P	Sec. 6.2.E
Temporary Sale of Non-Seasonal Merchandise	P	P	Sec. 6.2.F
Temporary Seasonal Sales	P	P	Sec. 6.2.G
Temporary Subdivision Sales Office			Sec. 6.2.H

—** Even though Batch Plant/Rock Crushing Facility (Temporary) and Borrow Pit are permitted uses (P) by-right, these uses require MPC Board approval at a public hearing.



**FEDERAL
CONSTRUCTION
SPECIALISTS
INC.**

INSURANCE REPAIRS
FIRE, WATER, STORM
318-636-2113
EMERGENCY SERVICE

**SMART
ROOFING**
318-635-9795

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

November 22, 2024 10:56 AM



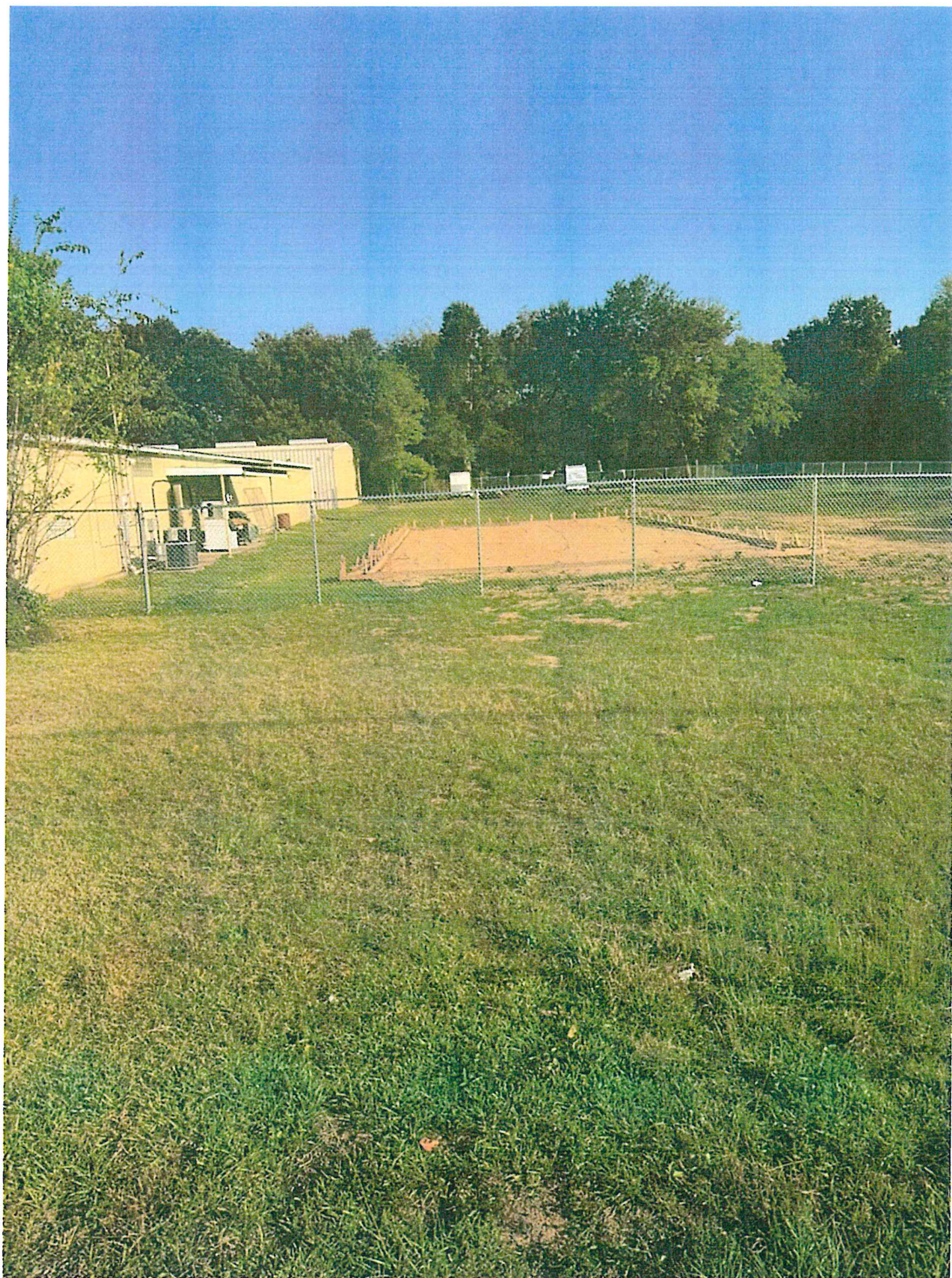
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November 22, 2024 10:56 AM





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.

1. PROPERTY INFORMATION

Project Name: Sherwood Subdivision Unit No. 2 Associated Case (if applicable): 24-34-SAC
Project Address/Location: 4650 Greenwood Rd Parcel number(s): 17140800900500 & 171408009003500

2. CASE TYPE (Check appropriate application type)

- | | | |
|---|--|---|
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Planned Unit Development (PUD) | <input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) |
| <input type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Small Planned Unit Development (SPUD) | <input type="checkbox"/> Other |
| <input type="checkbox"/> Site Plan Modification | <input type="checkbox"/> PUD Site Plan (Administrative) | |

3. PARCEL DESCRIPTION

(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)

A proposed combination of Lots 33, 34 and 35 of Sherwood Subdivision (Bk.150/Pg.315), City of Shreveport, Caddo Parish, Louisiana

4. GENERAL LOCATION OF PROPERTY

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

4650 Greenwood Road; Property is on the North side of Greenwood Road directly across from its intersection with Greenwood Lane; approximately 1630 feet East of the intersection of Greenwood Road and Jefferson Paige Rd / Monkhouse Drive

5. PROPOSED USE OF PROPERTY

- | | | |
|--|--|--|
| <input type="checkbox"/> Single-Family Residential | <input type="checkbox"/> Townhouse Residential | <input checked="" type="checkbox"/> Commercial |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Duplex Residential | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Mixed-Use | | |

(Provide a brief explanation, attach additional sheets, if necessary)

Existing use of both parcels as currently fenced together is a contractor's office. West parcel has been used in this way for 40+ years, which is not a permitted use in C-3 districts. East parcel has historically been vacant, but is now needed for expansion, specifically for a permit to construct a building for indoor equipment and material storage related to said contractors office. This use would match the current use of the West parcel.

6. ZONING INFORMATION

Current Zoning District(s): C-3 and R-1-7 Proposed Zoning District(s) * if applicable: C-4 (all)
If more than one district, provide the acreage of each: C-3: 0.786 Ac. (34,247 sq ft); R-1-7: 0.602 Ac. (26,222 sq ft)

7. SITE AND BUILDING INFORMATION (NOT REQUIRED FOR ZONING MAP AMENDMENT CASE TYPES)

Total Site Acres: 1.388 Ac. (60,469 sq ft) Proposed Building Use(s): Accessory Storage
Existing Building(s) sq. ft. gross: _____ Proposed Building(s) sq. ft. gross: _____
Total sq. ft. gross (existing & proposed): _____ Proposed Height of Building(s): _____
Number of Stores: _____ Ceiling Height of First Floor: _____
Off-Street Parking Required: _____ Off-Street Parking Provided: _____

8. DIMENSIONAL STANDARDS (NOT REQUIRED FOR ZONING MAP AMENDMENT CASE TYPES)

Lot Area (sq. ft.): _____ Lot Coverage (total area in sq. ft.): _____ Lot Coverage Percentage of Total Lot Area: _____

9. STORMWATER INFORMATION (NOT REQUIRED FOR ZONING MAP AMENDMENT CASE TYPES)

Existing Impervious Surface: _____ acres/sq. ft. _____ Proposed Impervious Surface: _____ acres/sq. ft. _____

Please select the following that are applicable: ☐ Cross Lake Watershed ☐ Hazard Flood Area ☐ Red River ☐ Wetlands

10. CONTACT INFORMATION

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: Marc Pittman Company (if applicable): P & A Enterprises, LLC

E-mail: Annette@fcspec.com Phone: (318) 458-5848 Fax: _____

Mailing Address (street, city, state, zip): 4650 Greenwood Rd, Shreveport, LA 71109

Architect Contact Information

☐ Check if Primary Contact

Name: _____ Company: _____

E-mail: _____ Phone: _____ Fax: _____

Mailing Address (street, city, state, zip): _____

Engineer Contact Information

☐ Check if Primary Contact

Name: Kyle Brownsberger, PLS Company: Brownsberger Land Surveying, LLC

E-mail: kyle@brownsbergerpls.com Phone: (318) 210-0907 Fax: _____

Mailing Address (street, city, state, zip): 3431 Pines Rd, Shreveport, LA 71119

Current Property Owner Contact Information

☒ Check if Primary Contact

Name: Marc Pittman, Registered Agent and Member Company (if applicable): P & A Enterprises, LLC

E-mail: Annette@fcspec.com Phone: (318) 458-5848 Fax: _____

Mailing Address (street, city, state, zip): 4650 Greenwood Rd, Shreveport, LA 71109

Designee Contact Name: _____ E-mail Address: _____ Phone: _____

Property Owner, check one of the following:

☒ I will represent the application myself; OR ☐ I hereby designate (insert name of project representative) Annette Pittman 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.

Acknowledgment:

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.

Property Owner Signature: [Signature] Date: 10-14-24 Applicant Signature: _____ Date: _____

CC3825

NOTICE TO THE PUBLIC

Control #24195

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, December 4, 2024 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. 24-182-C: 4650 Greenwood Road. Application by P & A Enterprises, LLC for approval to rezone property located on the north side of Greenwood Road, approximately 600 feet east of Hutchinson Street, from C-3 General Commercial Zoning District and R-1-7 Single Family Zoning District to C-4 Heavy Commercial Zoning District, being more particularly described as LOT 33 & W. 50 FT. OF 34, LESS R/W FOR GREENWOOD RD., SHERWOOD SUBN., Section 8, T17N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times