

ORDINANCE NO. ____ OF 2024

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED NORTHWEST CORNER OF WALKER ROAD AND MACKEY LANE, SHREVEPORT, CADDO PARISH, LA., **FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO C-2 CORRIDOR 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 **from R-1-7 Single-Family Residential Zoning District to C-2 Corridor Commercial Zoning District**

Lot 1, 2, and 3 UNIT 14, Section 5, T16N, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.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. 23-211-C
Raley and Associates, Inc.

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING JANUARY 10, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, January 10, 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
Bill Robertson
Rose Wilson McCulloch
Chris Elberson
Harold Sater
Gabriel Balderas
Toni Thibeaux

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Kamrin Hooks, Executive Assistant/Planner 1
Adam Bailey, Community Planning & Design Manager
Christian Terrell, Planner 1
Emily Trant, Planner II
Tanner Yeldell, City Attorney's Office
PeiYao Lin, Community Planner 1

Staff Present

Members Absent

Fred Moss, IV
Rachel Jackson

The hearing was opened with prayer by **MRS. THIBEAUX** . 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. ROBERTSON, seconded by MR. SATER, to approve the minutes of the December 6, 2023 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH & THIBEAUX Nays: NONE. Absent: Messrs. MOSS & Mses. JACKSON

PUBLIC HEARING

CASE NO. 23-211-C ZONING REQUEST

Applicant: Raley and Associates, Inc.
Owner: Louisiana Liberty, LLC
Location: 0 Walker Rd (nw corner of Walker Rd and Mackey Ln)
Existing Zoning: R-1-7
Request: R-1-7 to C-2
Proposed Use: convenience store with gas and retail sales of beer and wine

Representative &/or support:

Ryan Estes 4913 Shed Rd, Bossier City, LA, 71111

Estes stated that the property has been vacant for over 20 years. He stated that the applicant looked at the abandoned C-2

property across the street (Former Circle-K) but found that it was not indicative to the type of development they were trying to build. He stated that the time has passed for a residential development to be put there as it abuts Walker Road, a 5-lane road, and it is a major corridor. Estes stated that the land has an incline that would make residential development unfeasible. He also stated that the abandoned C-2 property across the street has only 4 pumps and this development will have 6 pumps for 12 people. Estes stated they are willing to provide screening and landscaping to offset possible light pollution. He also stated that this development will be a benefit to the intersection and neighborhood.

MCCULLOCH asked Estes what would be sold at the property and had they researched gang activity in the area, to which he answered low content alcohol, gas and no they had not investigated the crime in the area.

THIBEAUX asked what the hours of operation would be, Estes answered until midnight. THIBEAUX then asked what the applicants plan to do to protect the citizens of the area. He answered that they would have a decorative fence and reinforced glass as well as possibly a security guard.

SATER asked if they had considered property north of Walker Road. Estes stated they had, but the business deal fell through.

ROBERTSON stated that encroachment of commercial establishments into residential neighborhoods can cause a lot of pushback from residents as Walker Road acts as a buffer between residential and commercial properties. Estes stated that the Future Land Use Map does not consider feasibility and is wrong when considering this area. ROBERTSON also stated that this development does not seem like a positive trend in development for the neighborhood. Estes stated that residential growth in the west side of Shreveport has subsided.

Opposition:

Regina Brown 3320 Mackey Lane, Shreveport, LA, 71118

Brown stated that a gas station and convenience store right there is not necessary or conducive to the quality of life of the residents. She also stated that the area is a refuge for the wildlife in the area.

John H. Nash 4201 Evens Dr, Shreveport, LA, 71118

Nash stated that this development is taking away from the residents and will cause crime to rise.

Reginald Maiden 3309 Mackey Lane, Shreveport, LA, 71118

Maiden stated that his property is across the street from the proposed development. He stated that if that convenience store had been there when he first looked to purchase the home, he would not have purchased it. Maiden also stated that the former C-2 development across the street brought transients and crime, if the development comes across the street in front of his house, it will get worse.

Cleveland Mouton 3459 Cedar Creek Dr, Shreveport, LA, 71118

Mouton stated that he is speaking on behalf of the Ceders subdivision. He stated that the future land use advises it to stay residential and they all agree. Mouton stated that the land development in the area is active, he stated new homes have been built and other lots have been put up for sale for residential use.

ANDREWS asked everyone in the audience to stand up if they opposed the rezoning. 13 people total stood up.

Tiffanee Johnson 3316 Mackey Lane, Shreveport, LA, 71118

Johnson stated that this development would bring crime to her home as it is behind this property, and they would be able to find it and break in. She stated she does not like this rezoning at all.

Ronda Bean 3325 Mackey Lane, Shreveport, LA, 71118

Bean stated that the rezoning would have a negative impact on the neighborhood. She also stated there are 2 smaller lots nearby the proposed property for zoning change that are governed by a restrictive covenant. She stated that from lot 2 all the way down and across the street are still under that covenant and can only be used for residential purposes.

Barbara Winkler 3321 Mackey Lane, Shreveport, LA, 71118

Winkler stated that she is opposed to this rezoning and the neighborhood is peaceful and safe.

Damon Gladney 8929 Twelve Oaks Dr, Shreveport, LA, 71118

Gladney stated that the rezoning and convenience store being built will be a magnet to adolescents and criminals as it is close to the freeway and offers quick escape.

draft

Rebuttal:

Ryan Estes 4913 Shed Rd, Bossier City, LA, 71111

Estes stated that no one under the age of 21 will be allowed to purchase beer or wine and the animals would be displaced in any development. He stated they are willing to place buffers, landscaping and implement shorter hours.

CLARKE stated that the rezoning of C-2 would require a special use permit to allow the convenience store to be located. He stated that anything can be stipulated as a requirement for this development.

A motion was made by MR. ROBERTSON, seconded by MR. SATER to recommend this application for denial.

The motion was adopted by the following 6-1 vote: Ayes: Messrs. ANDREWS, BALDERAS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH & THIBEAUX Nays: Messrs. ELBERSON. Absent: Messrs. MOSS & Meses. JACKSON

END OF PUBLIC HEARING

OLD BUSINESS

Zoning Enforcement stated that for the year 2023 there were 507 certificates of occupancies, 32 for the month of December, 313 home-based certificates of occupancies for the year of 2023, 10 for the month of December, 301 sign based applications for 2023, 490 violations for 2023 and 37 for the month of December.

CLARKE stated that the Board would be receiving monthly reports of the MPC's work with the Master Plan update which will be starting soon.

ROBERTSON asked CLARKE to amplify his comment about wanting to be indirectly involved with federal highways. CLARKE stated that he is on the NLCOG board which works with federal highways. ROBERTSON then asked how the MPC would get landlords to register their rental properties. CLARKE stated that MPC has partnered with the real-estate industry to guide people towards registering, he also stated that the deadline has been extended as to not have to fine so many citizens.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:15 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary

STAFF REPORT – CITY OF SHREVEPORT

JANUARY 10, 2024

AGENDA ITEM NUMBER: 7
MPC Staff Member: CHRIS TERRELL
City Council District: E/Alan Jackson
Parish Commission District: 10/Mario Chavez

CASE NUMBER	23-211-C	ZONING REQUEST
APPLICANT:	RYAN ESTESS, RALEY & ASSOCIATES	
OWNER:	Bobby Mackey, Louisiana Liberty	
LOCATION:	NW corner of Walker Rd and Mackey Ln	
EXISTING ZONING:	R-1-7	
REQUEST:	R-1-7 to C-2	
PROPOSED USE:	Convenience store with gas station and retail sales of beer and wine	

DESCRIPTION: The applicant is requesting the approval to rezone three lots totaling 54,000 sq ft from the current zoning of R-1-7 (Single-Family Residential, 7,000 sq ft) to C-2 (Corridor Commercial). The purpose of the rezoning is to build a convenience store with gas station and retail sales of beer and wine. The adjacent lots are zoned R-1-7 (Single-Family Residential, 7,000 sq ft) and R-A (Rural-Agricultural). There is no previous case history on the property. Nearby relevant cases include:

- C-873: Resubdivision, service station, deferred.
- BAP-112: Senior high school, approved.
- C-60-80: R-1 to R-3, R-2 approved.
- C-93-80: Single family development, approved.
- C-72-82: B-2 to R-1, existing residential, appealed and approved by City Council.
- C-165-83: B-2 to R-3, apartments, appealed and approved by City Council.
- P-37-85: R-2 to B-1, denied.
- C-86-85: Apartment or condominium development, denied.

NOTE: C-93-80 and C-86-85 are related cases.

Nearby neighborhoods include Brookwood, Cargill Park, Huntington Park, Southern Hills, Southwood, and Summer Grove.

REMARKS: The applicant is requesting approval to rezone three (3) lots totaling 54,000 sq ft from the current zoning of R-1-7 (Single-Family Residential, 7,000 sq ft) to C-2 (Corridor Commercial) to build a convenience store with gas station and retail sales of beer and wine. The adjacent properties are zoned R-1-7 (Single-Family Residential, 7,000 sq ft) and R-A (Rural-Agricultural). The R-1-7 lot is developed with a single-family detached home, and the R-A lot is undeveloped.

As stated in Article 4.3 of the Unified Development Code (UDC), C-2 is defined as "Corridor Commercial Zoning District. Intended to accommodate the commercial corridors of the City of Shreveport. The C-2 District addresses primarily auto-oriented retail, both individual businesses and retail centers, with the intent of improving the pedestrian environment along the corridor. Mixed-use

STAFF REPORT – CITY OF SHREVEPORT

development is encouraged with residential dwelling units allowed above the ground floor." The permitted by right uses in a C-2 zoning district include agriculture, amusement facility – indoor, animal care facility, animal shelter, animal shelter – operated by public authority, art gallery, arts studio, automated teller machine – standalone, body modification studio, broadcasting facility TV/radio – without antennae, bus transfer station, business support services, commercial facility for pop-up use, community center, community garden, cultural facility, day care center, dwelling—above the ground floor, educational facility—primary or secondary, financial institution, financial institution with drive-through, food truck and trailer vendor, government office, healthcare institution, liquor sales, medical/dental office, office, outdoor dining, personal service establishment, place of worship, public park, public safety facility, restaurant, retail goods establishment, retail sales of alcohol—beer/wine, self-service ice vending unit, soup kitchen, soup kitchen, accessory, specialty food service, wireless telecommunications—attachments to existing structures (other than towers), and wireless telecommunications—modifications (eligible facility).

Although the request is compatible with the existing C-2 and C-3 zoning on the east side of Walker Road, it would be introducing commercial zoning to the west side of Walker Road which is completely residential. If approved, this would be the first commercially zoned area west of Walker Rd besides those fronting Bert Kouns Industrial Loop approximately 3,800 ft south of the parcels in question. The new zoning designation could negatively impact the area by setting a precedent for commercial development in an area that is currently only residential and has seen prior commercial or more intense residential requests denied.

The proposed zoning designation does not follow the Future Land Use Map expectations for 2030. The future land use map classifies the western side of Walker Rd to be "Residential Low". Residential Low uses include single-family houses, and churches or schools.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on December 18, 2023, at 3:00 - 5:15 PM. Approximately 11-15 people were in attendance with 4 sets of couples according to the sign in sheet. The main concerns mentioned at the meeting were for the proposed development, not the rezoning which this case is about. Those concerns covered traffic, drainage, hours of operation, screening along Mackey Lane and the residential lot to the west of the parcels. Notification letters were sent to 33 addresses.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that denial is warranted due to the future land use map suggestion, Walker Rd acting as a divider street, and prior case histories in the surrounding area intending to keep residential low development a priority.

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

1. Recommend approval of the request as submitted.
2. Recommend approval of a lighter commercial zoning district such as the C-1,



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318-673-6480 | fax 318-673-6461 | www.shreveportcaddmpc.com

STAFF REPORT – CITY OF SHREVEPORT

Neighborhood Commercial District.

PUBLIC ASSESSMENT: 1 spoke in support. 8 spoke in opposition.

MPC BOARD

RECOMMENDATION: The Board voted 7-1 to recommend this application for denial.

23-211-C

R-A

OUTSIDE CITY LIMITS

WALKER
INSIDE CITY LIMITS

HEDGES

OUTSIDE CITY LIMITS

INSIDE CITY LIMITS

R-1-7 to
C-2

C-3

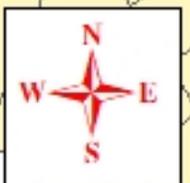
C-2

500' NOTIFICATION
AREA

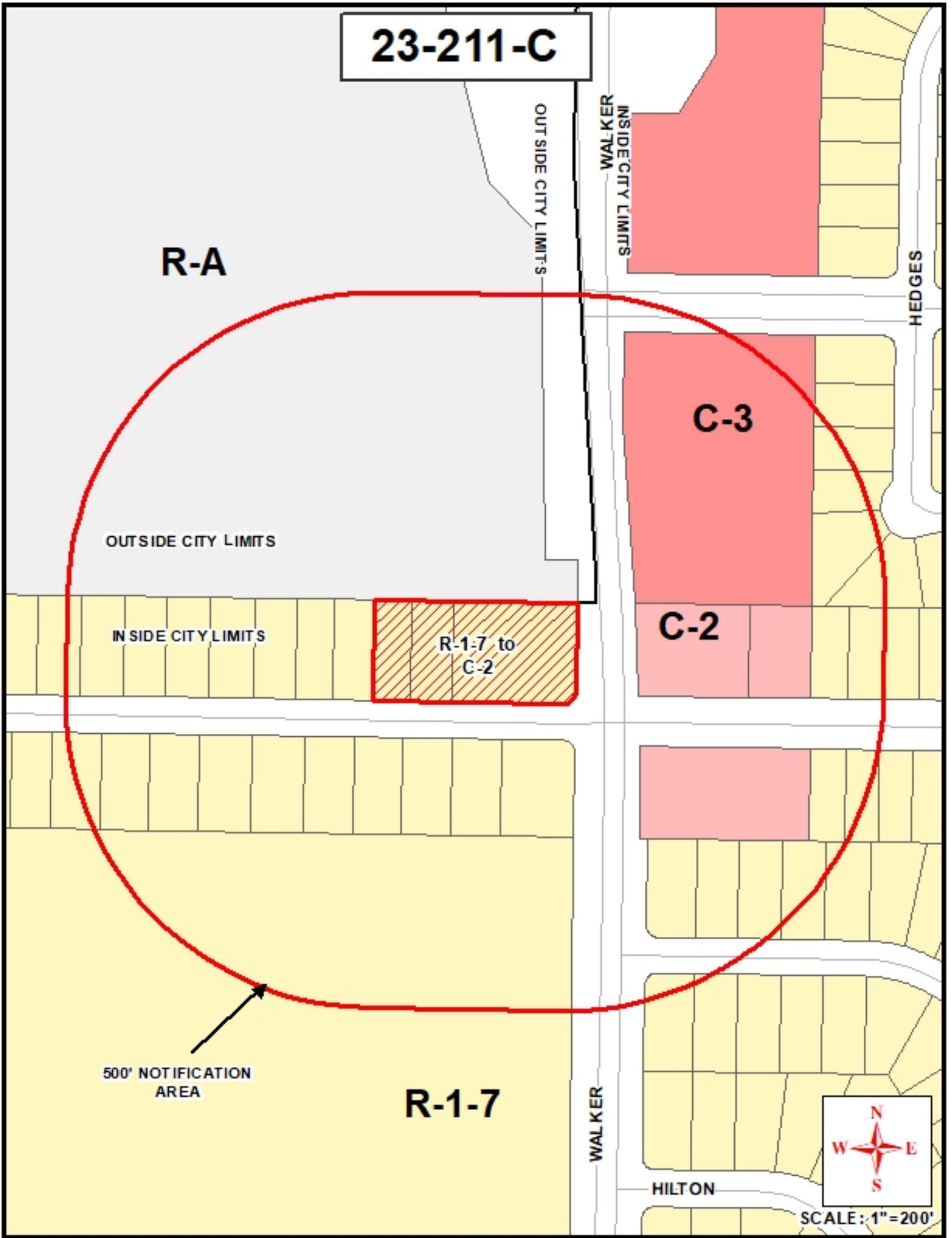
R-1-7

WALKER

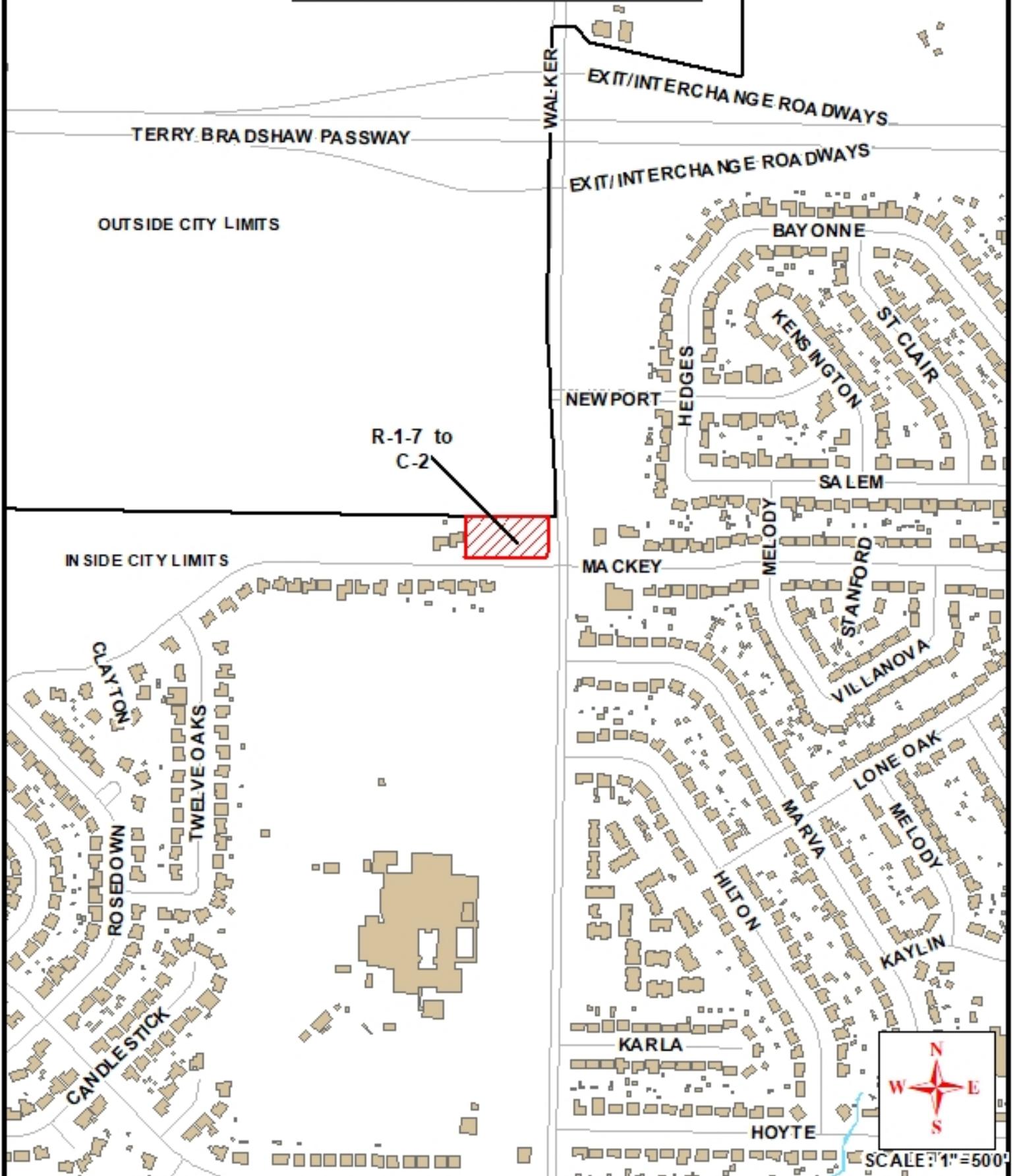
HILTON



SCALE: 1" = 200'

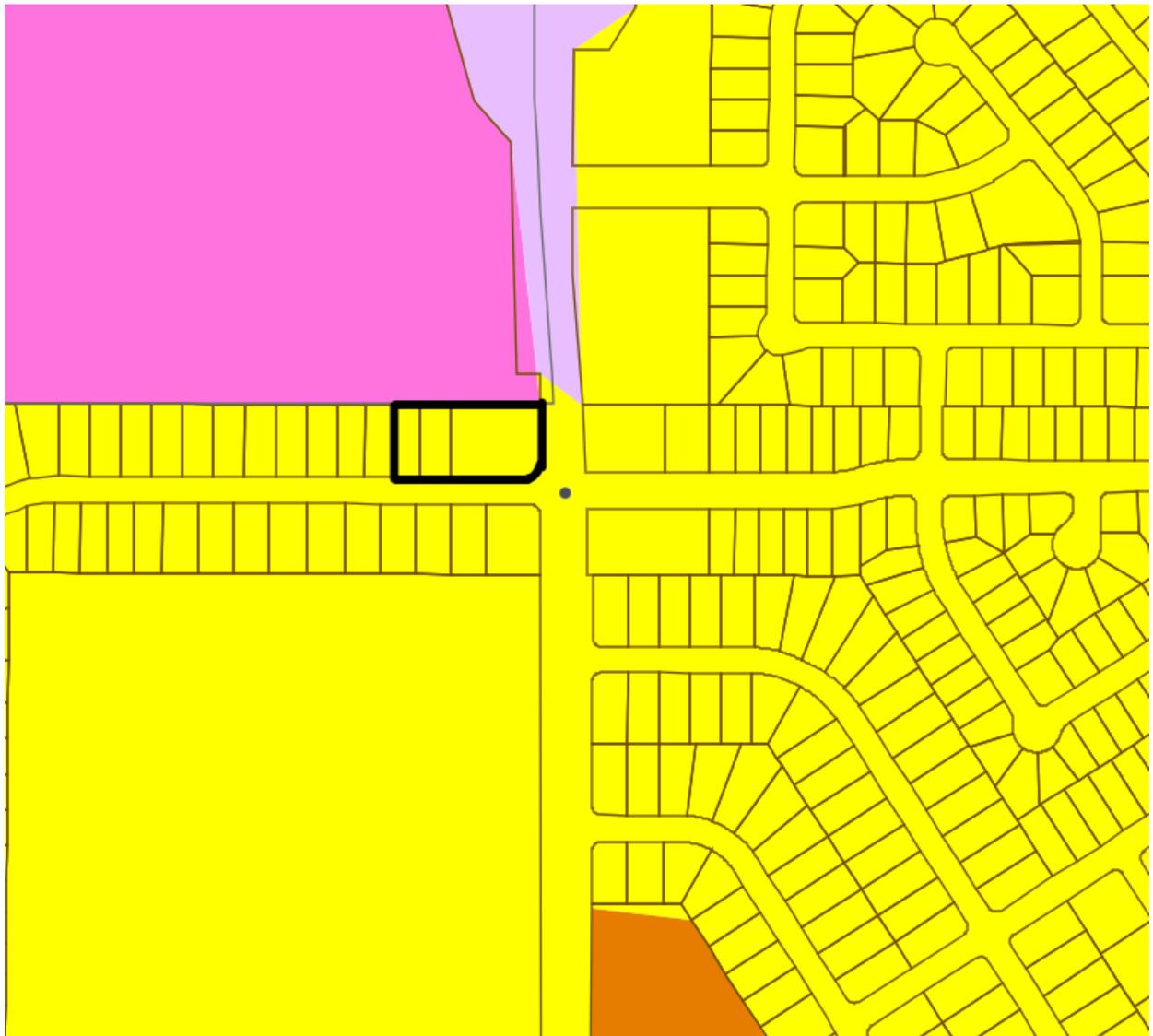
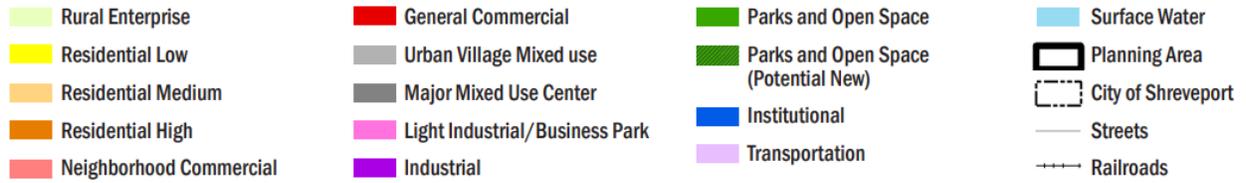


22-211-C AREA REF MAP



23-211-C

Future Land Use Map



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



DOLLAR GENERAL

35



FOR SALE
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FOR SALE

SPEED
LIMIT
25

LYNDON B.
JOHNSON
FOR
STATE REPRESENTATIVE
DISTRICT 4



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 DATE: 11/03/23

DATE: 11-03-2023

SCALE: 1" = 20'

DRAWN: NDV

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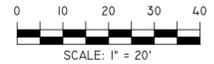
JOB: 23339

SHEET:

C1

OF - SHEET

23339 SITE PLAN.DWG



GENERAL NOTES:

- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE ENGINEER / SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES OR ALL UTILITY SERVITUDES AFFECTING THIS TRACT ARE SHOWN IN THEIR EXACT LOCATION. THEY HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION PROVIDED BY ONE CALL OR THE LOCAL UTILITY COMPANY. LOUISIANA ONE CALL 811 OR UTILITY COMPANY.
- THE ENGINEER, AS REPRESENTATIVE OF THE OWNER, SHALL NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUBCONTRACTOR. SHALL HAVE NO AUTHORITY TO STOP WORK. SHALL HAVE NO SUPERVISION OR CONTROL AS TO THE WORK OR PERSONS DOING THE WORK. SHALL NOT HAVE CHARGE OF THE WORK. SHALL NOT BE RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE OR HAVE ANY CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, SUPPORTS, FORMS, OR OTHER WORK AIDS, AND SHALL HAVE NO DUTIES OR RESPONSIBILITIES IMPOSED BY THE STRUCTURAL WORK ACT.
- CONTRACTOR SHALL INSTALL SILT FENCES, HAY BALES AND NECESSARY STORM WATER CONTROL MEASURES DURING CONSTRUCTION AS REQUIRED BY THE CITY.
- CONTRACTOR(S) SHALL KEEP EXISTING PAVING CLEAN OF MUD AND OTHER CONSTRUCTION DEBRIS.
- ALL TRENCH EXCAVATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH OSHA REGULATIONS AND APPLICABLE LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL FIELD VERIFY ALIGNMENT AND GRADE OF ALL PAVING, DRAINAGE PIPES AND PROPOSED MAINS. CONFLICTS, DISCREPANCIES OR IRREGULARITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER. FAILURE TO DO SO MAY RESULT IN ADDITIONAL COSTS TO THE CONTRACTOR FOR REMOVAL, REPLACEMENT, OR REVISIONS TO ITEMS INSTALLED WITHOUT VERIFICATION BY OWNER.
- CONTRACTOR SHALL REDISTRIBUTE TOPSOIL IN 4" LAYER AS PER OWNER.
- CONTRACTOR SHALL COORDINATE AND PROVIDE FOR ALL SAFEGUARDS, SAFETY DEVICES AND REQUIRED JOB SITE SAFETY REGULATIONS AS NEEDED.
- MATERIALS AND CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH LOCAL SPECIFICATION STANDARDS AND/OR LOCAL BUILDING CODES.
- CONTRACTOR SHALL COORDINATE WITH CITY AND LOCAL UTILITY COMPANIES FOR TYING INTO EXISTING MAINS. ALL UTILITY SERVICES SHALL BE INSTALLED PER CITY CODE AND GOVERNING UTILITY CODE.
- ALL DISTURBED EARTH TO RECEIVE SLAB SOD UNLESS OTHERWISE DIRECTED BY OWNER/ENGINEER. POSITIVE DRAINAGE SHOULD BE MAINTAINED AT ALL TIMES.
- MAXIMUM SLOPE IN ANY DIRECTION IN HANDICAP SPACES TO BE 2%.
- ALL EXITS MUST HAVE A MINIMUM 5' x 5' LEVEL LANDING.
- MAX. CROSS-SLOPE OF ALL SIDEWALKS = 2%
- SIDEWALKS TO HAVE A MAXIMUM RISE ALONG PATH OF TRAVEL NOT TO EXCEED 1:20.
- MAXIMUM SLOPE OF CURB RAMP NOT TO EXCEED 1:12.

UTILITY NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES, AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.

GEOMETRIC NOTES:

- ALL PAVEMENT STRIPING SHALL BE 4-INCH-WIDE YELLOW UNLESS OTHERWISE NOTED OR SHOWN.
- PAINT SHALL BE APPLIED TO PAVEMENT BY SPRAYING WITH A MECHANICAL SPRAYER DEVELOPED FOR SUCH PURPOSES TO ASSURE UNIFORM STRAIGHT LINES.
- ALL DIMENSIONS FOR PAVEMENT SHOWN HEREIN, UNLESS OTHERWISE NOTED, ARE TAKEN AT THE BACK OF CURB.
- ALL CURBING UNLESS OTHERWISE NOTED SHALL BE 6" BARRIER CURB.













OPPOSITION

January 8, 2024

RE: Case Number 23-211-C Zoning Request

Hearing date: January 10, 2024

Regarding the MPC Staff Report, page 2, re: the neighborhood participation meeting on December 18th, there appears to be missing information or misleading information was given. The report indicates “The main concerns mentioned at the meeting were for the proposed development, **not the rezoning which this case is about.**” (emphasis added).

As a party in attendance at this meeting, I can certainly say that the rezoning was the very first issue strongly disagreed upon by the residents as voiced to the developer. The majority of the residents in attendance were prompt to relay their feelings against the rezoning of this property. It was not until we were told by our council representative (in attendance) that the rezoning was going to happen whether we liked it or not, that concerns became a topic of discussion including destruction of the peaceful natural area, the wildlife living in the area, increased crime and loitering, traffic concerns, drainage, hours of operation, lighting, screening, fuel trucks operating on a residential street at the entrance to our subdivision, dangers of in-ground fuel tanks close to residences (lacking sufficient water pressure), the sale of beer and wine just barely outside the school zone, promotion of truancy amongst the nearby students, etc. To say we were not against the rezoning is not a truthful statement.

Furthermore, once concerns were discussed in the event the neighborhood was permitted to be destroyed by allowing the rezoning, the residents discussed the need for a “buffer area” of no less than 150 feet of the first residence on that section of land. I do not see that “buffer area” even represented on the proposed documents to the MPC. This is deceptive and leads me to wonder if any of the concerns will be addressed if this is allowed to proceed.

When asked why the proposed development could not be established on the opposite side of 3132 (the north side), we were told those property owners did not want to sell. There is clearly a FOR SALE sign on that property. There are no residences at that location and it should be considered for that more appropriate area and not our residential neighborhood.

Additionally, we were told the current property owners would simply tell the MPC they could not sell the property for residential development and have the zoning changed. This is clearly a residential area. Residences are being built on the opposite side of Southwood High School at Cedar Creek and Walker Road. The Cedars Subdivision residents feel that the heirs of this inherited property do not care about the legacy built before them – a residential neighborhood.

Importantly, it should be noted that there are Restrictive Covenants filed of record in the Caddo Parish Courthouse affecting the property and declaring the property purpose

to be for residential only. I could not find anything of record that invalidates the Restrictive Covenants. The restrictions apply to Lots 2-20. This rezoning request affects Lots 1-3.

There have been misrepresentations by the applicant and the owner of the property when relaying the results of the neighborhood meeting. If our concerns cannot be properly relayed, how can we trust that the rezoning and development will be beneficial to our area? We would implore the Commission and those in power to deny the rezoning request. Please protect our residential neighborhood.

Doug and Ronda Bean, 3325 Mackey Lane, Shreveport, LA 71118

OPPOSITION

D. Smallwood-Smith. LPC-S

9033 Cedar Ridge Drive

Shreveport LA 71118

OPPOSITION

Greetings Mr Terrell

I planned to attend the meeting at 3 o'clock on today; however, my schedule conflicts. I am sending this email to voice my opposition to the rezoning of property at the corner of Makey Lane and Walker Road. My opposition is based on the following:

1. Increased traffic to my reasonably quiet residential neighborhood. Currently a great deal of traffic shortcuts from Bert Kouns in route to Walker Road. Oftentimes, the vehicles are speeding and sometimes the drivers are under the influence. I have lived at that corner for almost 20 years and have observed almost every residence at that Cedar Creek and Cedar Ridge intersection have replaced mailboxes due to reckless driving. Additionally there are children who reside on my street and I am concerned that the increased traffic would put them at greater risk.

2. Probability of an increase in crime. Most robberies occur at convenience store/gas stations. I along with my neighbors have a concern about the probability of increased criminal activity.

3. Decrease in property values. It is likely that putting a convenience store in a residential neighborhood will decrease the property value of homes in the neighborhood. My neighborhood is and has always been a community of middle class working people, Most of us own and/or buying our homes. It is every homeowner's expectation that their home will increase in value as opposed to decrease.

I have been advised that the developers are citing economic growth and more jobs in the area as one of their pros. I pose these rhetorical questions : Exactly how many jobs can a convenience/liquor store create? . Do the ends really justify the means?

As a lifelong citizen of Shreveport, I implore you to reject the zoning change.

Sincerely

D. Smallwood-Smith-Resident of The Cedars Subdivision

23-211-C

Greetings, I am Dr. Cleveland Mouton, III, a resident of the 3400 block of Cedar Creek Drive. As a member of The Cedars Subdivision, we are requesting the complete denial of rezoning for this residential property. It is crucial to the development of our community that our zone aligns with the FUTURE LAND USE MAP Expectations for 2030 and remain residentially zoned. This land is not only the opening of our neighborhood, but is next to Southwood High School. Changing the designation of this land will impact the school, the neighborhood, and promote an increase in crime and traffic.

After canvassing our neighborhood, meeting with over 100 residents, and small business owners to include Miles for Smiles, I was unable to locate a single person that advocated for the zoning change. Actually, there were high concerns that prompted members to make changes to their work schedules to be present with us today. Please note that the notes provided from the neighborhood participation meeting on held on December 18, 2023 were not reflective of reality and/or our voices when it states, "The main concerns mentioned at the meeting were for the proposed development, not the rezoning which this case is about." That was and still remains the number one concern.

We are a community of hard-working people that drive many of the city's career paths and it important that when we leave home each day, we return to a place that we are proud of, feel safe in, and residential.

We are asking that you deny the zoning change for this property on today and ensure that our community continues to thrive. Thank you for your time.



OPPOSITION

1/10/24

CC3825

NOTICE TO THE PUBLIC

Control #23208

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, January 10, 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. 23-211-C: 0 WALKER ROAD. Application by Raley and Associates, Inc. for approval to rezone property located on the (North-west corner of Walker Road and Mackey Lane), from (R-1-7 Single-Family Residential Zoning District to C-2 Corridor Commercial Zoning District), being more particularly described as (Lot 1, 2, and 3 UNIT 14, Section 5, T16N, R14W), Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times