

ORDINANCE NO. ____ OF 2024

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED SOUTHWEST CORNER OF GREENWOOD AND FORGE ROAD, SHREVEPORT, CADDO PARISH, LOUISIANA, **FROM I-2 HEAVY INDUSTRIAL ZONING DISTRICT TO I-1 LIGHT INDUSTRIAL 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 I-2 Heavy Industrial Zoning District to I-1 Light Industrial Zoning District**

2.140 ACS. M/L LOT 2, FORGE ENTERPRISES SUBDIVISION, Section 18, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.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. 24-140-C
Shams Enterprise

FACT SHEET**CITY OF SHREVEPORT, LOUISIANA****TITLE**

An ordinance to amend the official zoning map of the city of Shreveport Unified Development Code, by rezoning property located Southwest Corner of Greenwood and Forge Road, Shreveport, Caddo parish, Louisiana, from I-2 heavy industrial zoning district to I-1 light industrial zoning district, and to otherwise provide with respect thereto

DATE

11/22/2024

ORIGINATING DEPARTMENT

MPC

COUNCIL DISTRICT

District G

SPONSOR

No Sponsor

PURPOSE

An ordinance to amend the official zoning map of the city of Shreveport Unified Development Code from I-2 to I-1.

BACKGROUND INFORMATION

The applicant is requesting to restore the zoning on their property from I-2 Heavy Industrial Zoning to I-1 Light Industrial Zoning to possibly establish a vehicle repair shop. When the Unified Development Code was put into effect, this property was rezoned to better fit with the surrounding land uses and zoning in the area. The I-1 zoning district will not introduce new uses, it will however allow uses like vehicle repair shops to be allowed by right instead of being allowed with a special use permit. This proposed rezoning does match the Future Land Use Map. Restoration of this property's original zoning (I-1) is warranted for approval.

TIMETABLE

Introduction: 11/22/2024

Final Passage: 12/10/2024

ATTACHMENTS**SPECIAL PROCEDURAL REQUIREMENTS**

N/A

FINANCES

\$ N/A

SOURCE OF FUNDS

N/A

ALTERNATIVES

(1) Adopt the ordinance as submitted, or (2) amend the ordinance, or (3) reject the ordinance.

RECOMMENDATION

It is recommended the City Council adopt the ordinance.

FACT SHEET PREPARED BY:

Kamrin Hooks

draft

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 6, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, November 6, 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
Chris Elberson
Fred Moss, IV
Toni Thibaux
Bill Robertson
Harold Sater

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Manager
Kamrin Hooks, Executive Assistant/Planner 1
Emily Trant, Land Development Coordinator
Walter Johnson, Community Planner
Zixuan Xu, Community Planner
Tanner Yeldell, City Attorney's Office
Christian Terrell, Planner I

Members Absent

Rachel Jackson
Gabriel Balderas
Rose Wilson McCulloch

The hearing was opened with prayer by **MRS. THIBEAUX**. 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, 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. MOSS, seconded by MR. ELBERSON, to approve the minutes of the October 2, 2024 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, MOSS & SATER and Meses. THIBEAUX Nays: NONE. Absent: Meses. WILSON MCCULLOCH & JACKSON and Messrs. ROBERTSON & BALDERAS

PUBLIC HEARING

CASE NO. 24-140-C ZONING REQUEST

Applicant: Shams Enterprise
Owner: SHAMS PROPERTY, LLC
Location: 3205 FORGE RD (sw corder of Greenwood and Forge Road)
Existing Zoning: I-2
Request: I-2 to I-1
DEFERRED FROM OCTOBER 2, 2024

Representative &/or support:

Muhammad Shamsabady 788 Highway 162 Benton Louisiana, 71006

Shamsabady informed the Board that the two people he had running his shop no longer can do so, and as he cannot find a steady manager, he wants to turn it into a mechanic shop.

draft

Opposition: NONE

A motion was made by MR. MOSS, seconded by MR. SATER to recommend approval of this application.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, MOSS & SATER and Meses. THIBEAUX Nays: NONE. Absent: Meses. WILSON MCCULLOCH & JACKSON and Messrs. ROBERTSON & BALDERAS

END OF PUBLIC HEARING

OLD BUSINESS

MOSS stated that a nominating committee comprised of: MOSS, BALDERAS, SATER and MCCULLOCH will have a report for the December meeting.

NEW BUSINESS

CLARKE stated that the masterplan update is underway, and the MPC would like to encourage participation. He informed the public that the final masterplan workshop meeting will be December 14th. He stated that the update will reflect a lot of changes that have been made in Shreveport. CLARKE informed the Board that there is a false consensus that the MPC is the only entity involved with the review of site plans. He stated that when an application is slowed down or takes longer than what may be normal, it is sometimes based on other requirements outside of the MPC, like traffic engineering requirements, Fire Marshall or the permitting system. CLARKE stated that the MPC is not delaying applications, the office is a clearing house, and applications come to the MPC office and then are distributed to the other departments. ROBERTSON brought up a libertarian article that was written that stated the MPC is an obstacle to the growth of the city. CLARKE stated that some of the observations they had were not relevant to the MPC, but the office will take all recommendations they made and make sure things are happening to prevent delays. CLARKE pointed out that the MPC has made tremendous strides in speeding up processes, and delays are not always because of the MPC. MOSS stated that people want to do business with the city but do not always follow the steps and if applicants came to the MPC first, they would be helped from the beginning instead of having to come after having already broken the ground for building. CLARKE stated that the City and Parish do not often compliment the MPC, even though the office is the driving force for many things.

JORDAN gave the zoning violation and certificate of occupancy report. ANDREWS gave the zoning enforcement a compliment.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

John Milkovich 656 Jordan Shreveport, Louisiana 71101

Milkovich expressed his gratitude for the wisdom that ensuring the safety of our community takes. He asked the Board to ensure that drug rehab facilities promote the public safety and are not just an additional drug rehab center being established in an area, when there are many others existing in the city.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 3:32 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary

STAFF REPORT – CITY OF SHREVEPORT

NOVEMBER 6, 2024

AGENDA ITEM NUMBER: 8

MPC Staff Member: Kamrin Hooks

City Council District: G/Ursula Bowman

Parish Commission District: 7/Stormy Gage-Watts

CASE NUMBER 24-140-C: ZONING REQUEST

APPLICANT: SHAMS ENTERPRISE
OWNER: SHAMS PROPERTY LLC
LOCATION: 3205 FORGE RD (sw corner of Greenwood and Forge Road)
EXISTING ZONING: I-2
REQUEST: I-1
PROPOSED USE: Minor or Major Automotive Repair

SUMMARY OF REPORT: The applicant is requesting to restore the zoning on their property from I-2 Heavy Industrial Zoning to I-1 Light Industrial Zoning to possibly establish a vehicle repair shop. When the Unified Development Code was put into effect, this property was rezoned to better fit with the surrounding land uses and zoning in the area. The I-1 zoning district will not introduce new uses, it will however allow uses like vehicle repair shops to be allowed by right instead of being allowed with a special use permit. This proposed rezoning does match the Future Land Use Map. Restoration of this property's original zoning (I-1) is warranted for approval.

DESCRIPTION: The applicant is requesting to restore their zoning from I-2 Heavy Industrial Zoning to I-1 Light Industrial Zoning. Restoration zonings aim to revert a property back to its original zoning before the adoption of the Unified Development Code (UDC). The applicant wants to establish a vehicle repair shop which is allowed by right in the I-1 zoning district. The site is surrounded by I-2, I-1 and R-MHP Residential Manufactured Home Park Zoning District.

The property has one prior case C-508 which rezoned the property from R-A to I-1 for an industrial park in 1968. Other relevant case history includes; C-79-78, a rezoning from R-1 to I-2 which was approved, P-94, a rezoning from R-A to I-2 which was approved, P-250, a rezoning from R-A and B-3 to I-2 which was approved, P-21-70 which was a rezoning from R-1 to I-1 which was approved, P-190, a rezoning from R-A to I-2 which was approved and C-16-86 a rezoning from I-2 to B-3 on the same property which was denied.

Nearby neighborhoods include Airport, Country Club, Mooretown, South Lakeshore, Westwood, Yarborough

REMARKS: As stated in Article 4.5 of the Unified Development Code (UDC), I-1 is defined as " The purpose of the I-1 Light Industrial Zoning District is to provide for a wide variety of light manufacturing,

STAFF REPORT – CITY OF SHREVEPORT

fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts". The permitted by right uses in I-1 zoning district include Agriculture, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Automated Teller Machine - Standalone, Bar, Brewery, Broadcasting Facility TV/Radio - With Antennae, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Car Wash, Community Garden, Contractor Office, Day Care Center, Distillery, Financial Institution, Food Truck and Trailer Vendor, Freight Terminal, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Greenhouse/Nursery - Retail, Heavy Retail, Rental, and Service, Industrial - Artisan , Industrial - Light, Industrial Design, Industrial Services, Lodge/Meeting Hall, Movie Studio, Office, Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Service Establishment, Public Safety Facility, Public Works Facility, Research and Development, Restaurant , Retail Goods Establishment , Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Self-Storage Facility: Outdoor, Solar Farm , Retail Sales of Alcohol-Beer/Wine, Soup Kitchen, Specialty Food Service, Storage Yard - Outdoor, Truck Repair, Truck Stop, Utility, Vehicle Dealership – Enclosed, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Operation Facility, Vehicle Repair/Service– Major, Vehicle Repair/Service – Minor , Warehouse, Wholesale Establishment , Winery, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise and Temporary Seasonal Sales.

Prior to the adoption of the UDC, this property was zoned I-1 for a light industrial park. When the UDC was put into effect, it rezoned properties to designations that suited the existing land uses/development trends in the vicinity as many of the surrounding properties were I-2. There are residential dwellings across an access street north of this property. The proposed use could potentially bring an increase in traffic to the area, while it is not introducing new uses, I-1 gives the ability for uses such as vehicle repairs to be allowed by right instead of a special use permit like in the I-2 district.

According to the Future Land Use Map of the 2030 Great Expectations Master Plan, this property and area is intended for Industrial Zoning. This request does align with that recommendation. Based on the approval standards of 16.2.E, this rezoning request to I-1 is compatible and suitable for the area.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on Thursday, September 12, 2024, at 5:30pm. No one showed up to the meeting.

STAFF

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

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

STAFF REPORT – CITY OF SHREVEPORT

the requested zoning.

PUBLIC ASSESSMENT: **October 2, 2024: No one spoke in support or opposition.**
 November 6, 2024: 1 person spoke in support. No one spoke in opposition.

MPC BOARD
RECOMMENDATION: **October 2, 2024: Defer and continue on November 6, 2024**
 November 6, 2024: The Board voted unanimously to recommend this application for approval.

24-140-C

R-1-12

Junior

I-2 to
I-1

R-MHP

I-2

500' NOTIFICATION
AREA

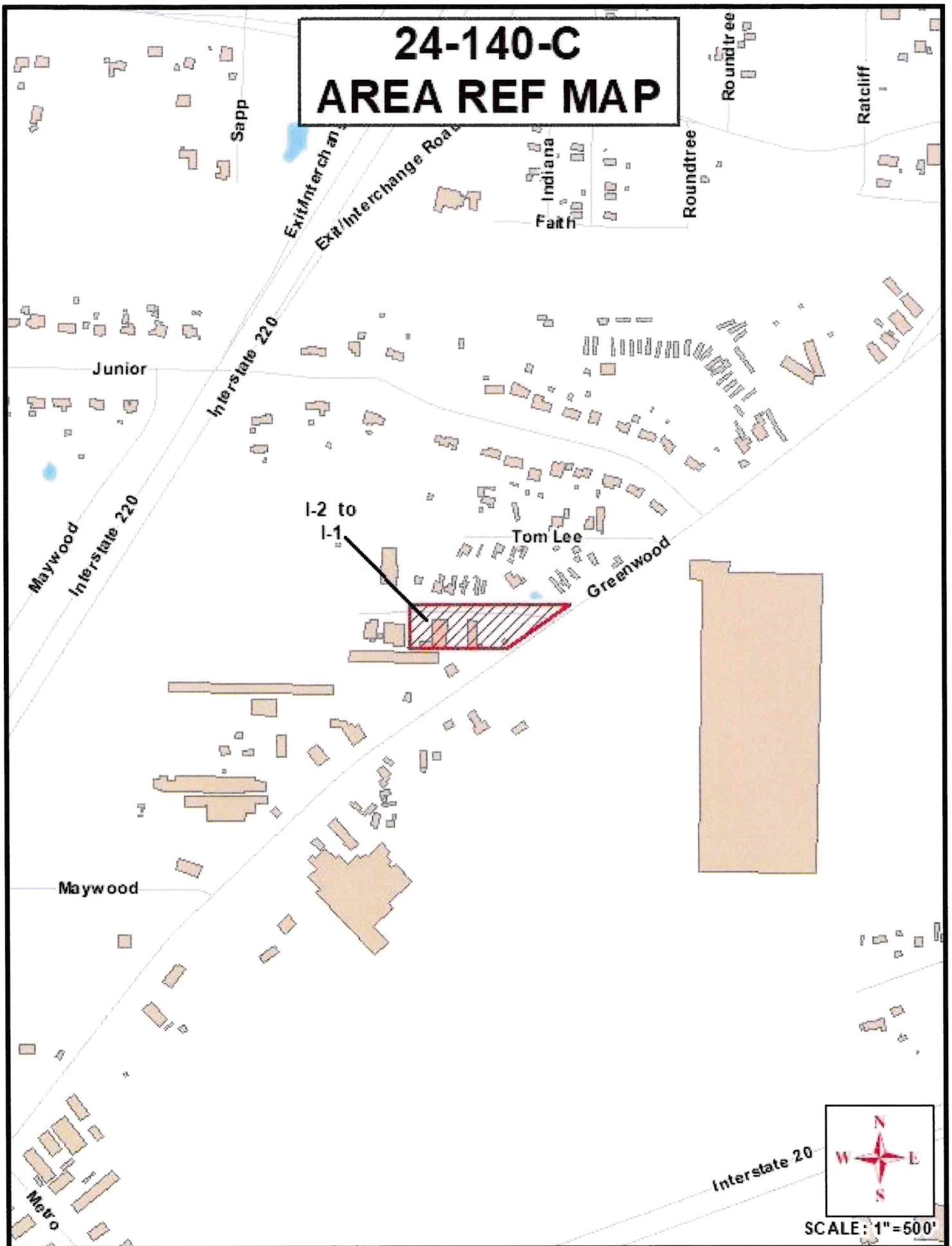
I-1

Greenwood



SCALE: 1"=250'

24-140-C AREA REF MAP





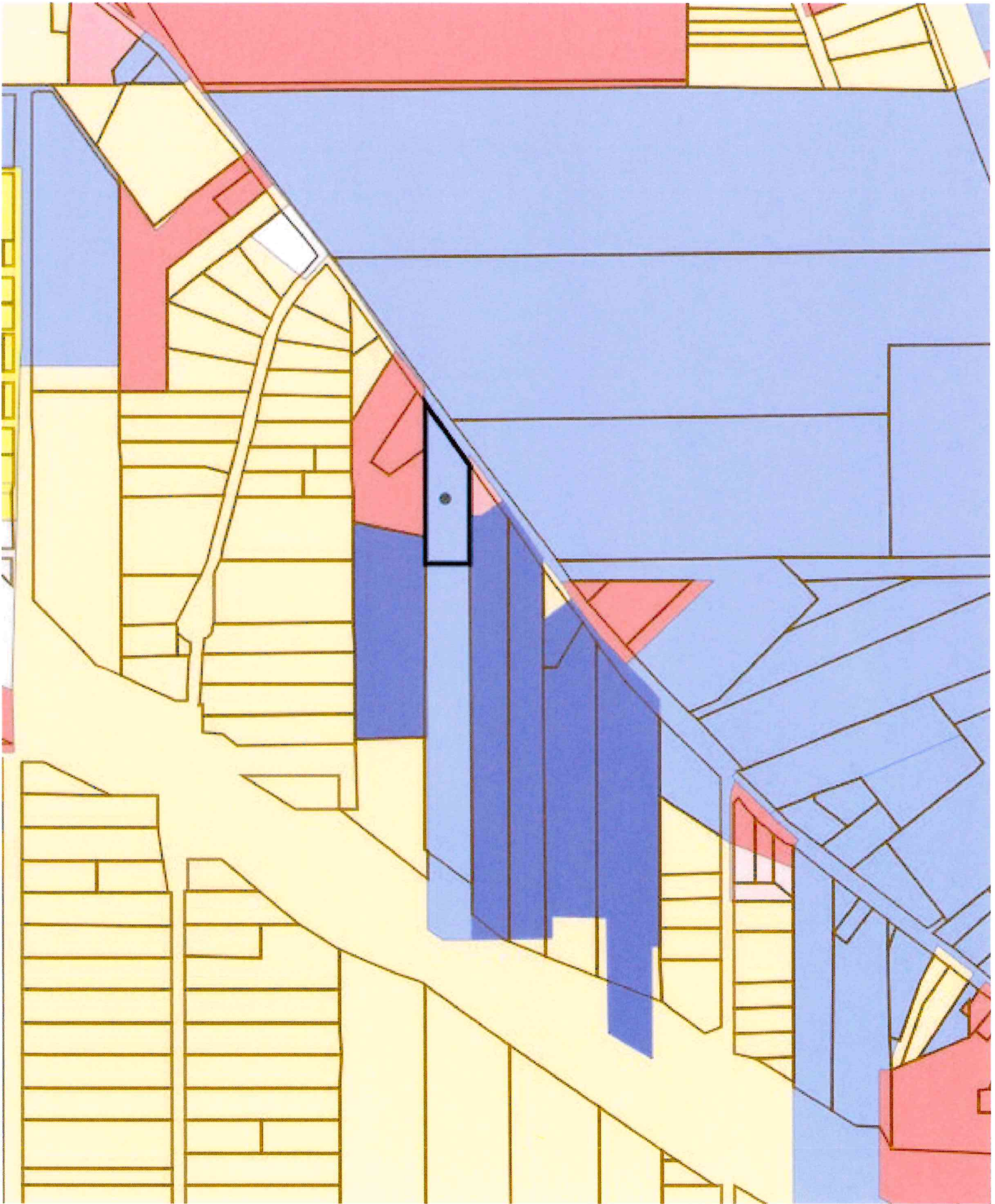


TABLE 5-1: USE MATRIX		
PRINCIPAL USE	I-1	I-2 USE STANDARD
Truck Repair	P	P
Truck Stop	P	P
Utility	P	P Sec. 6.1.PP
Vehicle Dealership – Enclosed	P	P
Vehicle Dealership – With Outdoor Storage/Display	P*	P* Sec. 6.1.QQ
Vehicle Operation Facility	P	P
Vehicle Rental – Enclosed		
Vehicle Rental – With Outdoor Storage/Display		
Vehicle Repair/Service– Major	P	S Sec. 6.1.RR
Vehicle Repair/Service– Minor	P	S Sec. 6.1.RR
Warehouse	P	P
Wholesale Establishment	P	A Sec. 6.1.SS
Wind Energy System	S	
Winery	P	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.

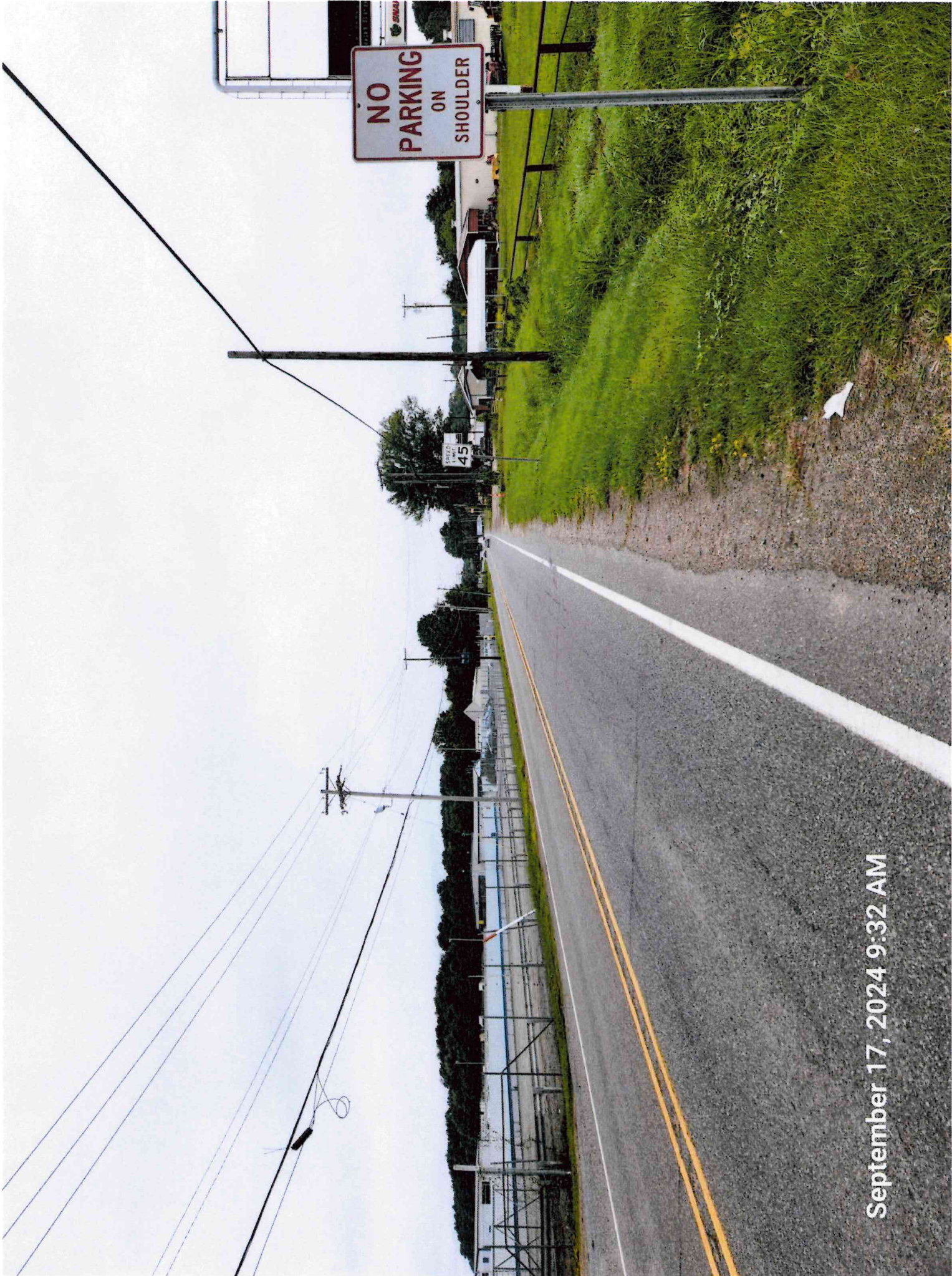
TEMPORARY USE	I-1	I-2 USE STANDARD
Batch Plant/Rock Crushing Facility (Temporary)	P*	P* Sec. 6.2.A
Borrow Pit	P*	P* Sec. 6.2.B
Farmers' Market		Sec. 6.2.C
Temporary Outdoor Events	P	Sec. 6.2.E
Temporary Sale of Non-Seasonal Merchandise	P	Sec. 6.2.F
Temporary Seasonal Sales	P	Sec. 6.2.G
Temporary Subdivision 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.

NO
PARKING
ON
SHOULDER

45

September 17, 2024 9:32 AM





September 17, 2024 9:32 AM



September 17, 2024 9:32 AM







NPP Neighborhood Meeting Invitation (Rezoning)

August 20, 2024

Case: 24-140-C

Dear Neighbor:

My company, Shams Enterprise, are applying for a rezoning permit to rezone a piece of property I own from ***I-2 (Heavy Industrial)*** to ***I-1 (Light Industrial)***. The reason as to why we are applying for the rezoning is because the use of a vehicle repair facility is currently not permitted by right within the zoning district we are operating within currently. The UDC (Unified Development Code) indicates that a special use permit is needed while in I-2 (Heavy Industrial), while in I-1(Light Industrial) it's permitted by right.

If we are approved, we will be able to operate at the site located at 3205 Forge Rd.

The reason you are receiving this letter is because you are a nearby neighbor or property owner or otherwise interested in the neighborhood, I'm inviting you to our meeting where you will be able to learn more about what we are proposing and have the ability to inquire about our operations or voice concerns. Our application has to be heard by the Shreveport-Caddo Metropolitan Planning Commission and we are required to do this before our application is deemed complete.

The meeting will take place:

Thursday, September 12th, 2024 at 5:30pm

**Located at the site 3205 Forge Rd.,
Shreveport, LA 71109**

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the project.

If you are unable to attend and would like to receive info from the meeting, please feel free to contact me. If you have any additional questions or comments, here's how to reach me. I hope to see you at the meeting on September 12th.

Sincerely,

Moe Shamsabody | moe.shamsabody@yahoo.com | Phone # (318)-465-8890

CC3825

NOTICE TO THE PUBLIC

Control #24161

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, October 2, 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. 24-140-C ZONING REQUEST: 3205 FORGE ROAD. Application by Shams Enterprise for approval to rezone property located on the southwest corner of Greenwood and Forge Road, from I-2 Heavy Industrial Zoning District to I-1 Light Industrial Zoning District, being more particularly described as 2.140 ACS. M/L LOT 2, FORGE ENTERPRISES SUBDIVISION, Section 18, T17N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times