

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 on the northwest corner of Line Avenue and East 68th, Shreveport, Caddo Parish, Louisiana, from R-1-7 Single Family Residential Zoning District and C-2 Corridor Commercial Zoning District to C-1 CZD Neighborhood Commercial Conditional Zoning District, and to otherwise provide with respect thereto.

DATE

2/24/2025

ORIGINATING DEPARTMENT

MPC

COUNCIL DISTRICT

District B

SPONSOR

No Sponsor

PURPOSE

An ordinance to amend the official zoning map of the City of Shreveport Unified Development Code, by rezoning property located on the northwest corner of Line Avenue and East 68th, Shreveport, Caddo Parish, Louisiana.

BACKGROUND INFORMATION

Line Ave Collision, which currently operates on the east side of Line Ave, is requesting to relocate their facility to the northwest corner of Line Ave and E 68th Street. The vehicle repair major use would require the applicant to rezone the property to a heavier zoning district than would be appropriate for the area. To remain sensitive to the surrounding residential and lower intensity commercial zoning districts, the applicant is requesting a C-1 (CZD), Neighborhood Commercial Conditional Zoning District. Given the design of the site and proposal to develop on a vacant lot, approval is warranted with conditions that are deemed appropriate by the MPC Board and City Council.

TIMETABLE

Introduction: 02/25/2025

Final Passage: 03/11/2025

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

