

ORDINANCE NO. ____ OF 2025

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

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 on the northwest corner of Line Avenue and East 68th Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **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:**

Lots 141, 142, 188, 189, 190, 191, 192 & 193, Belmont Grove Addn., Section 24, T17N, R14W, Caddo Parish, Louisiana.

SECTION II: BE IT FURTHER ORDAINED THAT the rezoning of the property described herein is approved subject to compliance with the following conditions:

1. Require tow trucks to use the entrance from Line Ave to prevent heavy vehicle traffic on E 68th.
2. Require garage bay doors to remain closed to minimize noise.
3. 6-8' solid fencing surrounding the area where vehicles are parking, pending repair.
4. To encourage adaptive reuse, all uses within the C-1 base zoning district are warranted to be permitted.

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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

24-208-C
Raley and Associates, Inc.

draft

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING FEBRUARY 5, 2025**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, February 5, 2025 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
Rachel Jackson, Vice Chair
Toni Thibeaux, Secretary
Gabriel Balderas
Fred Moss, IV
Bill Robertson
Harold Sater
Chris Elberson
Rose Wilson McCulloch

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Emily Trant, Land Development Coordinator
Reginald Jordan, Zoning Administrator
Kamrin Hooks, Executive Assistant/Planner 1
ZiXuan Xu, Community Planner
Walter Johnson, Community Planner
Christian Terrell, Planner 1

Members Absent

None

The hearing was opened with prayer by Winzer Andrews, Chair The Pledge of Allegiance was led by Chris Elberson

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly in 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 Rachel Jackson, Vice Chair, seconded by Fred Moss, IV, to approve the minutes of the December 4, 2024 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

PUBLIC HEARING

CASE NO. 24-208-C ZONING REQUEST

Applicant: Raley and Associates, Inc.
Owner: Hearne Land Company, LLC
Location: 500 blk E 68th St (nw corner of Line Ave and E 68th St)
Existing Zoning: **R-1-7**
Request: R-1-7 & C-2

Representative &/or support:

Ryan Estess, Raley and Associates, 4913 Shed Rd, Bossier City, LA 71111

Estess informed the Board he was able to answer any questions they may have, no discussion ensued. Estess stated they have

draft

no issues with the stipulations in the staff report.

Ben Walker 401 Market St, Ste 100, Shreveport, LA 71101

Waler stated that he thinks this will be good for the property. ROBERTSON explained the stipulations the staff outlined in the staff report. ROBERTSON asked what will happen to the original property that they are leaving and was informed that the property is currently being rented out. ROBERTSON asked if taking two lots out of residential use would be detrimental to the area, Walker stated that the properties have been vacant for so long, he does not think it would be negative for the area.

Opposition: None

A motion was made by Chris Elberson, seconded by Fred Moss, IV, to recommend approval with stipulations outlined in the staff report.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, MOSS, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: NONE

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

JORDAN gave a detailed zoning report to the Board as requested.

JEAN stated that staff have been working with the consultants on the future land use map and a fourth workshop will be had but the date has yet to be determined. ELBERSON asked if there would be another time that they could interact with the consultants. JEAN answered yes there would be.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 3:52 p.m.

Winzer Andrews, Chair

Toni Thibeaux, Secretary

STAFF REPORT – CITY OF SHREVEPORT

FEBRUARY 5, 2025

AGENDA ITEM NUMBER: 8
MPC Staff Member: Emily Trant
City Council District: B/ Gary Brooks
Parish Commission District: 6/Steffon Jones

CASE NUMBER 24-208-C: **CONDITIONAL ZONING DISTRICT**
APPLICANT: RALEY AND ASSCIATES, INC.
OWNER: Hearne Land Company, LLC
LOCATION: 500 blk E 68th (nw corner of Line Ave and E 68th)
EXISTING ZONING: C-2 & R-1-7
REQUEST: **C-2 & R-1-7 to C-1 (CZD)**

SUMMARY OF REPORT: 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.

DESCRIPTION: The applicant is requesting approval to rezone three parcels comprised of R-1-7, Single Family Residential and C-2, Corridor Commercial to C-1 (CZD), Neighborhood Commercial Conditional Zoning District in order to relocate their vehicle repair – major business into a 15,060-sf building. The site is located along Line Avenue, where many properties that front the right-of-way are zoned for C-2 uses, in the immediate vicinity. The majority of property along 68th street is zoned for residential use. The C-3, General Commercial and C-UC, Urban Corridor Commercial Zoning District are predominant just north of the site, while C-3 is more abundantly found south of the site along E 70th.

The applicant is currently operating on the east side of Line Ave, directly across from the proposed site. Other uses in the area include a laundromat, retail goods establishment, restaurant with drive-through, and residential dwellings.

There are no prior cases for this site. There are several nearby cases of property that fronts Line Ave for approval to rezone from the original R-1, Residential District to either the B-1 or B-2 zoning district. These cases all occurred in the 80's (C-9-87, C-13-84, C-8-84, C-136-85). Other cases included approval to rezone to B-3 or B-2-E, Buffer Business Extended Use District for warehousing and distribution (C-98,93, C-73-05, C-38-79).

Nearby neighborhoods include: Cedar Grove, Pierremont, Hollywood, and Spring Lake

STAFF REPORT – CITY OF SHREVEPORT

REMARKS: The applicant is requesting to relocate their existing business, which is across the street, to the subject site. Vehicle Repair – Major is only permitted in the C-4, Heavy Commercial, I-MU, Industrial Mixed Use, or I-1, Light Industrial zoning district. The use may be approved with a special use permit in the D-1-HC, Downtown Heavy Commercial or I-2, Industrial Heavy zoning districts. Given the intensity of these zoning districts, a straight rezoning request would not be the most appropriate application. The applicant chose the Conditional Zoning District application process in an effort to be sensitive to the adjacent residential uses.

Section 16.10 of the City of Shreveport UDC provides applicants with the opportunity to request a Conditional Zoning District (CZD) for specific land use(s) within a base zoning district that does not permit or provide a pathway for the use(s). Conditional Zoning is designed to provide flexibility in the development of a property while ensuring that a development is compatible with neighboring uses. 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 16.10.D.4, all conditional zoning district applications require site plan review by the MPC. Approval of a CZD is based upon evaluation and balancing of several development standards and design specifications, as listed in Section 16.10.E.

Section 16.10.E.3.a: Compliance with the Master Plan and adopted land use and design studies. The future land use map of the Master Plan recommends this area for the Residential Medium land use category. This would mean that all commercial uses along Line Ave are inconsistent with the future land use map recommendation. It's important to review other areas of the Master Plan as well. For instance, this site is located in an area identified for infill and redevelopment. This site has been vacant for several years; a well-designed site that mitigates impact to neighboring uses would support the Master Plan recommendations.

Section 16.10.E.3.b: Compliance with this Code and other applicable development regulations, and previously approved valid plans for the property. The base C-1, Neighborhood Commercial Zoning District requires 6-8' solid fencing where it abuts a residential zoning district. Although not currently shown, the site plan will need to be revised to show this fencing on the west end of the property where it abuts residential zoning. The property on the north side of the site is zoned C-1, Neighborhood Commercial; however, the use is currently single-family residential. Fencing is not required in this instance; furthermore, that property already has a solid fence surrounding the dwelling. In terms of building design, the proposed elevations depict metal siding on the north, west, and south elevations. Metal siding can only be used up to 40% when facing a public street or residential use; as such, changes will need to be made in accordance with Article 4.3 of the UDC design standards.

Section 16.10.E.3.c: Safety and efficiency of vehicles, bicycle, and pedestrian circulation, traffic control, and congestion mitigation. The proposed placement of the driveway on Line Ave has been vetted through the City Traffic Engineer and deemed appropriate to meet traffic circulation requirements. The driveway proposed on E 68th is pending review by the Traffic Engineer. If it's to remain, it will need to be relocated further west, at least 150' from the radius of Line Ave intersection.

STAFF REPORT – CITY OF SHREVEPORT

The site plan will need to depict a 20' throat distance to ensure vehicles can be completely removed from the right-of-way. If the applicant is unable to accommodate these requirements for E 68th drive access, they will have to remove the proposed access. The sidewalk will remain along Line Ave; a sidewalk will have to be constructed along the property boundary on E 68th and E 67th. Given the auto-centric nature of this use, bicycle parking is not required.

Section 16.10.E.3.d: Safety and convenience of off-street parking and loading facilities. *The site plan depicts 52 vehicle parking spaces. 17 spaces at the rear of the building are intended for vehicles that are damaged and pending repairs. Customer and employee parking will be located along Line Ave side of the property, further from the garage bay where vehicles will frequently enter and exit the building. There are no loading facilities proposed.*

Section 16.10.E.3.e: The degree to which site design mitigates negative impacts on neighboring uses. The entrance of the building and parking area is situated on the site to front Line Ave, keeping the dominate features and customer areas along the commercial corridor rather than a residential street. Likewise, the dumpster enclosure is located as far from the residentially zoned properties as possible, while still meeting the accessory use requirements of the code. Vehicles pending repair are located at the rear of the building, closest to residentially zoned property. It is warranted to construct a fence around this area to minimize the visual impact of damaged vehicles adjacent to residential property.

Section 16.10.E.3.f: Access for firefighting and emergency equipment to buildings. The site plan depicts a 24' wide drive aisle which is more than adequate for fire safety vehicles to access the site. A swept path must be submitted to ensure adequate turning radiuses.

Section 16.10.E.3.g: The trend of development, if any, in the general area of the property in question. There are no notable trends of recent development in the vicinity; however, the applicants request would not introduce a new use in the vicinity. The vehicle repair major use was established in 2005 (case C-78-05) and is simply moving from one side of the street to the other.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on January 23 at 6:00 PM. 3 property owners from the neighborhood attended the meeting. Aside from a misunderstanding of the properties under consideration for rezoning, they questioned whether there would be a lot of noise from the use. The business owner explained that they will be completed contained within the building and garage doors will remain closed. Overall, the attendees were in support of the zoning request and appreciative of the chance to meet with the applicants.

Under Section 16.10.G, the UDC provides the opportunity to place additional conditions on the establishment or location for a CZD. The MPC board may consider any or all the possible mitigation techniques outlined below in an effort to recommend approval of the application:

1. Require tow trucks to use the entrance from Line Ave to prevent heavy vehicle traffic on E 68th.
2. Require garage bay doors to remain closed to minimize noise.
3. 6-8' solid fencing surrounding the area where vehicles are parking, pending repair.

STAFF REPORT – CITY OF SHREVEPORT

4. To encourage adaptive reuse, all uses within the C-1 base zoning district are warranted to be permitted.

It should be noted that, per UDC Section 16.10.J. it is intended that property shall be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Therefore, no sooner than three (3) years after the date of approval of a CZD application, the Executive Director may examine the progress made toward developing the property in accordance with the approved application and any conditions attached to the approval. If the Executive Director determines that progress has not been made in accordance with the approved application and conditions, the Executive Director shall forward a report to the Metropolitan Planning Commission, which may recommend that the property be rezoned to its previous zoning classification or to another district.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that: approval may be warranted with conditions outlined in the report.

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

- A) Approve the application with additional conditions that have been identified by the MPC board during the public hearing.
- B) Deny the application

PUBLIC ASSESSMENT: 2 people spoke in support. No one spoke in opposition.

MPC BOARD

DECISION: The Board voted unanimously to recommend this application for approval with the following conditions:

1. Require tow trucks to use the entrance from Line Ave to prevent heavy vehicle traffic on E 68th.
 2. Require garage bay doors to remain closed to minimize noise.
 3. 6-8' solid fencing surrounding the area where vehicles are parking, pending repair.
 4. To encourage adaptive reuse, all uses within the C-1 base zoning district are warranted to be permitted.
-

24-208-C

Thornhill

65T h

66T h

R-1-7

C-UC

Lassus

C-UC

C-3

67T h

C-1

R-1-7

R-1-7 and C-2
to
C-1(CZD)

C-1

R-1-5

C-2

69T h

C-2

R-1-7 and C-2
to
C-1(CZD)

C-1

R-1-5

Bates

C-2

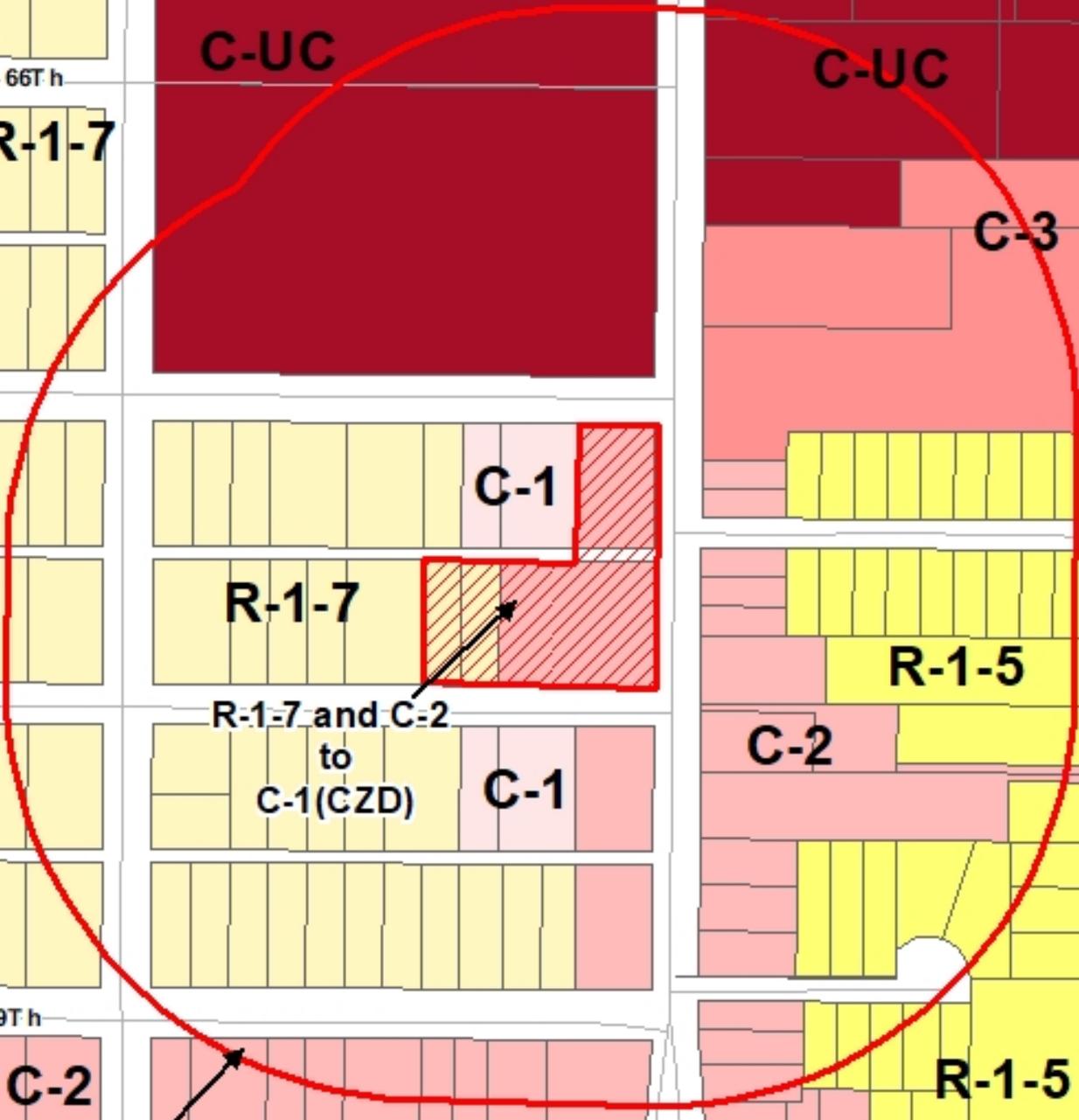
500' NOTIFICATION
AREA

C-3

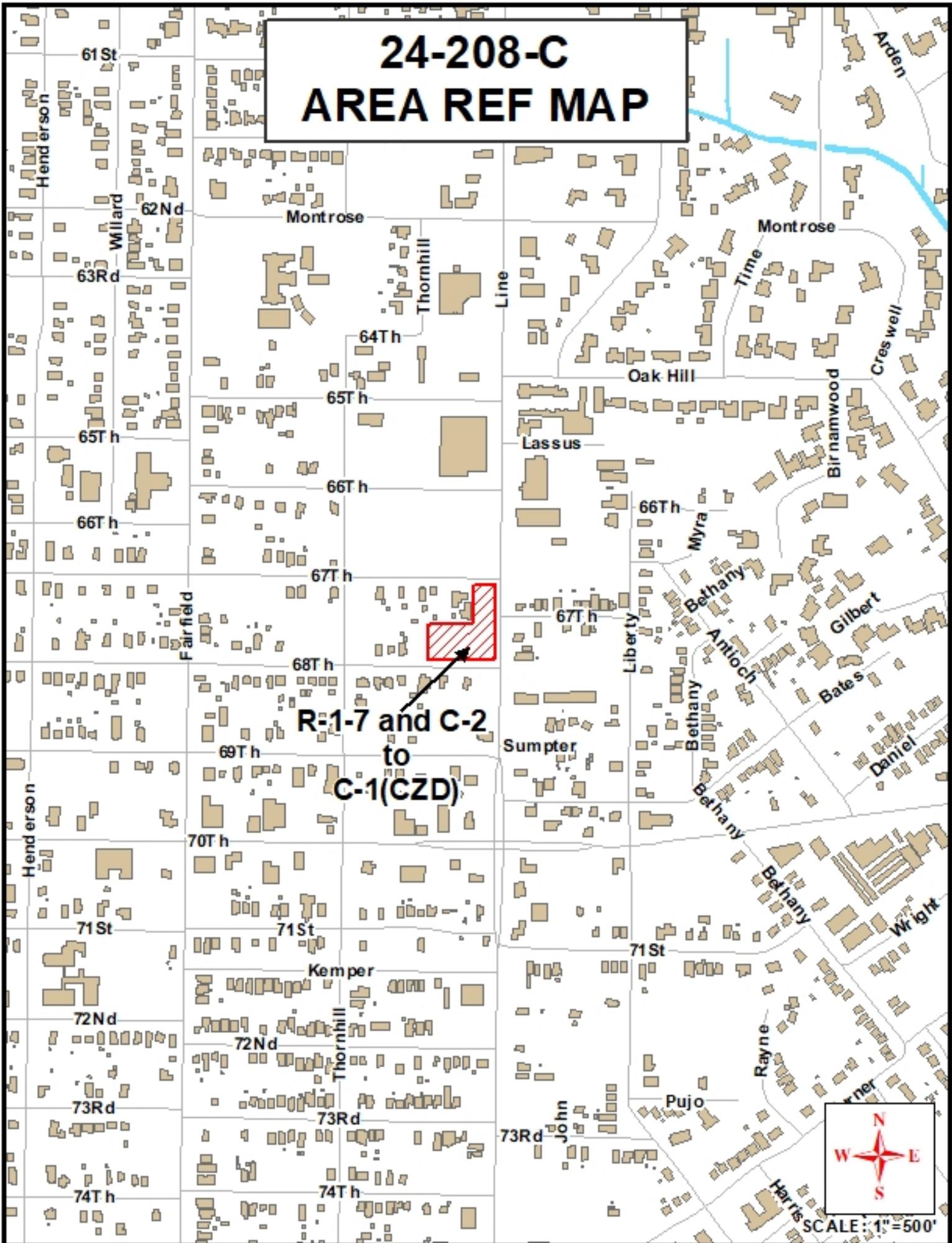
70T h

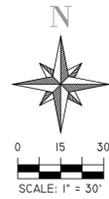


SCALE: 1" = 166'



24-208-C AREA REF MAP





REVISIONS	BY

OFFSITE DRAINAGE
Line Avenue Collision
 PROJECT LOCATION



RALEY AND ASSOCIATES, INC.

Civil & Structural
 Engineering,
 Surveying, Planning
 & Consulting

4913 Shed Road
 Bossier City, LA 71111

Phone 318.752-9023
 Fax 318.752-9025

www.raleyllandassociates.com

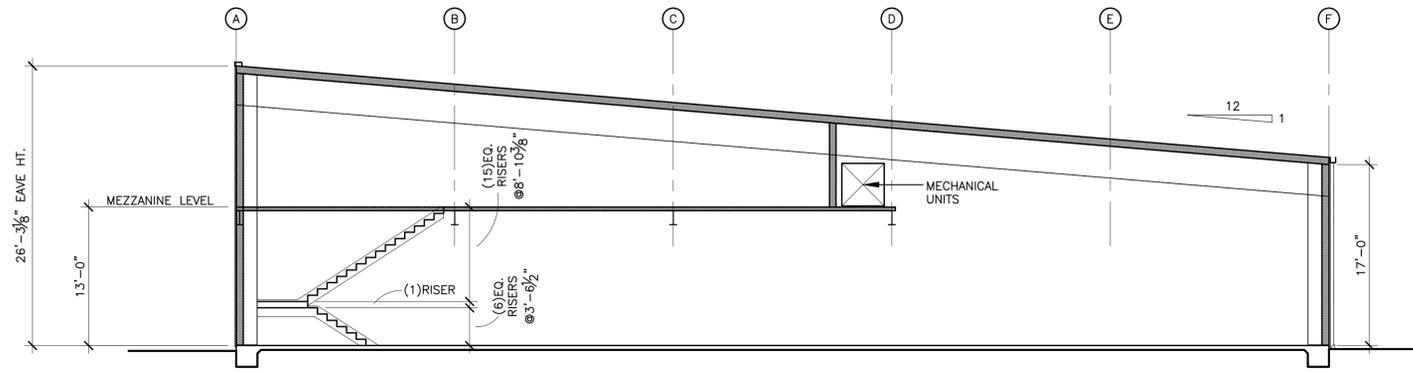
PRELIMINARY
 THIS DOCUMENT IS FOR THE PURPOSE OF REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE SALES OR FOR THE BASIS FOR THE ISSUANCE OF A PERMIT. DOCUMENT PREPARED UNDER THE DIRECT SUPERVISION OF FRANK J. RALEY, REG. NO. 22831.
 DATE: 07/03/24

DATE: 06/25/2024
 SCALE: 1" = 30'
 DRAWN: JLM
 CHECKED: TRE
 JOB: 24199
 SHEET:

MP

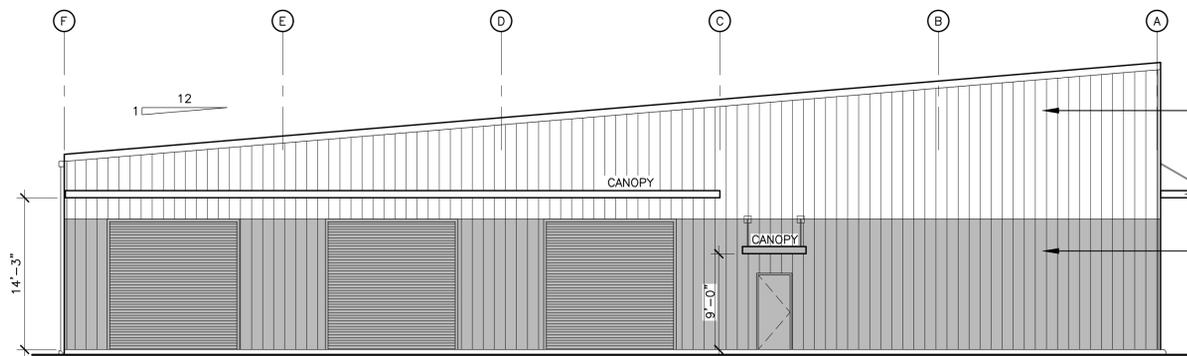
OF 1 SHEET

24199-IMP-DWG



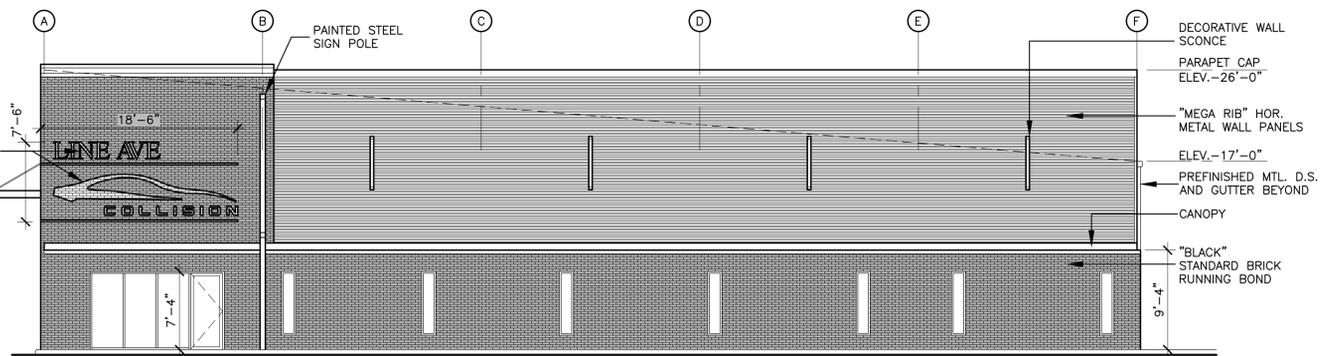
SECTION

SCALE: 1/8" = 1'-0"



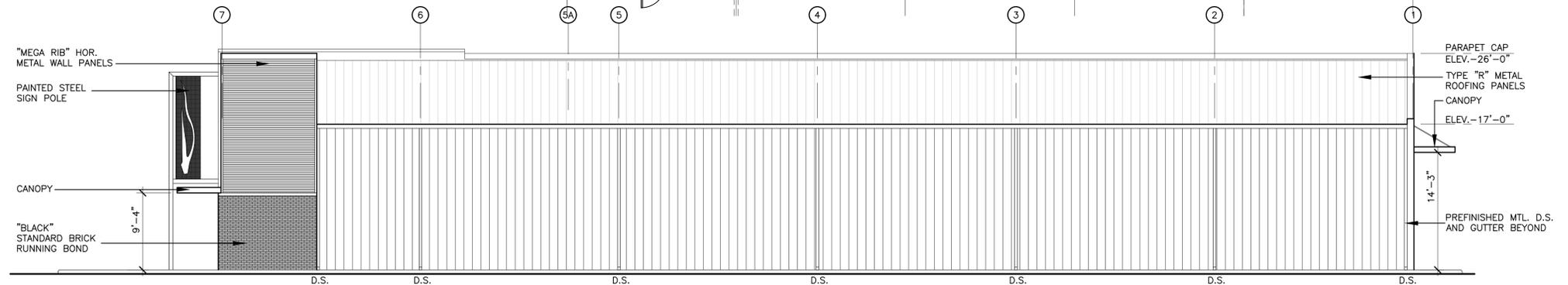
WEST ELEVATION

SCALE: 1/8" = 1'-0"



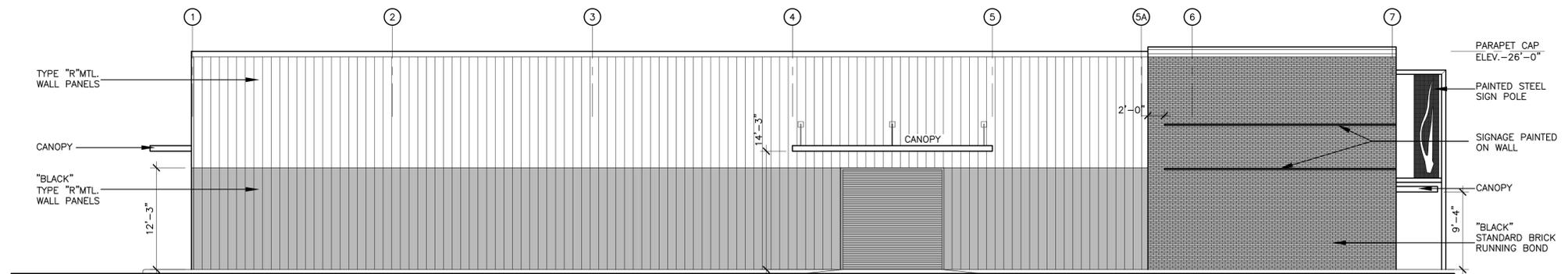
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT AND IS NOT TO SCALE SHOWN.



KEVIN BRYAN ARCHITECT, L.L.C.
712 TEXAS STREET
SHREVEPORT, LOUISIANA 71101
WORK 318-673-9980
KEVIN@KEVINBRYANARCHITECT.COM

REVISIONS

ARCHITECT

PRELIMINARY
NOT FOR
CONSTRUCTION

ENGINEER

PROJECT

LINE AVENUE
COLLISION CENTER
LINE AVENUE - SHREVEPORT, LA 71106

PROJECT INFO

Date DECEMBER, 2024

Scale AS SHOWN

Drawn

Job

SHEET

A4.1 OF 2A

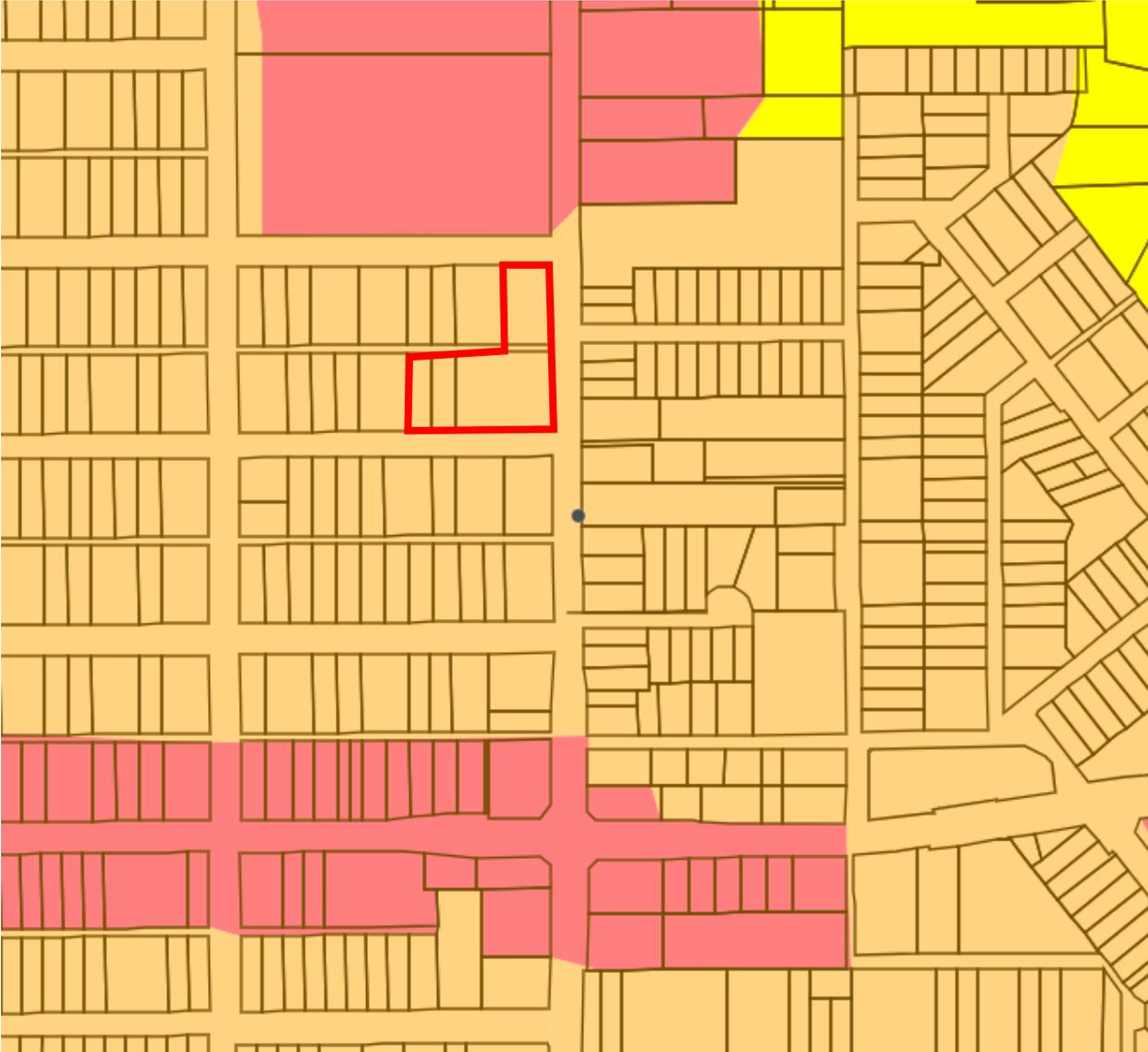


68th St
E

LINE AVENUE

LINE AVE
COLLISION

24-208-C Future Land Use Map



- | | | | |
|--|---|---|---|
| ■ Rural Enterprise | ■ General Commercial | ■ Parks and Open Space | ■ Surface Water |
| ■ Residential Low | ■ Urban Village Mixed use | ■ Parks and Open Space (Potential New) | □ Planning Area |
| ■ Residential Medium | ■ Major Mixed Use Center | ■ Institutional | □ City of Shreveport |
| ■ Residential High | ■ Light Industrial/Business Park | ■ Transportation | — Streets |
| ■ Neighborhood Commercial | ■ Industrial | | — Railroads |

Neighborhood Participation Plan Report

(To Be Submitted a Minimum of 2-weeks Prior to Public Hearing)



This template is for informational purposes only, and should be used as a guide – and modified accordingly – to meet the specifics for your meeting. Items 1-11 are required for submittal.

1. **Project Name:** Line Avenue Collision Center - New Building
2. **Contact Name:** T. Ryan Estess
3. **Meeting Date:** 1-24-25
4. **Meeting Location:** Existing Line Avenue Collision Center - 6815 Line Avenue, Shreveport, LA 71106
5. **Meeting Start Time:** 6:00 p.m.
6. **Meeting End Time:** 6:30 p.m.
7. **Number of People in Attendance:** 9 total, 3 of which are property neighbors
8. **Date of Filing of Land Use Application:** 12-17-24
9. **General Introduction:**

I provided an NPP letter to the MPC and they contacted the local citizens. I printed the site plan, the floor plan, the elevation plans, and a sheet from the architectural renderings. The project engineer attended the meeting along with Executive Director Emily Trant.

10. Summary of Concerns and Issues Raised at the Meeting:

Please list and respond to each one individually; include as many items that were discussed.

a. List question/concern/comment/request for changes to the proposed plans.

1. What is the current and proposed zoning?
2. Where will the proposed building be located?
3. Will the new building produce more noise than the current Line Avenue Collision Center?

Applicant Response:

1. Currently zoned C-2 and R-1-7; proposed zoning change to C-1 CZD
2. See the attached site plan
3. The current Line Avenue Collision Center has no soundproofing in the building. The new building will have soundproofing to make less noise

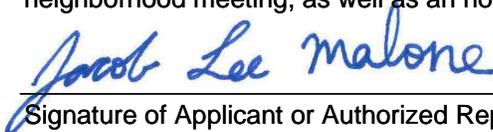
11. Additional Items Required for Report Submittal:

- Meeting sign-in sheet Attached.
- Meeting minutes These are the meeting minutes...
- Copy of the plan that was presented at the neighborhood meeting Attached.

12. Deadline:

- If your land use application requires a Public Hearing before the MPC Board, then your Neighborhood Participation Plan Report must be submitted two weeks prior to the Public Hearing.
- If your land use application does not require a Public Hearing, no decision on your land use application will be made until a Neighborhood Participation Plan Report has been submitted to your Case Manager

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.



1-24-25

Signature of Applicant or Authorized Representative

Date

Jacob Malone, E.I.

1-24-25

Type or Print Name of Applicant (or Authorized Representative)

Date

Sign-In Sheet

NAME

Email

Phone

Gloria Young	Sister2gloria@yahoo.com	(318) 465-2290
Ben Walker	benewalker@tley.com	318-458-4852
Judy C. Griffin (For: Lee Carthem)	Judici01@yahoo.com	318-636-0856
William C. Griffin	Griff844@yahoo.com	318-458-7324

NPP Neighborhood Meeting Invitation Sample Letter (Zoning Change)

December 17, 2024

Dear Neighbor:

Line Avenue Collision Center is in the process of acquiring land between East 67th Street and East 68th Street fronting Line Avenue. There are plans for Line Avenue Collision Center to relocate from their current location to this property. Hours of operation would be 8 A.M. to 5 P.M. Monday through Friday.

The site is currently zoned with a combination of R-1-7 Residential Zoning District and C-2 Corridor Commercial Zoning District. According to the City of Shreveport UDC, the proposed property must be rezoned. Therefore, we are applying for a zoning change to C-1 CZD (Conditional Zoning District) in order to operate the new service location. The site is a single-story commercial structure with a combined square footage of 15,060 +/- square feet. Off-street parking will be provided and no variance or waivers are required.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. Our application has to be heard by the Metropolitan Planning Commission and the City Council and we are required to do this as part of the application to the Metropolitan Planning Commission.

The meeting will take place:

Thursday, January 9th, 2025 at 6:00 pm

Line Avenue Collision Center, at 6815 Line Ave.

Shreveport, LA 71106

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 January 9th.

Sincerely,



Jacob Malone, E.I.

Raley & Associates, Inc.

4913 Shed Road, Bossier City, LA 71111

(318)752-9023

jacob@raleyllandassociates.com

**NOTE: MEETING DATE CHANGED TO JANUARY 23RD, 2025
@ 6:00 PM DUE TO INCLIMATE WEATHER**

01/22/25

MPDC
PUBLIC HEARING NOTICE
 AFFECTING THIS PROPERTY
 FOR MORE INFO CALL: 313-673-6480
 (from 8:00 a.m. to 5:00 p.m.)
 VISIT: www.portlandmpdc.com/neighborhood
 EMAIL: info@portlandmpdc.com
 DO NOT REMOVE SIGN UNTIL AFTER THE HEARING

REDUCED
 Walker-Alley
 & Associates, LLC
 REAL ESTATE RESOURCES
www.walkeralley.com
222-2022
 BEN WALKER CCIM





SPEED
LIMIT
25

STOP
PUBLIC HEARING NOTICE
AFFECTING THIS PROPERTY
HEARING CALLED BY
DATE: 01/22/25
BEN WALKER CCIM

REDUCED
WALKER
Walker-Alley
& Associates, Inc.
REAL ESTATE RESOURCES
www.walkeralley.com
222-2022
BEN WALKER CCIM

01/22/25



01/22/25

REDUCED

Walker-Alley
& Associates, LLC
REAL ESTATE RESOURCES
www.walkeralley.com
222-2022
BEN WALKER CCIM

NO TRESPASSING

01/22/25

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: <u>Line Avenue Collision - New Building</u> Associated Case (if applicable): _____ Project Address/Location: <u>Between E 67th and E 68th fronting Line Avenue</u> Parcel number(s): <u>171424037018800, 171424037019700, 171424037019700, 171424037019800</u>		
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		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i> THOSE LOTS 141, 142, 188, 189, 190, 191, 192, 193 BELMOUNT GROVE ADDITION TO CEDAR GROVE AS RECORDED IN BOOK 100, PAGE 260 OF THE RECORDS OF THE CLERK OF COURT OF CADDO PARISH, LA.		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i> Between E 67th and E 68th fronting Line Avenue		
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		
<i>(Provide a brief explanation, attach additional sheets, if necessary)</i> New vehicle collision repair center.		

6. ZONING INFORMATION

Current Zoning District(s): R-1-7 and C-2 Proposed Zoning District(s) * if applicable: C-1 CZD
 If more than one district, provide the acreage of each: 0.32 ac zoned R-1-7; 0.99 ac zoned C-2

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

Total Site Acres: 1.31 acres Proposed Building Use(s): Commercial
 Existing Building(s) sq. ft. gross: ----- Proposed Building(s) sq. ft. gross: 15,060 +/-
 Total sq. ft. gross (existing & proposed): 15,060 +/- Proposed Height of Building(s): 26' - 3 1/8"
 Number of Stores: 1 Ceiling Height of First Floor: 13'
 Off-Street Parking Required: 30 Off-Street Parking Provided: 52

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

Lot Area (sq. ft.): 56,900 Lot Coverage (total area in sq. ft.): 41,880 Lot Coverage Percentage of Total Lot Area: 73%

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

Existing Impervious Surface: _____ acres/sq. ft. 11,000 SF Proposed Impervious Surface: _____ acres/sq. ft. 41,880 SF
 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: Jacob Malone Company (if applicable): Raley & Associates, Inc.
 E-mail: jacob@raleyandassociates.com Phone: 3187529023 Fax: 3187529025
 Mailing Address (street, city, state, zip): 4913 Shed Road, Bossier City, LA 71111

Architect Contact Information

Check if Primary Contact

Name: Kevin Bryan Company: Kevin Bryan Architect
 E-mail: kevin@kevinbryanarchitect.com Phone: 3186739980 Fax: _____
 Mailing Address (street, city, state, zip): 712 Texas Street, Shreveport, LA 71101

Engineer Contact Information

Check if Primary Contact

Name: T. Ryan Estess, P.E. Company: Raley & Associates, Inc.
 E-mail: ryan@raleyandassociates.com Phone: 3187529023 Fax: 3187529025
 Mailing Address (street, city, state, zip): 4913 Shed Road, Bossier City, LA 71111

Current Property Owner Contact Information

Check if Primary Contact

Name: See Property Owner Certifications attached Company (if applicable): _____
 E-mail: _____ Phone: _____ Fax: _____
 Mailing Address (street, city, state, zip): _____
 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*) T. Ryan Estess, P.E. 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: See Certifications attached Date: _____ Applicant Signature: Jacob Lee Malone Date: 12/13/2024

CC3825

NOTICE TO THE PUBLIC

Control #24220

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, February 5, 2025 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. 24-208-C: 500 block East 68th. Application by Raley and Associates, Inc. for approval to rezone property located on the northwest corner of Line Avenue and East 68th, 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, being more particularly described as Lots 141, 142, 188, 189, 190, 191, 192 & 193, Belmont Grove Addn., Section 24, T17N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times