

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 WEST SIDE OF HUTCHINSON STREET AND MEADOW LANE INTERSECTION, SHREVEPORT, CADDO PARISH, LOUISIANA, **FROM C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT TO C-1 PUD NEIGHBORHOOD COMMERCIAL PLANNED UNIT DEVELOPMENT 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 on the West side of Hutchinson Street and Meadow Lane Intersection, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from C-1 Neighborhood Commercial Zoning District TO C-1 PUD Neighborhood Commercial Planned Unit Development Zoning District:**

10.01 Acres-M/L- S. 792 Ft Of W. 660 Ft Of Ne/4 of Sw/4 Sec 8-17-14, & 1/2 Abdn. Adj. Monkhouse Dr., Less Road - Hutchinson St., Section 8, 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. Restrict access of utility vehicles to the driveway connection to the existing SWEPCO grounds; access from Hutchinson Street is not permitted.
2. Increase buffer yard on northern side of property from 10' to 30'.
3. Enhance landscaping along Hutchinson Street with 2 times the minimum required trees.

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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

24-193-C
Mohr and Associates, Inc

draft

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING MAY 7, 2025**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, May 7, 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
Chris Elberson
Fred Moss, IV
Bill Robertson
Harold Sater
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
Christian Terrell, Planner 1
ZiXuan Xu, Community Planner 1
Walter Johnson, Community Planner 1

Members Absent

None

The hearing was opened with prayer by Rachel Jackson, Vice 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 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 Fred Moss, IV, seconded by Toni Thibeaux, Secretary, to approve the minutes of the April 2, 2025 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 NUMBER 24-193-C ZONING REQUEST

Applicant: **MOHR AND ASSOCIATES, INC.**
Owner: **AMERICAN ELECTRIC POWER**
Location: **3460 Hutchinson Street (West side of Hutchinson Street and Meadow Lane Intersection)**
Existing Zoning: **C-1**
Request: **C-1 to C-1 (CZD)**
DEFERRED AND CONTINUED FROM APRIL 2, 2025

draft

Representative &/or support:

Eric Sauer 8685 Sweetwater Ct., Powell, OH 43065

Sauer informed the Board that the plan is to build a fleet repair building to repair and service line distribution trucks. He stated that the site is adjacent to the old golf course site and this site will work in conjunction with the part of the property that is in the parish. ROBERTSON asked if the applicant was aware of the conditions put forth by the staff. Staff listed the conditions.

1. Restrict access of utility vehicles to the driveway connection to the existing SWEPCO grounds; access from Hutchinson Street is not permitted. 2. Increase buffer yard on northern side of property from 10' to 30'. 3. Enhance landscaping along Hutchinson Street with 2 times the minimum required trees.

Michael Corbin 428 Travis St., Shreveport, LA 71101

Corbin stated they are willing to do what is necessary to help the neighborhood. Corbin stated that they would like to discuss the landscaping on Hutchinson Street as there are thousands of tires that have been dumped on the property, and they need more details about where the trees need to be placed. MOSS asked if the case needed to be deferred while they saw if the applicant could abide by the conditions. Corbin stated they are willing to abide by all staff recommendations.

Opposition: None.

A motion was made by Fred Moss, IV, seconded by Rachel Jackson, Vice Chair, to recommend approval of this application with the conditions.

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CLARKE paid tribute to past MPC Board Member Bessie Smith who served for 19 years from 2002 to 2021.

JORDAN provided a violations report for the Board.

BALDERAS asked how the MPC would go about removing the trailers on case 25-22-C. JORDAN stated it is in the hands of the judge as the MPC has little enforcement authority, and they must rely on the court system. CLARKE stated that the case will be forwarded to the City Council.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:21 p.m.

Winzer Andrews, Chair

Toni Thibaux, Secretary

STAFF REPORT – CITY OF SHREVEPORT

MAY 7, 2025

AGENDA ITEM NUMBER: 7
MPC Staff Member: Emily Trant
City Council District: A/Tabatha Taylor
Parish Commission District: 7/Stormy Gage-Watts

CASE NUMBER 24-193-C: CONDITIONAL ZONING DISTRICT

APPLICANT: Mohr and Associates, Inc
OWNER: American Electric Power
LOCATION: 4360 Hutchinson St (West side of Hutchinson Street and Meadow Lane Intersection)
EXISTING ZONING: C-1
REQUEST: C-1 to C-1 CZD
PROPOSED USE: Vehicle Repair – Major (Fleet Maintenance Building)

SUMMARY OF REPORT: The applicant is requesting approval to rezone property from C-1, Neighborhood Commercial to C-1, Neighborhood Commercial Conditional Zoning District. The application is warranted for approval as the site plan and proposed conditions will effectively mitigate the use of vehicle-repair major.

DESCRIPTION: The applicant is requesting approval to rezone their property from C-1, Neighborhood Commercial to C-1 (CZD), Neighborhood Commercial Conditional Zoning District to construct a vehicle repair building for the SWEPCO vehicle fleet. The property is adjacent to the existing Shreveport – Bossier SWEPCO Service Center, which is zoned I-1, Light Industrial. The R-A, Rural Agriculture property to the north is undeveloped, as well as the R-1-7, Single Family Residential property to the south.

The property was rezoned in 2020 from R-1-7, Single Family Residential to C-1, Neighborhood Commercial to allow SWEPCO to utilize the vacant school as an office for personnel (20-62-C). Renovations for this use have not begun yet. At one time, there was a dedication between the subject site and the adjacent SWEPCO facility; however, it was closed and abandoned in 2020 (20-1-CAC).

Other relevant cases include an approved rezoning from R-A, R-1-7, and C-1 to I-1 for service center, office, warehouse and laydown yard (P-7-15); site plan approval for development related to the SWEPCO service center. (19-328-P; 19-312-P; 21-30-P).

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

REMARKS: The applicant is requesting the C-1 CZD designation to allow a 13,339-sf maintenance building for the SWEPCO vehicle fleet. Per the UDC, the use of vehicle repair – major is permitted in the C-4, Heavy Commercial, I-MU, Industrial Mixed Use, or I-1, Light Industrial zoning districts. Although the

STAFF REPORT – CITY OF SHREVEPORT

I-1 zoning district has already been established in the vicinity, it's imperative that expansion of the SWEPCO facilities is carefully planned and all impacts are properly mitigated.

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 Shreveport-Caddo 2030 Master Plan Future Land Use shows this site as being Parks and Open Space. This designation is likely due to the fact this site used to be a golf course (Westwood Gold Course). Aside from the SWEPCO developments throughout the last 10 years, there has been little other development to occur in this area. Being that the MPC would be inclined to recommend denial for rezoning this property to any industrial district or heavy commercial district, the only alternative method for allowing this property to be utilized for the requested use would be through developing the site as a Planned Unit Development or the Conditional Zoning District currently being considered.

Section 16.10.E.3.b: Compliance with this Code and other applicable development regulations, and previously approved valid plans for the property. Existing mature trees will be preserved on-site, and the applicant has indicated that they will enhance the buffers. The minimum buffer is 10' where the property abuts residentially zoned districts, in this case, the northern side of the property. Although the lot to the north is currently undeveloped, a 6-8' fence or berm is required, which will mitigate impact of any future developments. It appears there is a dense vegetative buffer along this property line; however, tax assessor records reveal that those trees are not within the property boundaries of the subject site. As such, the landscaping buffer requirements must be met which include 1 shade tree every 30 linear ft and 1 shrub every 3 linear ft. It is recommended to increase this buffer yard to 30' to further restrict where development could occur. Since the visual impact of the development is more prevalent from Hutchinson Street, a landscape strip along Hutchinson with 2 times the minimum requirement is recommended. A landscape plan addressing all items described is required with the final site plan application.

As indicated by the City of Shreveport Environmental Department, if wash rack wastewater, maintenance/repair shop floor wastewater or similar wastewater is generated, it would either need to be plumbed into the sanitary sewer system with an oil/sand separator in place, or it would require a discharge permit coverage from the state DEQ.

Section 16.10.E.3.c: Safety and efficiency of vehicles, bicycle, and pedestrian circulation,

STAFF REPORT – CITY OF SHREVEPORT

traffic control, and congestion mitigation. Section 16.10.E.3.d: Safety and convenience of off-street parking and loading facilities. The applicant is proposing 15 vehicle parking spaces at the front of the building. There is a 27' wide driveway that will connect to Hutchinson Street; however, this is only used for access for passenger vehicles. The vehicle fleet in need of repair will access the site from the adjacent SWEPCO grounds west of the site and enter the building from the interior sides or rear of the building, mitigating any conflict with pedestrian parking areas and heavier vehicle traffic on Hutchinson Street. Further, the proposed facility is separated from areas where employees will park and access the old school building.

Section 16.10.E.3.e: The degree to which site design mitigates negative impacts on neighboring uses. The proposed fleet maintenance building will be constructed behind the front building line of the existing school, setback roughly 240' from Hutchinson Street. This increased setback mitigates the line of sight to the building from residentially zoned areas. Vehicles that need repair will not be permitted to access the site from Hutchinson Street, rather, access is required through the proposed drive aisle from the adjacent SWEPCO grounds. The building will be situated so that the garage bay doors are not facing Hutchinson Street, minimizing the appearance of a heavier commercial use from the view of the public right of way.

Section 16.10.E.3.f: Access for firefighting and emergency equipment to buildings.

The site is accessible for emergency vehicles and with clearance to all portions of the building in case of emergency. The site plan will need to be updated to show the location of the nearest fire hydrant which must be located 400 ft to the nearest point of the building.

Section 16.10.E.3.g: The trend of development, if any, in the general area of the property in questions. Residential development along Hutchinson Street has been stagnant; however, there are pending permits for single-family dwellings on the southeast corner of Bullen and Hutchinson Street. Aside from development changes made by SWEPCO at the training facility, there have been no notable trends.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on Monday, March 10th at 5:30 PM. Nobody attended the meeting.

Under Section 16.10.G, the UDC provides the opportunity to place additional conditions on the establishment or location for a CZD. The following conditions are warranted:

1. Restrict access of utility vehicles to the driveway connection to the existing SWEPCO grounds; access from Hutchinson Street is not permitted.
2. Increase buffer yard on northern side of property from 10' to 30'.
3. Enhance landscaping along Hutchinson Street with 2 times the minimum required trees.

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

STAFF REPORT – CITY OF SHREVEPORT

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 is warranted with the following conditions:**

1. Restrict access of utility vehicles to the driveway connection to the existing SWEPCO grounds; access from Hutchinson Street is not permitted.
2. Increase buffer yard on northern side of property from 10' to 30'.
3. Enhance landscaping along Hutchinson Street with 2 times the minimum required trees.

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

1. **Approve the application with additional conditions.**
2. **Deny the application.**

PUBLIC ASSESSMENT: Two spoke in support, no opposition was present.

MPC BOARD

DECISION: The Board voted unanimously to recommend approval of this application with conditions.

24-193-C

GIFFORD

ROACH

C-1

R-A

OUTSIDE CITY LIMITS

C-1 to
C-1(CZD)

I-1

IN SIDE CITY LIMITS

R-1-7

KYLE

500' NOTIFICATION
AREA

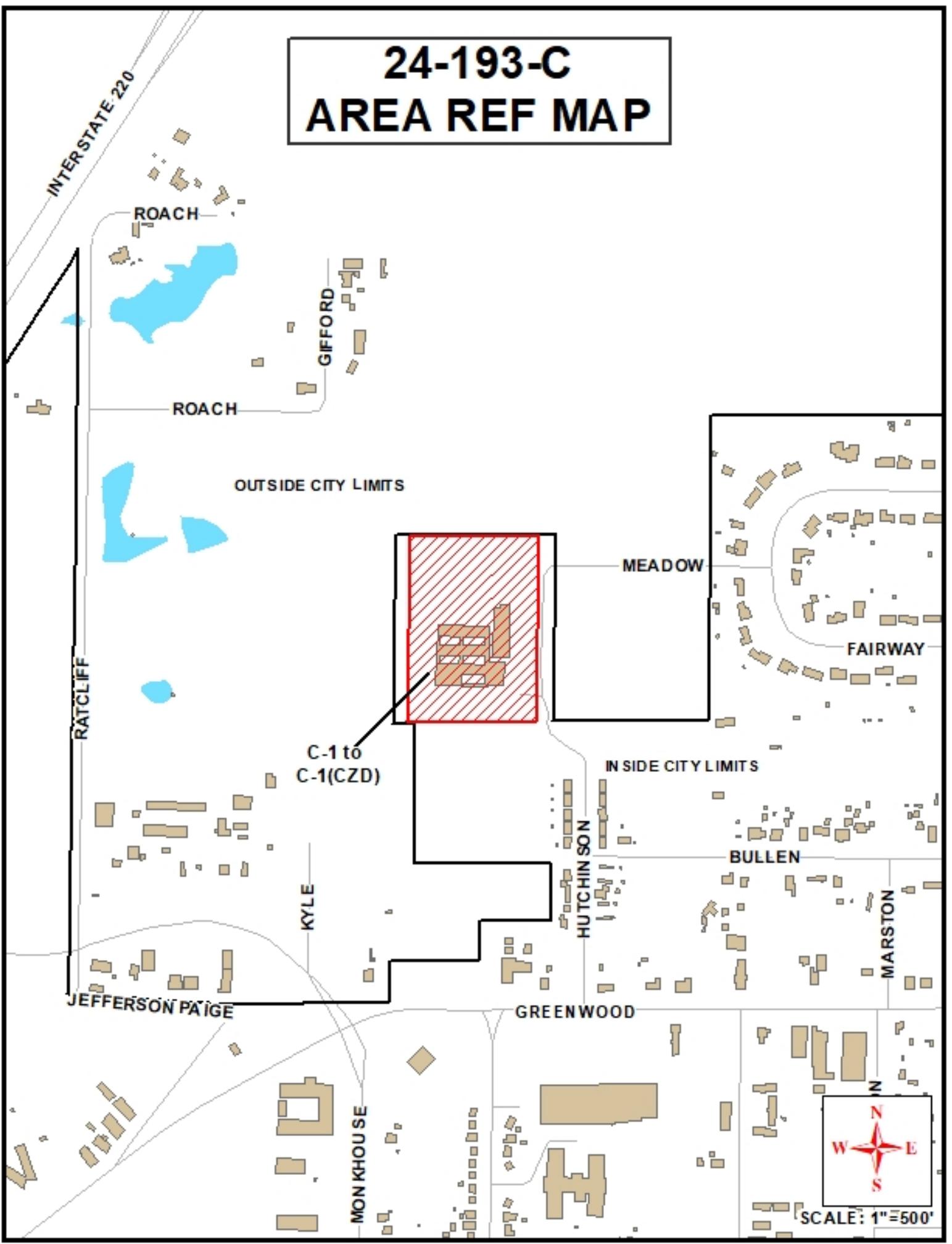
HUTCHINSON

BU



SCALE: 1"=250'

24-193-C AREA REF MAP



C-1 to
C-1(CZD)

MEADOW

FAIRWAY

INSIDE CITY LIMITS

BULLEN

MARSTON

GREENWOOD

MON KHOU SE

JEFFERSON PAIGE

KYLE

HUTCHINSON

RATCLIFF

ROACH

ROACH

GIFFORD

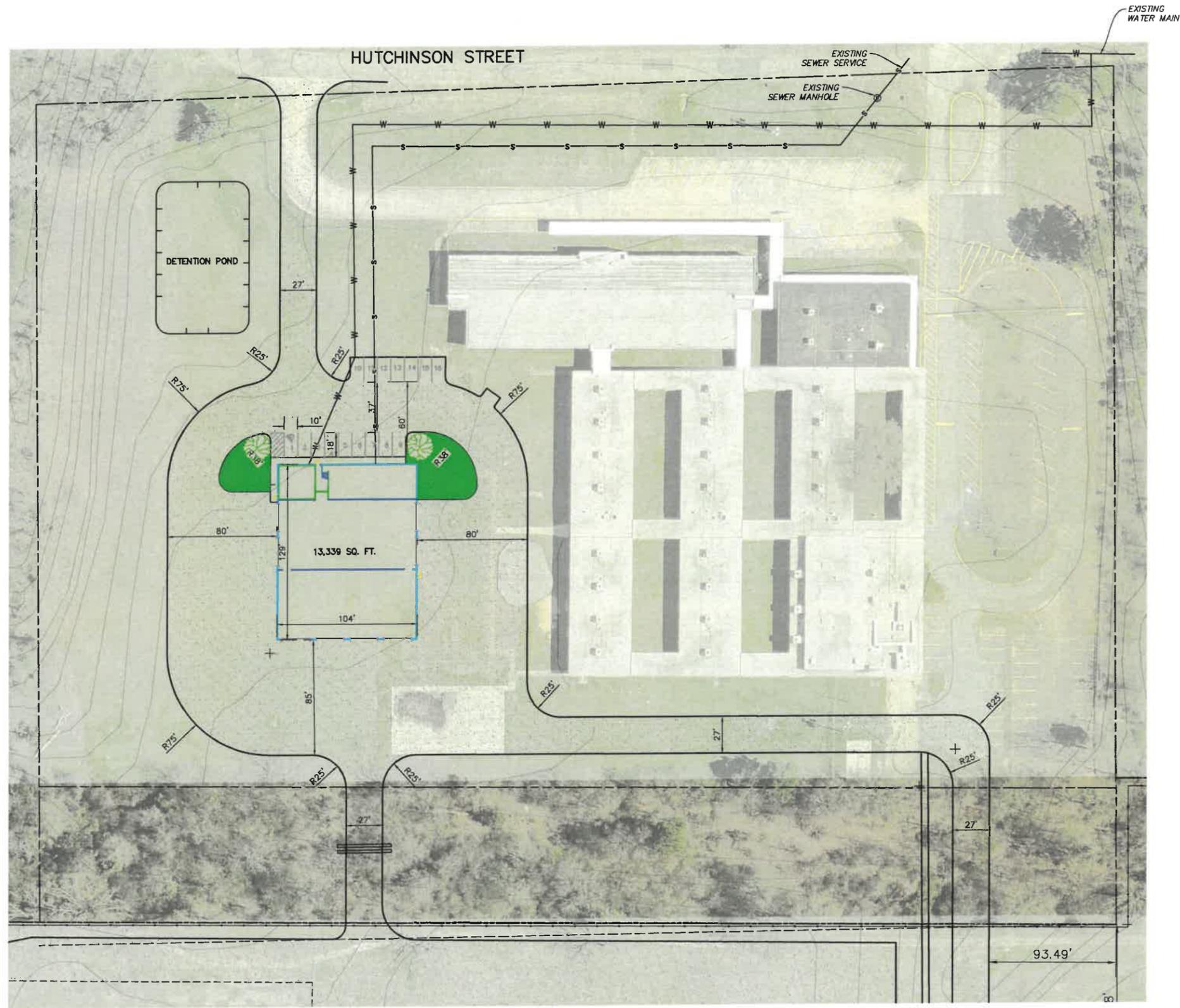
INTERSTATE 220



SCALE: 1"=500'



ZONED: R-A



ZONED: R-A

ZONED: R-1-7

PROPOSED SWPCO SERVICE CENTER

ZONED: I-1

SECTION 8, T17N-R14W, SHREVEPORT, CADDO PARISH, LOUISIANA

10/28/2024 10:21:06 AM C:\LOCAL SITE PLANS\NEW ARCHITECTURE\SWPCO\SHREVEPORT - SERVICE CENTER\DWG\SWPCO_SHT SITE PLAN_2024.DWG

NO.	REVISIONS	DATE

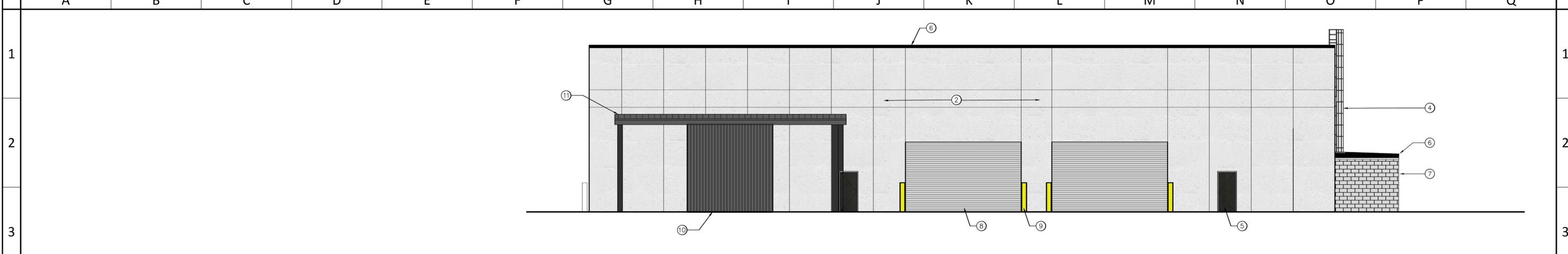
Mohr and Associates, Inc.
 Consulting Civil Engineers & Land Surveyors
 1324 N. Hearne Ave., Ste 301
 Shreveport, Louisiana 71107
 www.MohrAndAssoc.com
 (318) 686-7190



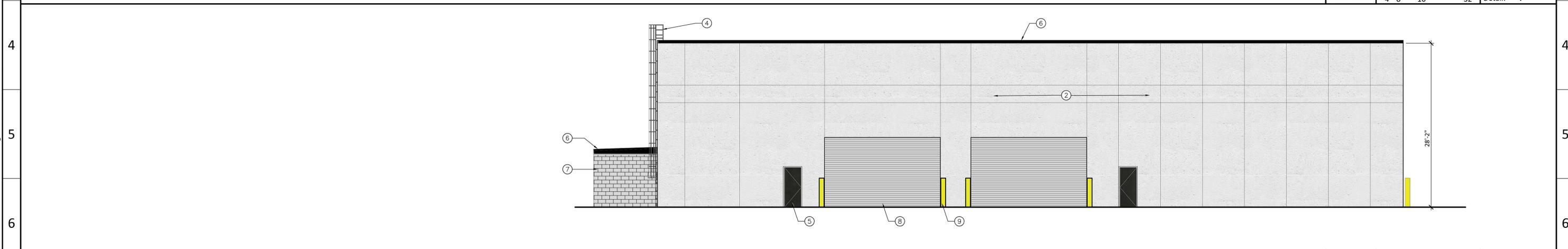
OWNER: SOUTHWESTERN ELECTRIC POWER COMPANY
SHREVEPORT, LOUISIANA

Date: 6-28-2024
 Scale: 1"=40'
 Drawn: B. ANDERSON
 Job: 38621
 Sheet: **1**
 of 1 Sheets

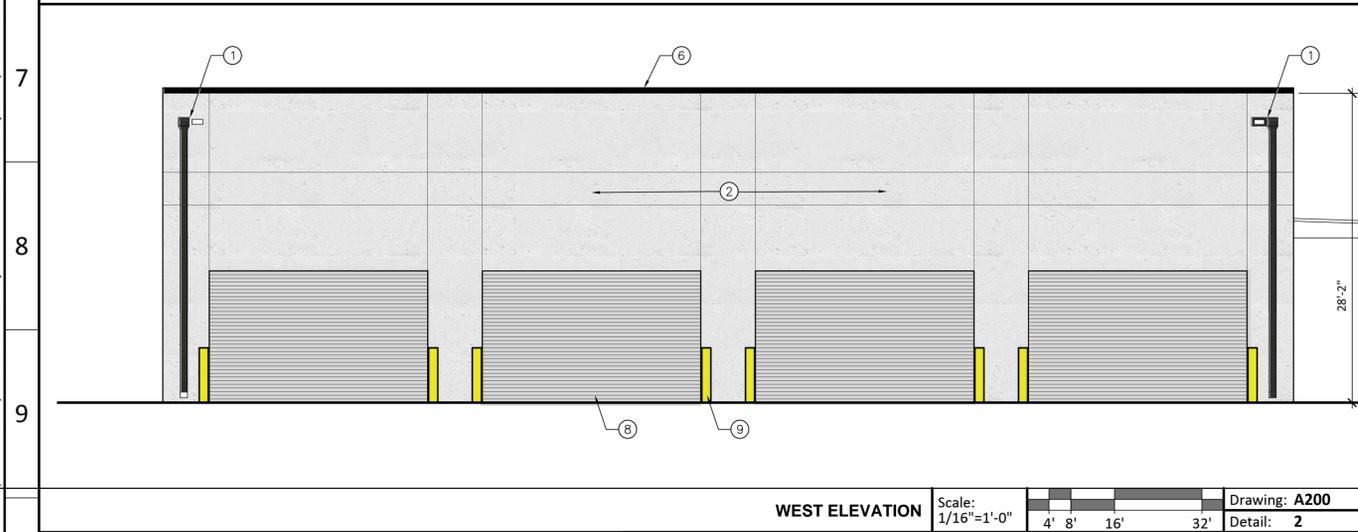
This Drawing is The Property Of DLB Associates Consulting Engineers, PC. It Was Prepared Exclusively For This Particular Project And Is Limited To This Project Only. Unauthorized Reproduction Or Other Use Of These Drawings Or Ideas Is Prohibited.



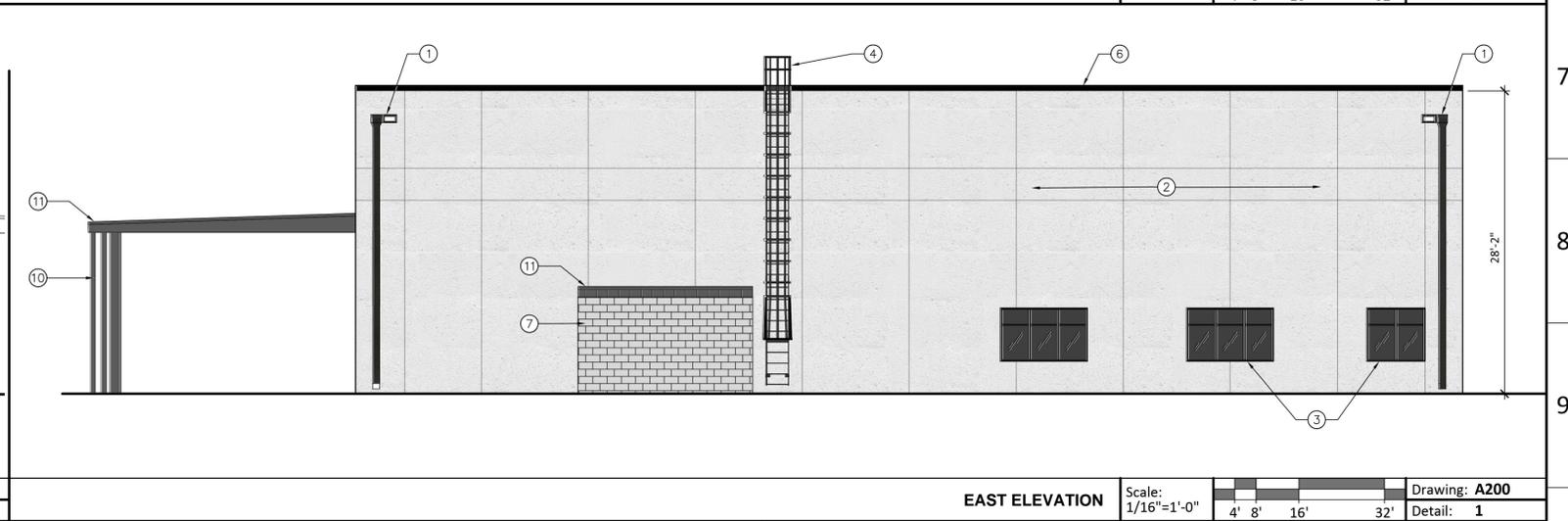
SOUTH ELEVATION Scale: 1/16"=1'-0" Drawing: **A200**
Detail: **4**



NORTH ELEVATION Scale: 1/16"=1'-0" Drawing: **A200**
Detail: **3**



WEST ELEVATION Scale: 1/16"=1'-0" Drawing: **A200**
Detail: **2**



EAST ELEVATION Scale: 1/16"=1'-0" Drawing: **A200**
Detail: **1**

- KEY NOTES (SYMBOLS ①, ②, ETC.)**
- | | |
|---|--|
| <ul style="list-style-type: none"> 1. Collector, Downspout And Over Flow Scupper, Pre-finished Metal, Black. 2. 10" Insulated Precast Concrete Panels With Reveals, Color, Medium Gray. 3. Glazing, Black Anodized Frame With Dark Gray Tint. 4. Metal Roof Ladder, Dark Gray. 5. Exterior Insulated Hollow Metal Man Door, Paint Black. | <ul style="list-style-type: none"> 6. Metal Parapet Cap, Pre-Finished Black. 7. CMU Block, Paint Gray, Match Precast Panels. 8. 20'X12' Insulated Heavy Duty Overhead Coiling Door, Pre-finished, Gray, Match Precast Panels. 9. Steel Pipe Bollard With Plastic Cover, Safety Yellow. 10. Metal Siding, Pre-Finished, Dark Gray. 11. Standing Seem Metal Roof, Dark Gray. |
|---|--|

- GENERAL NOTES**
- 1. Not Used.

ITEM	DATE	ISSUE DESCRIPTION	ITEM	DATE	ISSUE DESCRIPTION
	11-12-24	ISSUED FOR PERMIT			
	10-15-24	ISSUED FOR DESIGN DEVELOPMENT			
	07-03-24	ISSUED FOR SCHEMATIC DESIGN			

Bell/Knott & Associates
CORPORATE ARCHITECTS, P.C.
12750 State Line Suite 100 Leawood, Kansas 66209 Ph:913-378-1600 Fax:913-378-1601

Architectural Project ID: 22-058 Architect Project Manager: Randy Benbrook
Architectural Phone: (913) 378-1618

dlb associates
consulting engineers
3600 Route 66, Suite 150 - #5981, Neptune, NJ 07753

MEP Project ID: 101793 MEP Project Manager: Eric Severson
MEP Phone: (732) 829-7310

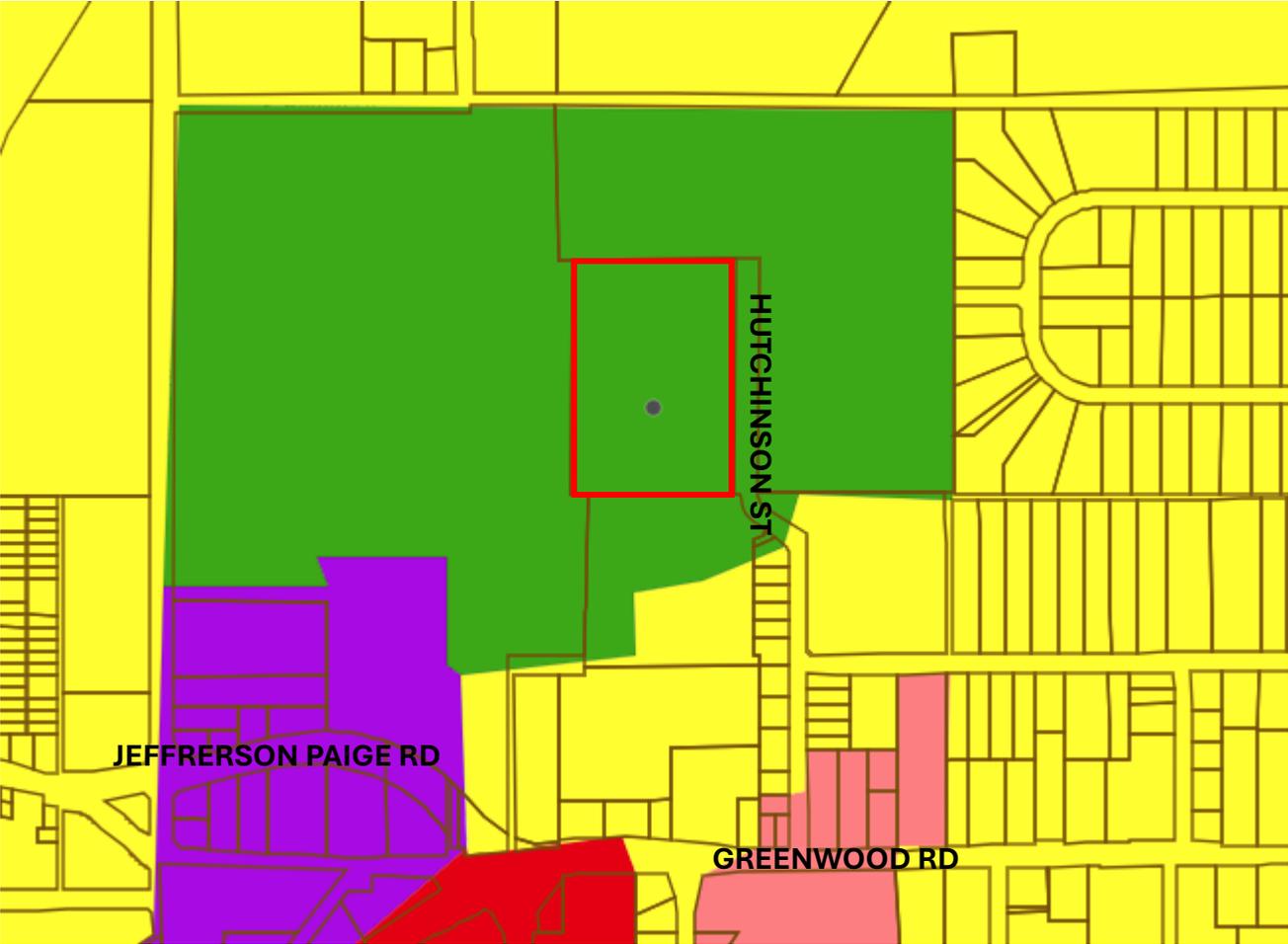
project
AEP SWEP
FLEET BUILDING
SHREVEPORT, LA 71109

title
ARCHITECTURAL EXTERIOR ELEVATIONS, COLORED PLANNING /ZONING SUBMISSION

scale drawn by checked by date filename
RJB KJK 03/24/2025

dwg. no.
A200

24-193-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 |



PUBLIC HEARING NOTICE

AFFECTING THIS PROPERTY

FOR MORE INFO CALL: 318-673-6480
(from 8:00 a.m. to 5:00 p.m.)

VISIT: shreveportcaddompc.com/agendas

EMAIL: info@shreveportcaddompc.com

DO NOT REMOVE SIGN UNTIL AFTER THE HEARING

March 18, 2025 11:44 AM



March 18, 2025 11:44 AM



March 18, 2025 11:44 AM



March 18, 2025 11:44 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: <u>SWEPCO Fleet Maintenance Building</u> Associated Case (if applicable): _____		
Project Address/Location: <u>3460 Hutchinson Street</u> Parcel number(s): <u>171408-000-0127-00</u>		
2. CASE TYPE (Check appropriate application type)		
<input type="checkbox"/> Special Use Permit	<input checked="" type="checkbox"/> Planned Unit Development (PUD)	<input 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>		
South 792 feet of West 660 feet of NE/4 of SW/4 Section 8, T17N-R14W and 1/2 abandoned adjacent Monkhouse Drive.		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i>		
3460 Hutchinson Street; 1,200 feet +/- to Bullen Street		
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>		

6. ZONING INFORMATION	
Current Zoning District(s): <u>C-1</u>	Proposed Zoning District(s) * if applicable: <u>C-1 PUD</u>
If more than one district, provide the acreage of each: _____	
7. SITE AND BUILDING INFORMATION (NOT REQUIRED FOR ZONING MAP AMENDMENT CASE TYPES)	
Total Site Acres: <u>9.35</u>	Proposed Building Use(s): <u>fleet vehicle maintenance</u>
Existing Building(s) sq. ft. gross: <u>48,000</u>	Proposed Building(s) sq. ft. gross: <u>13,416</u>
Total sq. ft. gross (existing & proposed): <u>61,416</u>	Proposed Height of Building(s): <u>25'5"</u>
Number of Stores: <u>1</u>	Ceiling Height of First Floor: <u>18'</u>
Off-Street Parking Required: <u>16</u>	Off-Street Parking Provided: <u>16</u>
8. DIMENSIONAL STANDARDS (NOT REQUIRED FOR ZONING MAP AMENDMENT CASE TYPES)	
Lot Area (sq. ft.): <u>407,284</u>	Lot Coverage (total area in sq. ft.): <u>407,284</u> Lot Coverage Percentage of Total Lot Area: <u>100</u>
9. STORMWATER INFORMATION (NOT REQUIRED FOR ZONING MAP AMENDMENT CASE TYPES)	
Existing Impervious Surface: <u>2.08</u> acres/sq. ft. <u>90,705</u>	Proposed Impervious Surface: <u>1.89</u> acres/sq. ft. <u>82,171</u>
Please select the following that are applicable: <input type="checkbox"/> Cross Lake Watershed <input type="checkbox"/> Hazard Flood Area <input type="checkbox"/> Red River <input type="checkbox"/> Wetlands	



Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

10. CONTACT INFORMATION			
IMPORTANT NOTE ABOUT PROJECT CONTACT	<p>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.</p> <p>NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: <u>ALL</u> property owners must sign. All <u>property owners</u> 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. <u>If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.</u></p>		
<p>APPLICANT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: <u>same as Engineer Contact</u> Company: _____</p> <p>E-mail: _____ Phone: _____ Fax: _____</p> <p>Address: _____ City: _____ State: _____ Zip: _____</p>			
<p>ARCHITECT CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: <u>Randy Benbrook</u> Company: <u>Bell Knott & Associates</u></p> <p>E-mail: <u>rbedbrook@bellknott.com</u> Phone: <u>913-378-1618</u> Fax: _____</p> <p>Address: <u>12730 State Line Road</u> City: <u>Leawood</u> State: <u>KS</u> Zip: <u>66209</u></p>			
<p>ENGINEER CONTACT INFORMATION: Check if Primary Contact <input checked="" type="checkbox"/></p> <p>Name: <u>Robert L. Rollins</u> Company: <u>Mohr and Associates, Inc.</u></p> <p>E-mail: <u>rrollins@mohrandassoc.com</u> Phone: <u>686-7190</u> Fax: <u>402-4400</u></p> <p>Address: <u>1324 North Hearne Avenue - Suite 301</u> City: <u>Shreveport</u> State: <u>LA</u> Zip: <u>71107</u></p>			
<p>CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact <input type="checkbox"/></p> <p>Name: <u>Managing Director Real Estate & Workplace Services</u> Company: <u>American Electric Power</u></p> <p>E-mail: <u>rkofel-acmoh@aep.com</u> Phone: <u>614-716-1616</u> Fax: _____</p> <p>Address: <u>1 Riverside Plaza</u> City: <u>Columbus</u> State: <u>OH</u> Zip: <u>43215</u></p> <p>Designee Contact Name: <u>Kwaku Ofei Amoh</u> Email Address: <u>same</u> Phone Number: <u>same</u></p>			
<p>PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:</p> <p><input type="checkbox"/> I will represent the application myself, OR <input checked="" type="checkbox"/> I hereby designate <u>Mohr and Associates, Inc.</u> (name of project representative) 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.</p>			
<p>ACKNOWLEDGEMENT:</p> <p>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.</p>			
<p style="text-align: center;"> Property Owner Signature</p>	<p style="text-align: center;"><u>10/09/24</u> Date</p>	<p style="text-align: center;"> Applicant Signature</p>	<p style="text-align: center;"><u>10/29/24</u> Date</p>

CC3825

NOTICE TO THE PUBLIC

Control #25056

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, May 7, 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. 24-193-C: 3460 Hutchinson Street. Application by Mohr & Associates for approval to rezone property located on the west side of Hutchinson Street and Meadow Lane Intersection from C-1, Neighborhood Commercial to C-1 CZD, Neighborhood Commercial Conditional Zoning District for a fleet services maintenance building, being more particularly described as 10.01 Acres-M/L- S. 792 Ft Of W. 660 Ft Of Ne/4 of Sw/4 Sec 8-17-14, & 1/2 Abdn. Adj. Monkhouse Dr., Less Road - Hutchinson St., Section 8, T17N, R14W, Caddo Parish, Louisiana

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times