

ORDINANCE NO. \_\_\_\_ OF 2023

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED INTERSECTION OF RUSSELL ROAD AND BONNIE STREET, SHREVEPORT, CADDO PARISH, LOUISIANA., **FROM R-1-5 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO R-1-5 (SPUD) SINGLE FAMILY RESIDENTIAL SMALL PLANNED UNIT DEVELOPMENT 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 ENTER GENERAL LOCATION Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **From R-1-5 Single Family Residential Zoning District to R-1-5 (SPUD) Single Family Residential Small Planned Unit Development District:**

Lots B & C, Nelson Park Subn, And S. 40 Ft. Of Lot 188, Jones - Mabry Subn., Unit #2, Less R/W Section 21, T18N, 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 stipulations:

The applicant requests the following ordinance relief:

- Accessory structure without a principal structure.

Proposed site amenities in exchange for the requested uses and ordinance relief include the following:

- Enhanced design to maintain a more residential appearance by incorporating siding on the front façade.
- Orienting the structure so that the garage doors are located at the rear of the property and not visible from the public right of way.
- Four hedges located in the front of the structure.

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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

23-73-C  
MOHR & ASSOCIATES, INC.

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING DECEMBER 6, 2023**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, December 6, 2023 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**

Bill Robertson, Chair  
Winzer Andrews  
Toni Thibeaux  
Chris Elberson  
Rachel Jackson  
Fred Moss, IV  
Harold Sater

**Staff Present**

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

**Members Absent**

Rose Wilson McCulloch  
Gabriel Balderas

The hearing was opened with prayer by **MR. SATER**. The Pledge of Allegiance was led by **MR. 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 MS. JACKSON, seconded by MR. SATER, to amend the agenda to elect officers under New Business.**

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

**A motion was made by MR. ANDREWS, seconded by MR. MOSS, to approve the minutes of the November 1, 2023 public hearing as submitted.**

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

**CASE NO. 23-73-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN**

Applicant: Mohr & Associates, Inc.  
Owner: Marvin Baxter  
Location: 0 Russell Road (Intersection of Russell Road and Bonnie Street)  
Existing Zoning: R-1-5  
Request: R-1-5 to R-1-5 (SPUD)  
Proposed Use: Personal Storage

**Representative &/or support:**

*draft*

**Andy Craig 1324 N. Hearne Ste.301, Shreveport, LA, 71107**

Craig stated that the applicant is okay with the stipulations brought up in the staff report. ROBERTSON stated that the stipulations include requiring vehicles park outside of the building only on concrete paths. As well as a revised site plan submitted to the MPC staff addressing the existing outbuilding that is in the setback, which needs to be moved.

**Andrea Baxter 1323 Denise Circle, Shreveport, LA, 71107**

Baxter stated that the building will be conducive to the neighborhood with shutters on the front. No further discussion ensued.

**Opposition:**

**Arthur Russell 1806 Mack Marshall Dr, Shreveport, LA, 71107**

Russell stated that changing the neighborhood to commercial is unfair. He stated that there is commercial zoning across the street and their side of the neighborhood should stay residential. ROBERTSON asked Russell if he was aware that the applicants have submitted a new site plan, to which Russell stated that his problem is simply with the rezoning. CLARKE stated that the zoning will not change to a commercial zoning, it will stay residential, and he will use it solely for personal use.

MOSS asked Russell if he was aware of what the Baxter's wanting to do on the property. Russell stated that he felt the development would look awkward in the neighborhood, he wants to see homes and kids playing in the neighborhood.

ELBERSON stated that Russell was opposed to any storage like facilities on a residential property, to which Russell said he does not want cars all in the yard.

**Edith Batts 1317 Denise Circle, Shreveport, LA, 71107**

Batts stated she wants the neighborhood to stay the same and the proposed development does not look like something that should be in a residential neighborhood.

**Mary G. Harris 1827 Mack Marshall Dr, Shreveport, LA, 71107**

Harris stated that she does not support this development.

**Joe Robinson 1528 Russell Rd, Shreveport, LA, 71107**

Robinson stated that he does not support this rezoning because it is a residential neighborhood and should not be commercial. He stated there are not even grocery stores in the area from MLK to Huckaby; therefore, commercially zoning this property is not right. He stated that the Baxter's own commercial property on MLK that they can place this development.

**Rebuttal:**

**Andrea Baxter 1323 Denise Circle, Shreveport, LA, 71107**

Baxter stated that the property will not be rezoned to commercial, it will still be residential district with the SPUD (small, planned unit development) attachment. She stated that her goal is not to raise property taxes or to belittle the neighborhood. She stated that the development is proposed to go on that lot because it is in the line of sight of their home, and they can maintain it. Baxter then informed the Board that the development will not contain an RV building and will look like it belongs in the neighborhood. She then stated that with the approval of this application will clean up the area because it will provide a designated space for their items.

ROBERTSON asked if the applicant would be doing vehicle repair on the property, to which she answered no. He then asked Baxter to put into context the size of the home. She stated it would be 28x40, around 1200 square feet. No further discussion ensued.

**A motion was made by MRS. THIBEAUX, seconded by MS. JACKSON to recommend this application for denial.**

**The motion was adopted by the following 4-3 vote: Ayes: Messrs. ROBERTSON, SATER, Meses. JACKSON & THIBEAUX  
Nays: Messrs. ANDREWS, ELBERSON, MOSS Absent: Messrs. BALDERAS, & Meses. WILSON MCCULLOCH**

**END OF PUBLIC HEARING**

**OLD BUSINESS**

*draft*

**NEW BUSINESS**

JACKSON informed the Board that ANDREWS was nominated for Chairman, ELBERSON for Vice-Chairman and JACKSON as the secretary.

**A motion was made by MS. JACKSON, seconded by MR. MOSS to approve the slate of officers.**

**The motion was adopted by the following 7-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, MOSS, ROBERTSON, & SATER and, Mses. JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. BALDERAS, & Mses. WILSON MCCULLOCH** CLARKE informed the Board that from November 1,2023 to December 6,2023, there have been 23 certificates of occupancies. From January 1,2023 to December 6,2023 there have been 454 certificates of occupancies. Home-based business certificate of occupancies from November 1,2023 to December 6,2023 has been 9 and from January 1,2023 to December 6,2023 there has been 302. Complaints about Zoning Violation complaints from November 1, 2023, to December 6,2023 has been 68 and from January 1,2023 to December 6,2023 there has been 461 complaints.

**OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 4:30 p.m.**

\_\_\_\_\_  
**Bill Robertson, Chair**

\_\_\_\_\_  
**Rose Wilson, McCulloch, Secretary**

**STAFF REPORT – CITY OF SHREVEPORT**

**DECEMBER 6, 2023**

**AGENDA ITEM NUMBER:**  
**MPC Staff Member:** Emily Trant  
**City Council District:** A/Tabatha Taylor  
**Parish Commission District:** 2/Lyndon B. Johnson

**CASE NUMBER 23-73-C: SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN APPROVAL**

**APPLICANT:** Marvin Baxter  
**OWNER:** Marvin Baxter  
**LOCATION:** 0 Russell Road (Intersection of Russell Road and Bonnie Street)  
**EXISTING ZONING:** R-1-5  
**REQUEST:** R-1-5 to R-1-5 (SPUD)  
**PROPOSED USE:** Personal Storage

**DESCRIPTION:** The applicant is requesting approval to construct an accessory structure without a principal structure. The site is bound by the single-family zoning districts to the north, south, and west. The properties on the east side of Russel Road and zoned C-1, Neighborhood Commercial. Uses in the vicinity include single-family detached houses, a fellowship center, and other commercial structures that appear to be vacant.

The applicant intends to place the garage on the property in order to store personal items such as vehicles. A garage is considered an accessory use when placed on residential property; however, there must be a principal structure onsite, such as a dwelling. The garage was not permitted because the lot does not have a principal structure. A garage as a principal use would be considered a warehouse; therefore, the original application that was presented to the MPC board in June 2023 was a request to rezone the property to the C-4 Heavy Commercial District to permit the warehouse use. A variance was not a solution as the code prohibits this application type to allow specific uses in a zoning district; additionally, there was no hardship that warranted a variance. The C-4 district is intended for areas of more intense commercial use, including uses related to motor vehicles and those that may require outdoor storage. Because of the impacts from more intensive commercial uses, it was not recommended to rezone the property to the C-4 district. Understanding the true intention of the applicants requested use, the MPC Board deferred the request to allow the applicant to pursue a Small Planned Unit Development. The Small Planned Unit Development application allows the applicant to request ordinance relief to permit the garage without a principal use; further, it allows staff to analyze the case without classifying the structure as a warehouse.

There are no prior cases associated with this site. Nearby relevant cases include: Approval to rezone from R-A, Residence Agriculture and R-4, Multi-Family to B-3, Community Business District (P-143); Approval to rezone from R-4 to B-2 (P-293); Approval to rezone from R-A to B-3 (P-424); Approval to rezone from R-4 to B-3 (C-78-81); Approval to rezone from R-A to B-2, Neighborhood Business (C-31-83); Denial to rezone from R-A and R-1D, Urban One Family to I-2, Heavy Industrial (C-70-94).

Nearby neighborhoods include: Agurs, Hearne Extension, Lakeview, Martin Luther King.

## STAFF REPORT – CITY OF SHREVEPORT

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**REMARKS:** PUD approval is subject to a 3-year expiration as described in Section 16.9.F of the UDC.

Pursuit of a PUD designation allows an applicant to request ordinance relief across a variety of areas within one application. In exchange, the applicant agrees to provide substantive amenities that benefit the surrounding area or the tenant/property owner exclusively, align with the goals of the Master Plan or otherwise provide some added aesthetic benefit. This tool provides the highest level of flexibility for projects that have a complex coupling of uses and potential impacts and offers the premier opportunity to claim benefits for the site and the surrounding area. Through this application type, the applicant can request approval for the accessory structure without the principal structure. This eliminates the need for heavy commercial zoning.

The proposed amenities are a result of the Neighborhood Participation Plan meeting that was held on September 11<sup>th</sup> at 6:00 PM; a total of 5 people were in attendance. Concerns about increased traffic, building orientation, property values, and theft were raised. The applicant explained that it is not for a commercial purposes and is personal use only, and would essentially operate and appear like a residential structure from the road.

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**MASTER PLAN  
CONSIDERATIONS:**

The Future Land Use Map of the 2030 Great Expectations Master Plan shows the subject property located within an area intended for Residential Low uses. Maintaining the R-1-5 zoning district aligns with the future land use map. The use will strictly be for the storage of personal items; therefore, it is compatible with the Master Plan recommendations for this area.

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**REQUESTED USES &  
ORDINANCE RELIEF:**

The applicant requests the following ordinance relief:

- Accessory structure without a principal structure.

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**PROPOSED SITE  
AMENITIES:**

**Proposed site amenities in exchange for the requested uses and ordinance relief include the following:**

- Enhanced design to maintain a more residential appearance by incorporating siding on the front façade.
  - Orienting the structure so that the garage doors are located at the rear of the property and not visible from the public right of way.
  - Four hedges located in the front of the structure.
-

## STAFF REPORT – CITY OF SHREVEPORT

**PRELIMINARY  
SITE PLAN  
CONSIDERATION:**

The site plan shows that the structure will be 990 sf and located towards the back half of the property. The proposed structure meets all minimum setback requirements. A concrete pad and driveway will be poured. There is an existing portable shed located towards the rear of the lot that is currently in the rear setback. The shed will need to be moved out of the rear setback; however, it will need to remain behind the proposed garage. A revised site plan addressing the relocation of the existing shed will need to be submitted.

The elevations depict a structure that incorporates siding on the front façade, which is more commonly found on residential structures. From Russell Road, the structure will not look like a garage, as the roll-up doors will be facing the rear of the structure. The façade that faces Russell Road will have a door and four windows. Staff recommends adding shutters to the windows to further insinuate that this residential dwelling, rather than an accessory garage.

One concern that was raised at the NPP meeting was whether vehicles would be parked outdoors. The applicant indicated that vehicles could be parked outside as is permitted on other residential lots. Because this is a Planned Unit Development, the MPC board has the ability to stipulate additional provisions. MPC staff recommends that vehicles parked outside are limited to the rear of the building and on the approved concert surface. Outdoor storage is prohibited unless enclosed in an approved fenced that meets MPC code requirements.

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**STAFF  
ASSESSMENT:**

Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of the zoning request from R-1-5, Single-Family Residential to R-1-5, SPUD, Small Planned Unit Development is warranted, as it will have minimal impact on the surrounding residential uses. The following stipulations are warranted:

1. Submittal of a revised site plan that shows the existing portable shed in a permitted location on the lot.
2. Revised elevations that include shutters on either side of the widows.
3. Vehicles parked outdoor are limited to the rear of the building.

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

- a. Deny the request.
- b. Approve the request with additional stipulations.

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**PUBLIC ASSESSMENT:** Two people spoke in support. Four spoke in opposition.

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**MPC BOARD**

## **STAFF REPORT – CITY OF SHREVEPORT**

**RECOMMENDATION:** The Board voted 4-3 to recommend this application for denial.

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**23-73-C**

**R-1-5**

RUSSELL

HALL

NASH

NOAH

**R-1-5**

**C-1**

R-1-5 to  
R-1-5 (SPUD)

BONNIE

**C-1**

GAIN

**C-1**

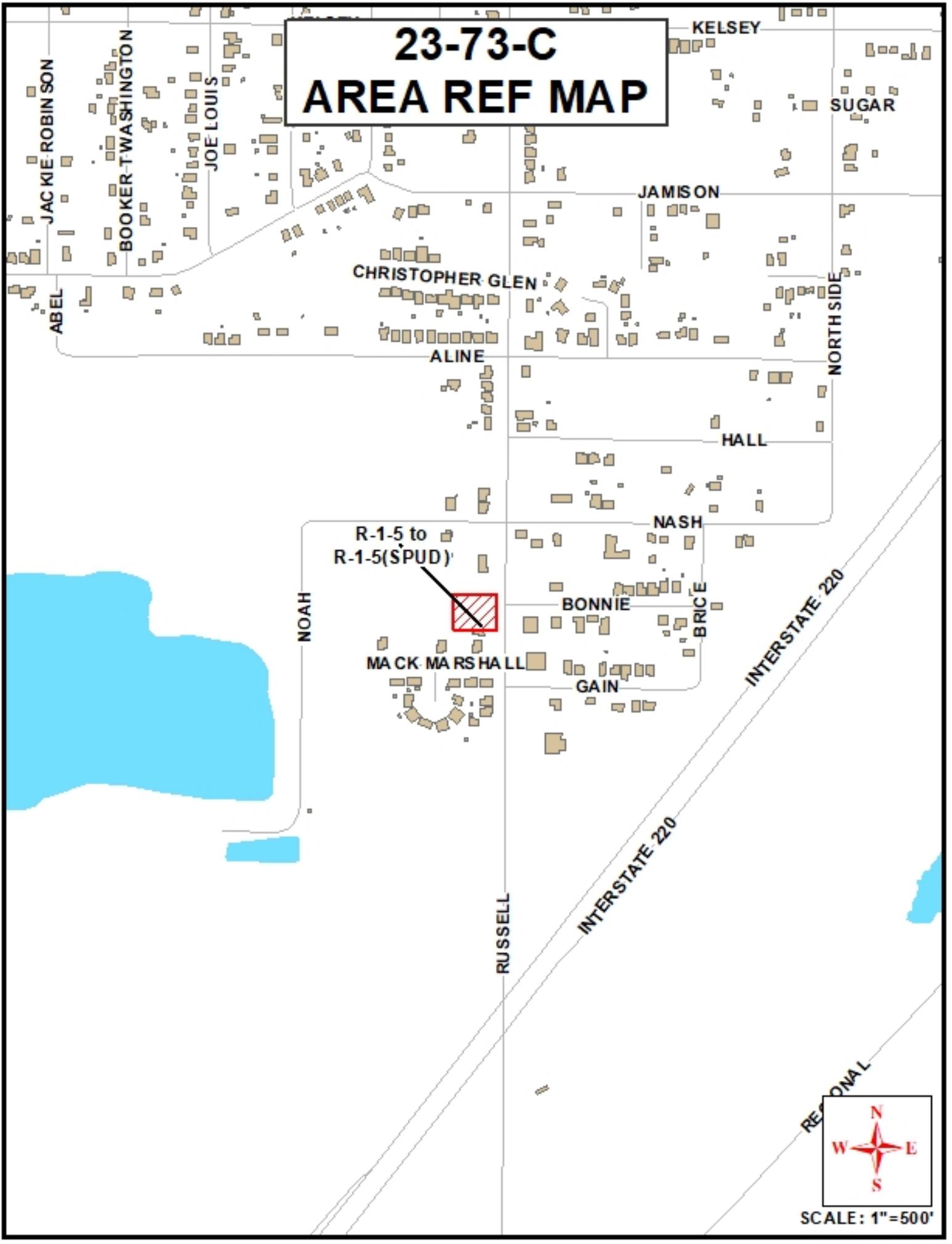
500' NOTIFICATION  
AREA

**R-1-7**

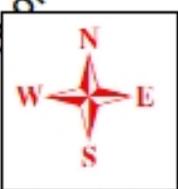


SCALE: 1" = 200'

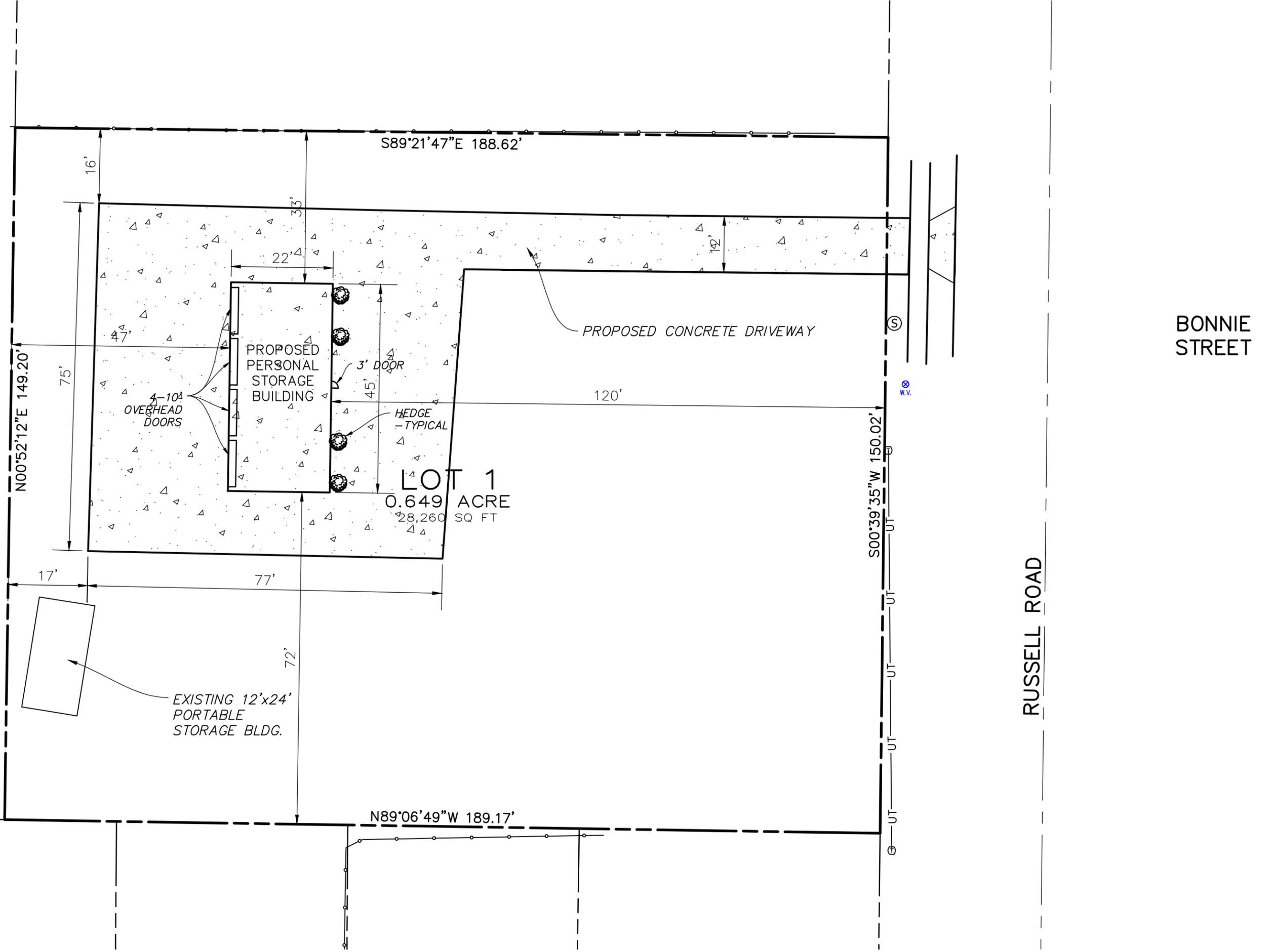
# 23-73-C AREA REF MAP



R-1-5 to  
R-1-5 (SPUD)



SCALE: 1" = 500'



Date	Nov. 16, 2023
Scale	1"=20'
Drawn	DBA
Job	38944

FOR:  
**RUSSELL ROAD PERSONAL STORAGE**  
 MARVIN BAXTER

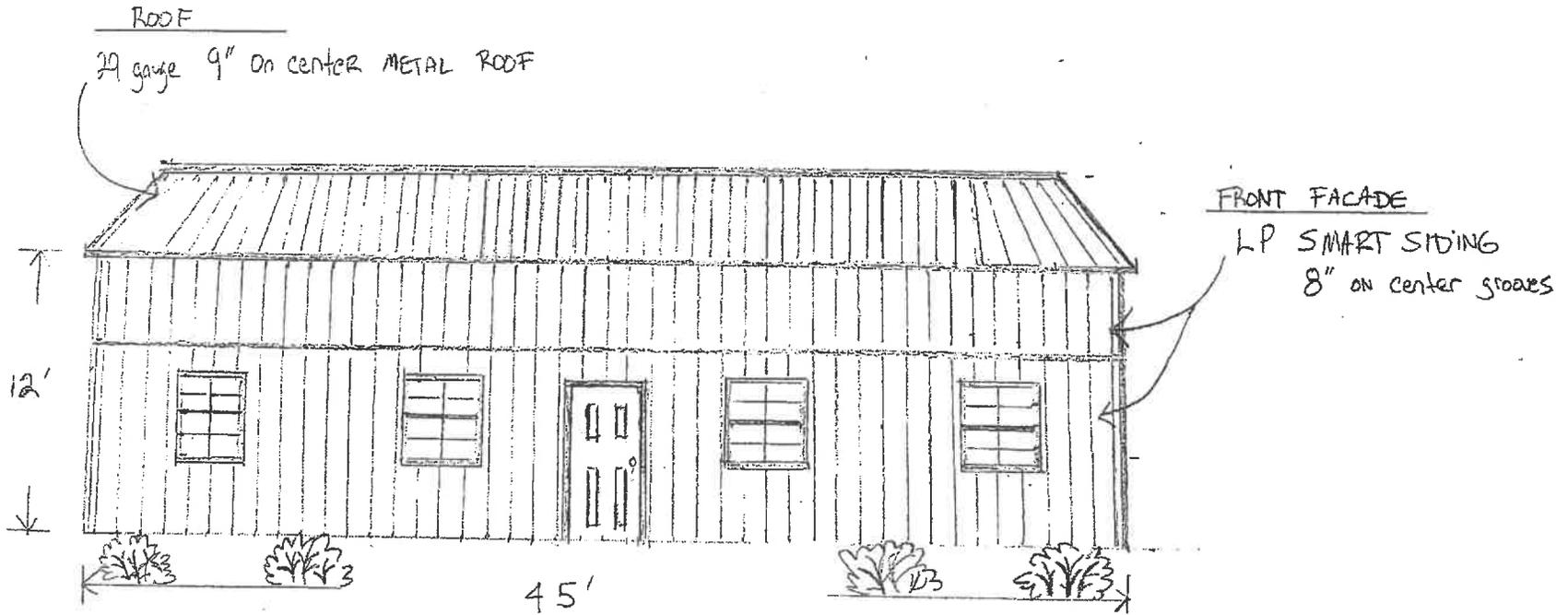
**Mohr and Associates, Inc.**  
*Consulting Civil Engineers & Land Surveyors*  
 1324 N. Hearne Ave., Ste 301 Phone : (318) 686-7190  
 Shreveport, Louisiana 71107 Fax : (318) 402-4400

RUSSELL ROAD

BONNIE STREET

Isenco CONTRACTOR

FRONT view



Standard (Non-Certified) Units -- These units are anchored with rebar anchors for ground installation or concrete wedge anchors for concrete installations. The rebar anchors are thirty-two inches (32") long but may be shortened in length when installing on difficult terrain. Mobile home (auger type) anchors are available for non-certified units at a small additional charge.



*GARAGE CONTRACTOR*

**Gemco Building Systems**

Questions? Contact us at SHREVEPORT 318-489-5988 or BOSSIER CITY 318-752-9900 or KEITHVILLE 318-221-9800

Customer Order - **Sep 19, 2023**

Ship To			
Name _____		Order # 1585743375484080-4	
Install Address _____			
City _____		State _____	Zip Code _____
Email _____		Phone # _____	Mobile # _____
Building Info	Size	Color	Anchoring & Site Preparation
Style: Base Shop	$\frac{22'}{\text{Width}} \times \frac{46'}{\text{Length}} \times \frac{10'}{\text{Leg Height}}$	Roof: Brown <input type="checkbox"/>	Sales Lot you would like to work with: _____
Roof Overhang: 6"		Trim: Tan <input type="checkbox"/>	
Roof Style: Vertical Style		Gable End Siding: Brown <input type="checkbox"/>	
Gauge: 2.5"x2.5" Galvanized Steel Framing		Side Wall Siding: Brown <input type="checkbox"/>	
Leg Style: Standard			
Brace: Standard Brace			

**Building Images**



GEMCO BUILDING SYSTEMS



GEMCO BUILDING SYSTEMS

#1585743375484080

Perspective View



GEMCO

Left Side

Front



GEMCO

Right Side



GEMCO

Back



ZONING  
CHANGE  
673-6480  
MUNICIPALITY  
PLANNING  
COMMISSION

24/05/2023



24/05/2023



24/05/2023



Russell

24/05/2023

9/13/23

Re: Russell Road Project

A meeting was held on 9/11/23 to discuss the Russell Road project with the community. The following concerns were raised and addressed. To our knowledge, the below concerns were satisfactorily addressed.

- Which way will the back door be facing?
  - Will be at the back
- Why is it being placed there?
  - Limited space and rodent problems.
- Will there be heavy traffic in and out?
  - No. Normal residential traffic
- Will it affect their property values?
  - Project will have no impact on neighbor's property value.
- Theft Concerns
  - No new theft concerns.
- Rodent concerns
  - No new rodent concerns
- Are cars going to be parked outside?
  - On occasion and no different from normal residential outdoor parking
- Will there be a fence?
  - A fence may be placed in the future

Respectfully submitted,

Marvin & Andrea Baxter

1323 Denise Circle

Shreveport, LA 71107



OWNER	STREET AD	CITY	STATE	ZIP
Russell, Art	1806 Mack	Shreveport	La	71107-6227
Nicholson,	1838 Mack	Shreveport	La	71107-6227
Lindsey, W	333 Wilder	Shreveport	La	71104-4527
Brookins, A	1322 Denis	Shreveport	La	71107-6215
Moon, Rus.	5984 Vanc	Shreveport	La	71107
Faison, Jar	1314 Denis	Shreveport	La	71107-6215
Lewis, Shar	1319 Denis	Shreveport	La	71107-6215
Smith, W. I	3025 Aline	Shreveport	La	71107
Harris, Mar	1827 Mack	Shreveport	La	71107-6247
Nicholson,	1838 Mack	Shreveport	La	71107-6227
Brown, Wil	1769 Nash	Shreveport	La	71107-6230
Missionary	3037 Nash	Shreveport	La	71107
Martin Lutl	1341 Russe	Shreveport	La	71107
Robinson, (	1746 Gain	Shreveport	La	71107-6219
Gardner, D	5536 West	Los Angeles	CA	90056-2011
Ruben, Clo	1756 Nash	Shreveport	La	71107-6231
Gleen, Sha	1811 Nash	Shreveport	La	71107
Red River C	Po Box 179	Shreveport	La	71166-1795
Williams, G	PO Box 61	Bossier City	LA	71171-6183
Hughes, De	7810 Pines	Shreveport	La	71129
Woodley R	3661 Darie	Shreveport	La	71109
Dudley, Iss.	1812 Nash	Shreveport	La	71107-6233
Bogan, Jacl	PO Box 56	Bossier City	LA	71171-5690
Smith, Larr	1629 Helm	Virginia Be	VA	23464-8409
Pickson, W	1730 Gain	Shreveport	La	71107-6219
Sullivan, D	4219 Made	Shreveport	La	71119
Thomas, E	1454 Russe	Shreveport	La	71107-6207
Dls Rentals	6346 Gard	Shreveport	La	71129
Robinson, I	2151 Airlin	Bossier City	LA	71111
Blow, Shar	1811 Nash	Shreveport	La	71107-6232
Gipson, Sor	1350 Russe	Shreveport	La	71107-6237
Godfrey, M	1029 Woo	Shreveport	La	71107
Washington	1729 Bonni	Shreveport	La	71107-6210
Dance, Jan	13900 Fiji	Bell	CA	90202
Russell, Art	1806 Mack	Shreveport	La	71107
Lars, Velma	1771 Wafe	Haughton	LA	71037
Brown, Alfr	1835 Mack	Shreveport	La	71107
Nobles, He	3012 King	Shreveport	La	71107
Edwards, V	206 Oregor	Shreveport	La	71101-2116
Baxter, Ma	1323 Denis	Shreveport	La	71107-6215
Moore, Ma	334 Phoeni	Shreveport	La	71103-2053
Emery, Alfr	3032 Skelly	Shreveport	La	71107-5886
Spears, Joe	1813 Mack	Shreveport	La	71107-6226
Dickey, For	1737 Bonni	Shreveport	La	71107-6210
Greenhead	8389 Wass	Shreveport	La	71107-9606
Batts, Edit	1317 Denis	Shreveport	La	71107-6215

Martin, Wæ 245 N Wya Shreveport La	71101-2145
Washington, 1731 Bonni Shreveport La	71107
Powell, Bar 1318 Denis Shreveport La	71107
Milton, De 1734 Bonni Shreveport La	71107
Dotie, Ben 748 Booth Shreveport La	71107
Barbo, Rita 6312 West Shreveport La	71129-3306
Baxter, Anc 1323 Denn Shreveport La	71107
Rasco, Dan 3931 Balco Shreveport La	71109
Kelly, Haze 1803 Mack Shreveport La	71107
Hughes, De 4140 Rockf Shreveport La	71107
Caldwell, Jæ 2849 5th St Shreveport La	71107
Marshall, T 2524 Jones Shreveport La	71107
Jelks, Robe 6203 Yarbr Shreveport La	71119-3505
Payne, Valr 1818 Mack Shreveport La	71107
Burnom, Eæ 5294 Mill V Grand Blan MI	48439-4252
Gant, John 1733 Bonni Shreveport La	71107-6210
King, Rache 332 Shado Decatur AL	35601
Walker, Sh 17138 Gair Shreveport La	71107-6219
Milton, Cyr 1734 Bonni Shreveport La	71107-6246
Forest, Aar 6635 Willo Baton Roug LA	70811
Penningtor 1766 Nash Shreveport La	71107-6231

**Land Development**

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

**UDC DEVELOPMENT APPLICATION**

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.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY		
Date: _____	Planner: _____	Case No: _____ Application Fee: _____
1. PROPERTY INFORMATION		
Project Name: <b>Russell Rd Project</b>	Associated Case: <b>23-73-C</b>	
Project Address/Location: _____		
Current Zoning District: <b>R15</b>	Proposed Zoning District (if applicable): <b>R15SPD</b>	Parcel Number(s): <b># 181421016000 400</b>
2. CASE TYPE		
<input type="checkbox"/> Zoning Map Amendment (Rezoning) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) <input type="checkbox"/> Final Plat (Less than 7 lots) <input type="checkbox"/> Re-Plat	<input checked="" type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input checked="" type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Site Plan Modification <input type="checkbox"/> Other: _____
3. PARCEL DESCRIPTION		
(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)		
4. GENERAL LOCATION OF PROPERTY		
(street address and/or frontage, and distance to cross street)		
<b>WEST SIDE OF RUSSELL RD. ACROSS FROM BONNIE ST.</b>		
5. PROPOSED USE OF THE PROPERTY		
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary		
<b>PERSONAL STORAGE</b>		



**Land Development**

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

**UDC DEVELOPMENT APPLICATION**

6. ZONING INFORMATION		7. BUILDING INFORMATION	
<del>Current Zoning District(s):</del> <del>Proposed Zoning District(s):</del>		Proposed Building Use(s): PERSON STORAGE	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: 12x20	
<del>Special Purpose Overlay District (if applicable):</del>		Proposed Building(s) sq. ft. gross: 22x45	
Total Site Acres: 0.649		Total sq. ft. gross (existing & proposed): 1230 SQ FT	
<del>Off-Street Parking Required:</del>		Proposed height of building(s): Number of stories:	
<del>Off-Street Parking Provided:</del>		Ceiling height of First Floor: 12 FT	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):		Lot Coverage (Total Area in square feet):	
Lot Coverage Percentage of Total Lot Area:			
9. STORMWATER INFORMATION			
<del>Existing Impervious Surface:</del> acres/square feet		Hazard Flood Area <input type="checkbox"/> Yes <input type="checkbox"/> No	
<del>Proposed Impervious Surface:</del> acres/square feet		Red River <input type="checkbox"/> Yes <input type="checkbox"/> No	
Cross Lake Watershed <input type="checkbox"/> Yes <input type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	

**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**

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: Marvin Bawter Company: \_\_\_\_\_  
 E-mail: marvinbawter@comcast.net Phone: 218-9480 Fax: \_\_\_\_\_  
 Address: 1323 Denise Cr. City: Spport State: LA Zip: 71107

**ARCHITECT CONTACT INFORMATION:**

Check if Primary Contact

Name: \_\_\_\_\_ Company: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**ENGINEER CONTACT INFORMATION:**

Check if Primary Contact

Name: Josh Craig Company: Mohr & Assoc. Com  
 E-mail: jcraig@mohrandassoc.com Phone: 686-7190 Fax: 402-4400  
 Address: 01324 N. Hearne Ave #301 City: Spport State: LA Zip: 71107

**CURRENT PROPERTY OWNER CONTACT INFORMATION:**

Check if Primary Contact

Name: Marvin Bawter Company: \_\_\_\_\_  
 E-mail: marvinbawter@comcast.net Phone: 218-9480 Fax: \_\_\_\_\_  
 Address: Same as shown above City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Designee Contact Name: \_\_\_\_\_ Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:**

\_\_\_\_ I will represent the application myself; OR  I hereby designate Mohr + Associates, Inc. (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.

**ACKNOWLEDGEMENT:**

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.

Marvin Bawter 9-27-2023 Marvin Bawter 9-27-23  
 Property Owner Signature Date Applicant Signature Date

**CC3825**

**NOTICE TO THE PUBLIC**

**Control #23188**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, December 6, 2023 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. 23-73-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN** : 0 Russell Road.

Application by Mohr & Associates, Inc. for approval to rezone property located on the Intersection of Russell Road and Bonnie Street, from R-1-5 Single-Family Residential Zoning District to R-1-5 (SPUD) Single-Family Residential Small Planned Unit Development Zoning District for a personal storage garage, being more particularly described as Lots B & C, Nelson Park Subn, And S. 40 Ft. Of Lot 188, Jones - Mabry Subn., Unit #2, Less R/W 181421-16-4 Section 21, T18N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times