

ORDINANCE NO. \_\_\_\_ OF 2024

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED NORTH SIDE OF BERT KOUNS INDUSTRIAL LOOP, APPROXIMATELY 585' EAST OF DEAN ROAD, SHREVEPORT, CADDOPARISH, LOUISIANA., FROM R-1-12 SINGLE FAMILY RESIDENTIAL TO R-1-12 SPUD SINGLE FAMILY RESIDENTIAL SMALL PLANNED UNIT DEVELOPMENT, 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-1-12 Single Family Residential to R-1-12 SPUD Single Family Residential Small Planned Unit Development:

LOT 29, LESS R/W, L. E. WALKER SUB. Sec. 05, T16N, 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:

- Multiple auxiliary buildings on a residential lot
- 18 dwelling units on a single-family residential lot
- Waiver to bicycle parking requirements

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

- 15' landscape buffer on interior side yards.
- Landscaping hedge in front of vehicle parking in addition to preserved trees.
- Tree preservation area in the rear and front yards.
- Adaptive reuse of an existing 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

24-53-C  
Mohr and Associates, Inc.

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING JUNE 5, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, June 5, 2024 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met in the MPC Conference room prior to the hearing for case manager presentations.

**Members Present**

Winzer Andrews, Chair  
Rachel Jackson  
Bill Robertson  
Harold Sater  
Toni Thibeaux  
Rose Wilson McCulloch

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Emily Trant, Planner II  
Kamrin Hooks, Executive Assistant/Planner 1  
Christian Terrell, Planner 1  
PeiYao Lin, Community Planner 1  
Tanner Yeldell, City Attorney's Office

**Members Absent**

Gabriel Balderas  
Chris Elberson  
Fred Moss, IV

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MRS. WILSON MCCULLOCH**

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, the City Council. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

**A motion was made by MR. SATER, seconded by MS. JACKSON, to approve the minutes of the May 1, 2024 public hearing as submitted.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. BALDERAS, ELBERSON, & MOSS.**

**PUBLIC HEARING**

**CASE NO. 24-53-C SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN**

Applicant: Mohr and Associates, Inc  
Owner: Faith and Fostering  
Location: 3248 BERT KOUNS INDUSTRIAL LOOP (N side of Bert Kouns Industrial Loop, approx. 585' E of Dean Rd)  
Existing Zoning: R-1-12  
Request: SPUD in R-1-12  
Proposed Use: GROUP HOME AND SOCIAL SERVICE CENTER

**Representative &/or support:**

**Christi Robinson 3004 Knight St, Bldg.6 #122, Shreveport, LA, 71105**

Robinson stated that Faith and Fostering helps those who have conquered drug addiction and been rescued from sex trafficking and have nowhere to go. She stated that it is a support system for young people who are in recovery by providing relationships, life coaching and community. Robinson stated that they provide an opportunity which keeps them from crime during a crime epidemic in Shreveport. She stated that the 18 tiny homes will be for women only and be single-family.

*Draft*

ROBERTSON asked about trees that were cut down on a neighboring property, to which the applicant answered that it was a mistake, and they will replant the trees. ROBERTSON asked about upkeep on Faith and Fostering properties, Robinson answered that they want their young people to have well-kept living situations therefore, the properties are well-maintained. ROBERTSON then asked if the women will be buying the tiny homes or paying rent. Robinson answered that they will be paying rent that will be collected and put into a savings account for them as they move out of the program, she stated that this is to teach them to save and to pay bills on time for when they reenter society. MCCULLOCH asked about safety on the property, the applicant answered that they have an individual in Minden who will be donating surveillance equipment.

**Chad Carter 3247 Bert Kouns Industrial Loop, Shreveport, LA, 71118**

**Bruce Acree 9720 Leaside Way, Shreveport, LA, 71118**

**Randy Rodgers 173 Lee Lane, Stonewall, LA, 71078**

The support stated that they are in full agreement with this development as it will provide help to young adults and provide support to these women so they can eventually be successful in society. The support also commented that the site will be well taken care and accepts all races and ethnic backgrounds.

**Opposition:**

**Kimberly Freeman 3246 Bert Kouns Industrial Loop, Shreveport, LA, 71118**

Freeman stated that this tiny home community will severely negatively impact this area. She stated that Faith and Fostering came onto their property and cut down shrubs and underbrush without identifying property lines first. Freeman commented that they are concerned about light, noise pollution and impacting the wildlife in the area. Freeman stated that the demographics that will be introduced to the area will bring more crime and the neighbors should not be subjected to that. She stated she has a petition with 20 signatures of people against this development. THIBEAUX asked Freeman if the speaker had any statistics or analysis done that shows the tiny home subdivision will decrease their property value. She stated she did not.

**Tim Shane 3238 Bert Kouns Industrial Loop, Shreveport, LA, 71118**

**Mariam Harley 9250 Dean Rd #114, Shreveport, LA, 71118**

**Art Scheffler 3242 Bert Kouns Industrial Loop, Shreveport, LA, 71118**

The listed opposition stated they are concerned about wildlife disruption, lack of funding and proper staffing for these women. They also informed the Board that they feel this project will decrease their property values and is being placed in the wrong area.

**Rebuttal:**

**Christi Robinson 3004 Knight St, Bldg.6 #122, Shreveport, LA, 71105**

Robinson stated that there are many not well-maintained homes in the area and these tiny homes will be well-kept and make the area look nicer. She stated that in the Faith and Fostering program they drug test randomly and regularly to ensure that the occupants are not using and if they test positive, they go back on a program and are put under watch. Robinson informed the Board that they have doctors, psychologists and social service workers who volunteer to help with these women. She also said that they will be building in phases to make sure they can sustain what they build financially and increase the area value.

**A motion was made by MS. JACKSON, seconded by MRS. WILSON MCCULLOCH to recommend for approval with stipulations of landscaping.**

**The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, ROBERTSON, & SATER and Meses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. BALDERAS, ELBERSON, & MOSS.**

**END OF PUBLIC HEARING**

**OLD BUSINESS**

CLARKE gave a brief update of the masterplan.

**NEW BUSINESS**

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

*Draft*

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 4:36 p.m.**

\_\_\_\_\_  
**Winzer Andrews, Chair**

\_\_\_\_\_  
**Rachel Jackson, Secretary**

## S.P.U.D. STAFF REPORT – CITY OF SHREVEPORT

JUNE 5, 2024

**AGENDA ITEM NUMBER: 6**  
**MPC Staff Member:** Chris Terrell  
**City Council District:** E/Alan Jackson  
**Parish Commission District:** 6/Steffon Jones

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**CASE NUMBER** 24-53-C: **SMALL PLANNED UNIT DEVELOPMENT (SPUD) & FINAL SITE PLAN**  
**APPLICANT:** Andy Craig, Mohr & Assoc.  
**OWNER:** Faith and Fostering Inc  
**LOCATION:** 3248 Bert Kouns Ind Loop (N side of Bert Kouns Industrial Loop, approx. 585' E of Dean Rd)  
**EXISTING ZONING:** R-1-12  
**REQUEST:** R-1-12 (SPUD)  
**PROPOSED USE:** SPUD & Site Plan Review for group home and social service center

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**SUMMARY OF REPORT:** The applicant is requesting to rezone R-1-12 land to R-1-12 SPUD to allow a group home, and social services center in residential zoned land. The development will consist of 18 tiny homes, an administrative office, housing for a staff supervisor, and additional amenities. Approval with stipulations is warranted.

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**DESCRIPTION:** The applicant is requesting to rezone 4.83 acres from R-1-12 (single-family residential, 12,000 sf lot) to R-1-12 SPUD (Small Planned Unit Development) to allow for multiple single-family dwellings on one lot. The site has R-1-12 zoning to its east and west and R-3 (multi-family residential) to the north. Most surrounding properties are single family homes on large lots or apartment complexes with a few commercial lots on the southwest corner of Bert Kouns Ind Loop and Dean Rd.

There are no prior cases for this site.

Prior nearby relevant cases include

- C-199-84: Rezone R-1 to B-3, approved. \*
- C-53-85: Rezone R-1, R-2, & R-3 to B-2, approved. \*
- C-88-85: Rezone R-1 to R-2 (TH), denied.
- C-55-86: Rezone R-1 to B-1, approved.
- C-58-86: Rezone R-1 to B-1, approved.
- C-50-00: Rezone R-1D to B-1, approved.
- C-38-05: Rezone R-2 (TH) PUD & R-A to R-1D, approved.
- C-41-07: Rezone R-1D to R-3, approved.
- P-38-81: Rezone R-1 to B-3, denied.
- P-27-82: Rezone R-A to R-3, approved.
- P-30-84: Rezone R-1 & R-3 to R-2 (TH), approved.
- P-31-84: Rezone R-1 to R-2 & B-1, approved.

NOTE: Related cases \*

## S.P.U.D. STAFF REPORT – CITY OF SHREVEPORT

Nearby neighborhoods include Huntington Park, Idlewood, Southwood, Summer Grove, and Walnut Hills.

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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, including: permitted uses from other zoning districts, specific use approvals, variances, etc. 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.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on March 11, 2024, at 5:30 PM. 23 people were in attendance. The report summarized the SPUD project, and the mission of Faith & Fostering was explained to the audience in detail. Councilman Alan Jackson and Parish Commissioner Ronald Cothran were in attendance. They spoke briefly.

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### MASTER PLAN

**CONSIDERATIONS:** The Future Land Use Map of the 2030 Master Plan shows the subject property located within an area intended for Residential Low development. Residential Low (single-family) is defined in Chapter 12 as “single-family houses, schools and churches”.

Chapter 6 of the 2030 Master Plan indicates that this property is located adjacent to a generational transition area in Southwood. The generational transition area is described as an area “where the population is stable in number, but residents and the housing stock are aging. There has been little recent development activity and special attention is required to ensure continued stability and encourage reinvestment.”

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### REQUESTED USES & ORDINANCE RELIEF:

The applicant requests the following uses in addition to the uses allowed in the R-1-12 base zoning district:

- Group home
- Social Services

The applicant requests the following ordinance relief:

- Multiple auxiliary buildings on a residential lot
- 18 dwelling units on a single-family residential lot
- Waiver to bicycle parking requirements

## S.P.U.D. STAFF REPORT – CITY OF SHREVEPORT

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### PROPOSED SITE

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

- 15' landscape buffer on interior side yards.
  - Landscaping hedge in front of vehicle parking in addition to preserved trees.
  - Tree preservation area in the rear and front yards.
  - Adaptive reuse of an existing structure.
- 

### SITE PLAN

**CONSIDERATION:** The site plan was submitted and reviewed by LADOTD, civil permits, fire prevention, city engineering and MPC staff for compliance with the City Code of Ordinances and the Unified Development Code (UDC).

The site plans show existing conditions of the property, the intended improvements to accommodate the use, and the proposed amenities. The existing building will be used as a residence for the site supervisor, and it will have an area for office space/administration that will allow staff to check people in and out, host meetings, be a common meeting area, and have storage. The following site features will be available to people living on site: playground/volleyball, fire pit/hangout area, walking trail, and a washateria. These features are not accessible to the public.

The proposed parking exceeds requirements. Under Article 8.3 of the city UDC, the property needs to provide 14 spaces. The applicant is proposing 39 spaces (21 near the office and 18 in the residential area). The applicant is requesting ordinance relief for bicycle parking space requirements.

The driveway will be widened to 25' to accommodate two-way traffic. All areas accessible by vehicles will be 24-25' in width and meet the minimum driving aisle widths for two-way traffic under Article 8.8. The gate entrance must be a minimum of 20' in width and appears to meet this requirement from Fire Prevention.

A major consideration in the site plan for amenities is a focus on landscaping. The northern portion of the lot will remain as a preservation area for landscaping that will serve as a buffer to the R-3 zoned lots to the north. The areas of the lot with residential tiny homes will have 15' landscaping buffers on the east and west sections of the lot with 6' wooden screening fences. A 5' walking trail will loop around the areas with residential tiny homes.

A separate landscape plan must be submitted to further clarify details on how the landscaping being provided will exceed code requirements under Article 10 and other applicable regulations for the front and rear yard buffer zones, and along the side yards. Specifically, staff will need to know the depth of the rear yard undisturbed landscape area; the specific trees being preserved in the front yard; and the specific trees or number of trees being added in the interior side yards.

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## S.P.U.D. STAFF REPORT – CITY OF SHREVEPORT

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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 with stipulations is warranted to ensure landscaping requirements mentioned in this report are met or are exceeded.

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

1. Approve the site plan with additional stipulations - beyond those mentioned in this report.
2. Deny the request.

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

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**MPC BOARD RECOMMENDATION:** The Board voted unanimously to recommend this application for approval with stipulations to submit a separate landscape plan to further clarify details on how the landscaping being provided will exceed code requirements under Article 10 and other applicable regulations for the front and rear yard buffer zones, and along the side yards. Specifically, staff will need to know the depth of the rear yard undisturbed landscape area; the specific trees being preserved in the front yard; and the specific trees or number of trees being added in the interior side yards. .

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24-53-C

Dean

Cedar Creek

R-A

R-TH

R-1-7

R-1-12 to  
R-1-12(PUD)

R-1-12

Bert Kouns Industrial

Bert Kouns Industrial

C-1

C-2

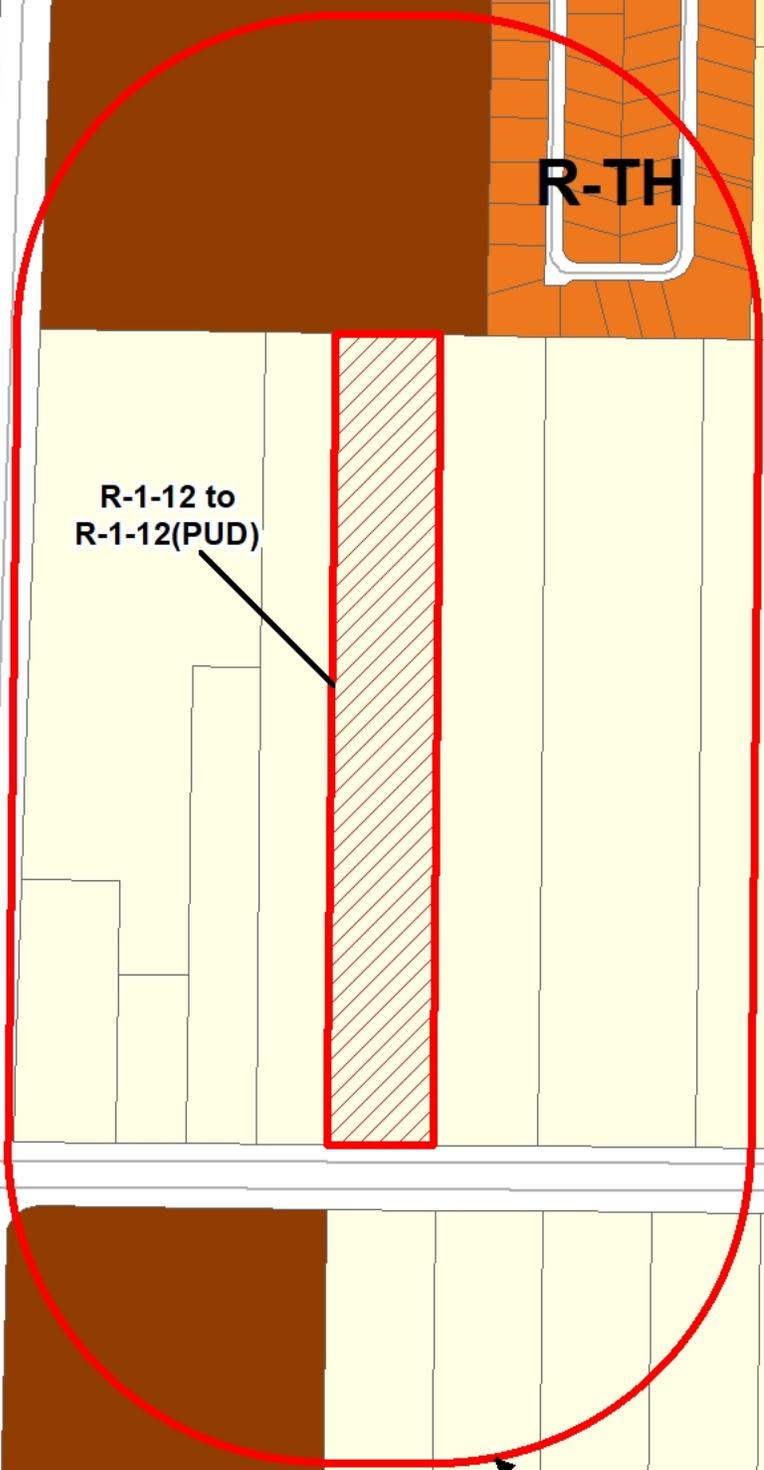
Dean

R-3

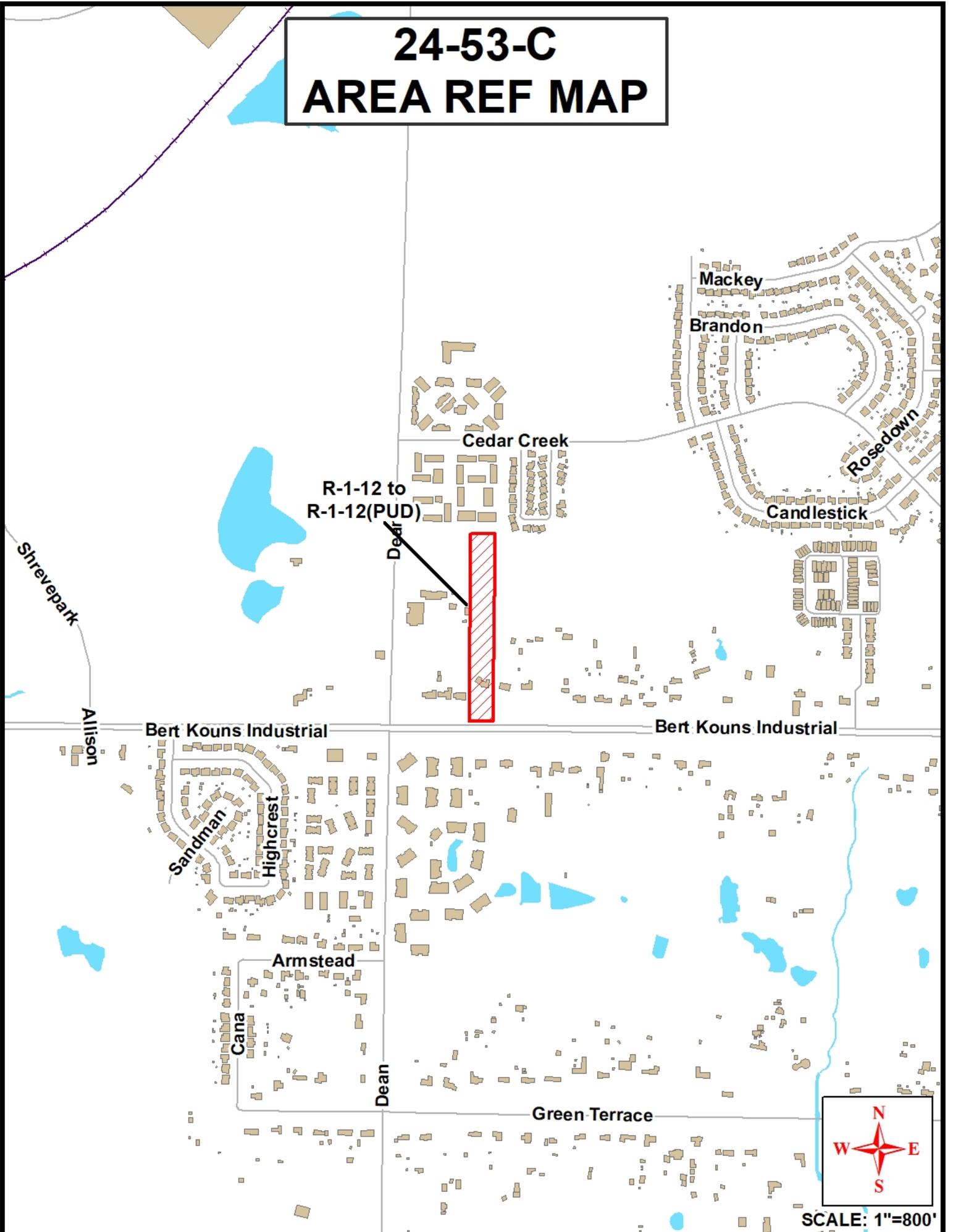
500' NOTIFICATION  
AREA



SCALE: 1"=300'



# 24-53-C AREA REF MAP



R-1-12 to  
R-1-12(PUD)

Dean

Cedar Creek

Mackey

Brandon

Rosedown

Candlestick

Shrevepark

Allison

Bert Kouns Industrial

Bert Kouns Industrial

Sandman

Highcrest

Armstead

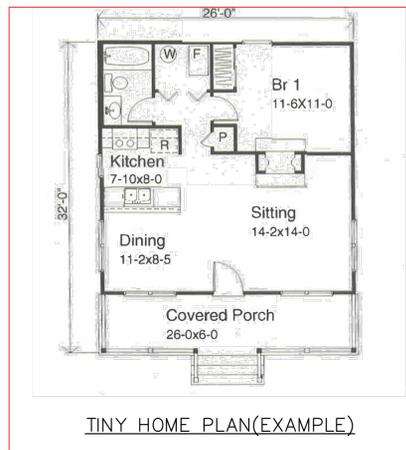
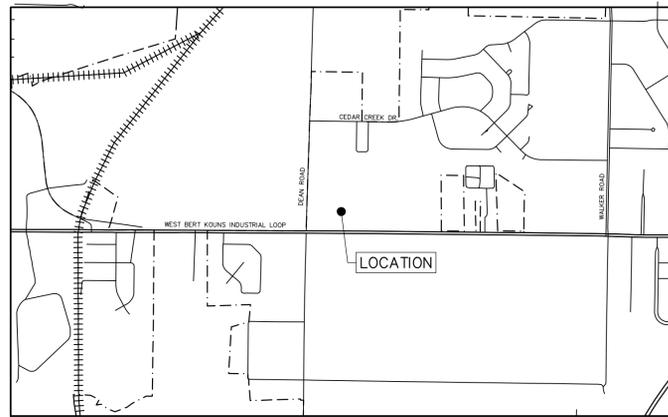
Cana

Dean

Green Terrace



SCALE: 1"=800'



**SITE FEATURES**

1. PLAYGROUND/VOLLYBALL
2. FIRE PIT/HANGOUT AREA
3. WALKING TRAIL
4. WASHATERIA

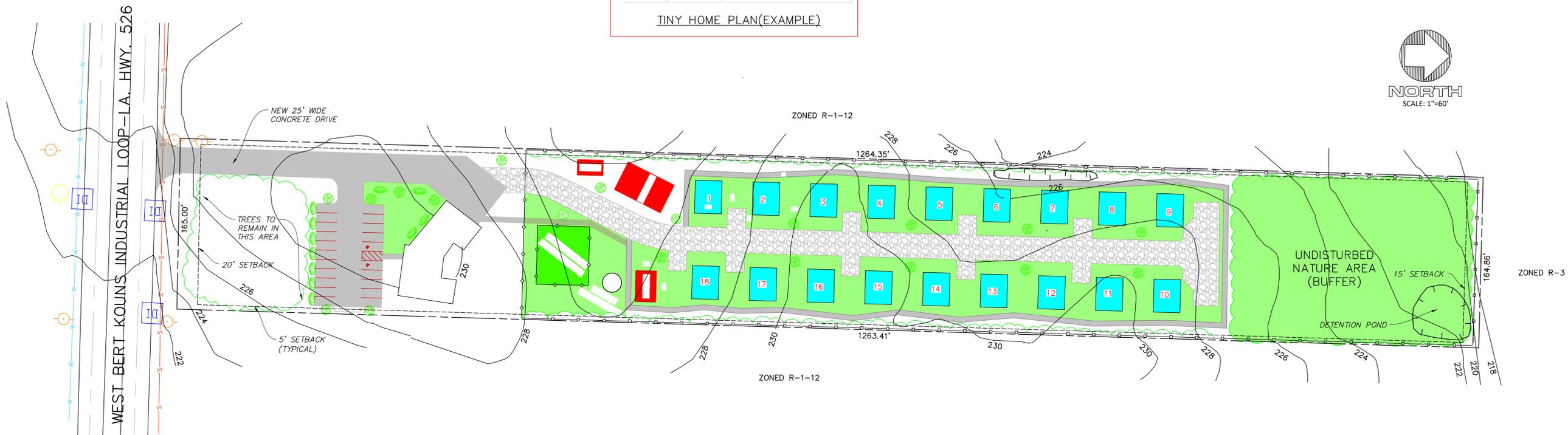
**AMENITIES**

1. WOOD SCREENING FENCE
2. NATURE AREA/BUFFER
3. 15' VEGATATED BUFFER
4. ADDITIONAL LANDSCAPING

**ORDINANCE RELIEF**

1. DRIVE & PARKING SURFACE IN RESIDENTIAL AREA
2. NUMBER OF PARKING SPACES IN RESIDENTIAL AREA
3. MULTIPLE AUXILIARY BUILDINGS ON A RESIDENTIAL LOT
4. BICYCLE PARKING

NUMBER OF PARKING SPACES PROVIDED IS 21 IN OFFICE AREA AND 18 IN RESIDENTIAL AREA.



SITE AREA=4.8 ACRES±

LOT 29  
L.E. WALKER SUBDIVISION  
3248 WEST BERT KOUNS INDUSTRIAL LOOP

5/29/2024 12:07:18 PM J. STUDIES/FAITH & FOSTERING/CONCEPTUAL LAYOUT 4.DWG

NO.	REVISIONS	DATE

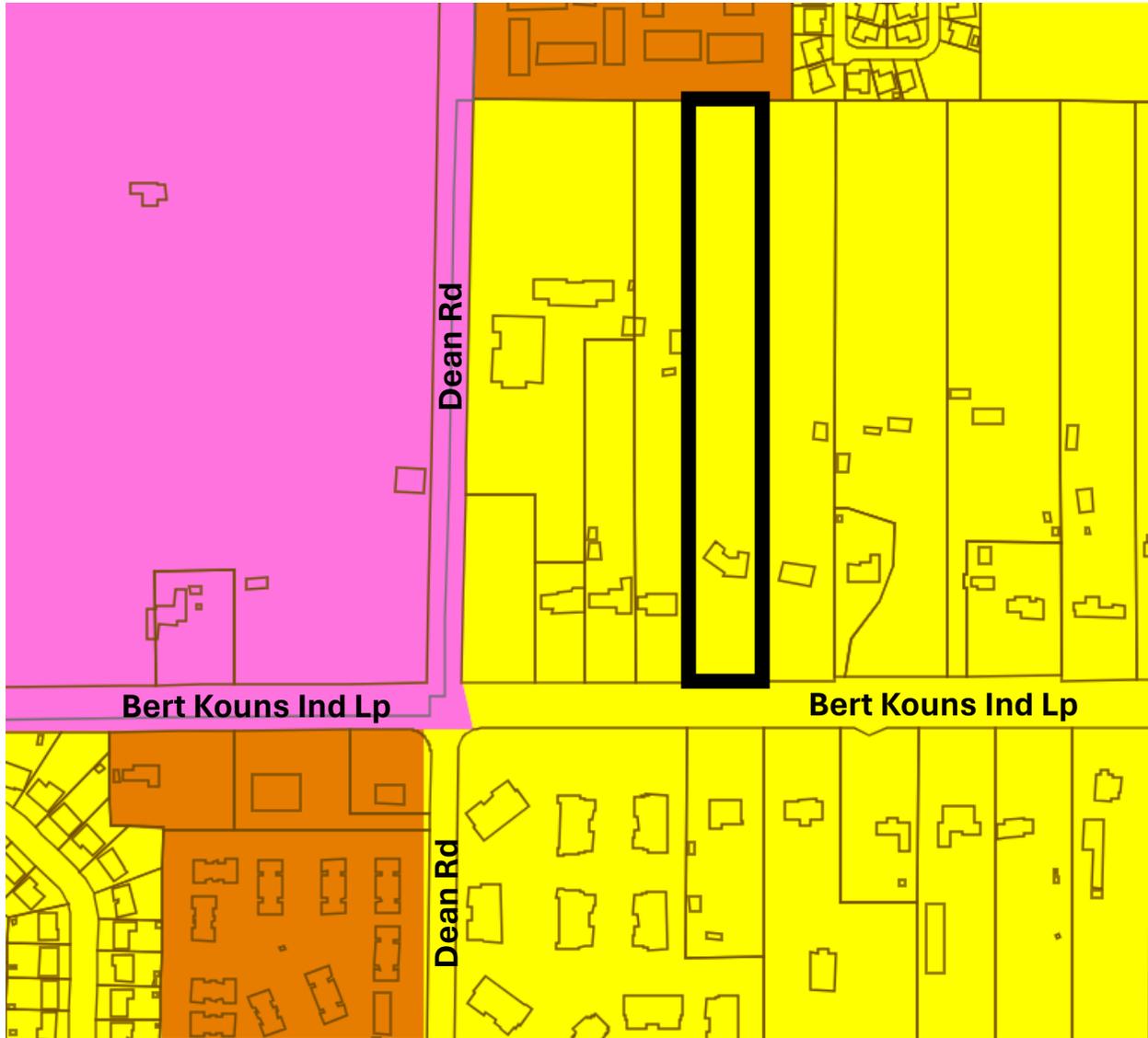
**Mohr and Associates, Inc.**  
*Consulting Civil Engineers & Land Surveyors*  
 1324 N. Hearne Ave., Ste 301 Phone : (318) 686-7190  
 Shreveport, Louisiana 71107 Fax : (318) 402-4400

CONCEPTUAL SITE PLAN  
 WEST BERT KOUNS INDUSTRIAL LOOP

FAITH & FOSTERING

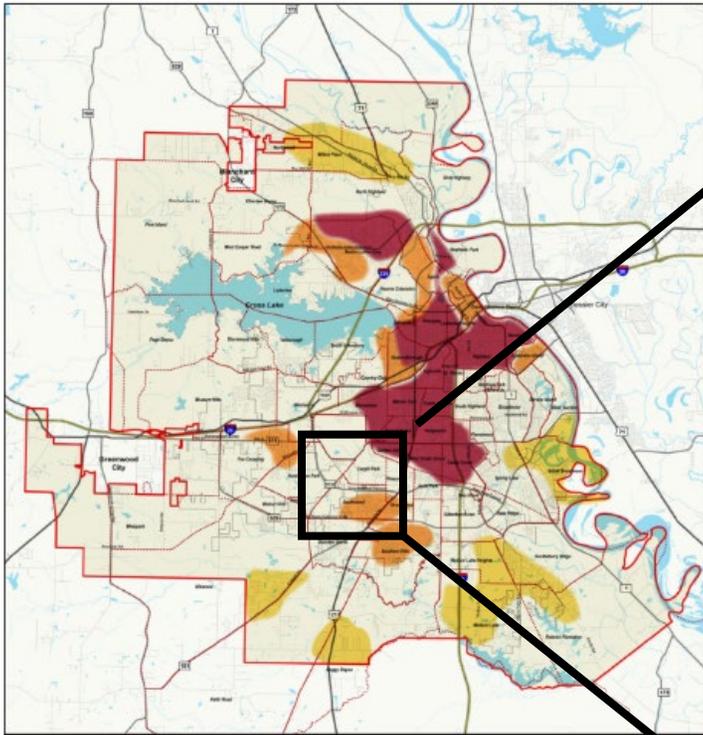
Date 4-15-2024  
 Scale 1"=50'  
 Drawn B. ANDERSON  
 Job 39167  
 Sheet 1  
 of 1 Sheets

# 24-53-C Future Land Use Map



- |  |   |   |  |
|--|---|---|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> Rural Enterprise        | <span style="display: inline-block; width: 15px; height: 10px; background-color: #d9534f; border: 1px solid black; margin-right: 5px;"></span> General Commercial             | <span style="display: inline-block; width: 15px; height: 10px; background-color: #5499c7; border: 1px solid black; margin-right: 5px;"></span> Parks and Open Space                 | <span style="display: inline-block; width: 15px; height: 10px; background-color: #5bc0de; border: 1px solid black; margin-right: 5px;"></span> Surface Water |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> Residential Low         | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f0f0f0; border: 1px solid black; margin-right: 5px;"></span> Urban Village Mixed use        | <span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; border: 1px solid black; margin-right: 5px;"></span> Parks and Open Space (Potential New) | <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black; margin-right: 5px;"></span> Planning Area                            |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4d6; border: 1px solid black; margin-right: 5px;"></span> Residential Medium      | <span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> Major Mixed Use Center         | <span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid black; margin-right: 5px;"></span> Institutional                        | <span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> City of Shreveport                      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcdd2; border: 1px solid black; margin-right: 5px;"></span> Residential High        | <span style="display: inline-block; width: 15px; height: 10px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> Light Industrial/Business Park | <span style="display: inline-block; width: 15px; height: 10px; background-color: #d1ecf1; border: 1px solid black; margin-right: 5px;"></span> Transportation                       | <span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Streets                           |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8d7da; border: 1px solid black; margin-right: 5px;"></span> Neighborhood Commercial | <span style="display: inline-block; width: 15px; height: 10px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> Industrial                     |   | <span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Railroads                        |

# 24-53-C Neighborhood Types



## NEIGHBORHOOD TYPES

- |  |   |  |   |
|--|---|--|---|
|  Stable area         |  Generational transition |  Shreveport neighborhoods |  City boundary |
|  Revitalization area |  Development interest    |  Planning area            |  Surface water |

50  
K  
48N  
172

PROPOSED  
**ZONING  
CHANGE**  
CALL  
**673-6480**  
METROPOLITAN  
PLANNING  
COMMISSION

May 21, 2024 9:27 AM



May 21, 2024 9:27 AM



May 21, 2024 9:27 AM



May 21, 2024 9:27 AM



May 21, 2024 9:28 AM

Faith and Fostering NPP Minutes  
March 11, 2024  
3248 Bert Kouns Industrial Loop (project site)  
5:30 pm

The meeting was opened by Andy Craig, PE. He explained the NPP process and purpose and the proposed zoning change to R-1-12 SPUD and the reasoning behind this designation. He gave a brief introduction of the project and turned the meeting over to Christi Robinson of Faith and Fostering.

Mrs. Robinson explained in detail the purpose and mission of the Faith and Fostering Ministry and a brief history of how it came to be. She presented an in-depth explanation of the plan and operation for the proposed project. The screening process for potential residents was explained as well as the limited requirements of acceptance into the program. The goals of the program were discussed along with the on-site management of the facility and long-term goals.

Most of the Faith and Fostering staff and operators that will run the facility were at the meeting.

Councilman Alan Jackson said a few words about the need for the program but wanted to hear what the community's wishes were. Ronald Cothran, Parish Commissioner, was in attendance and also said a few words.

Mrs. Robinson and staff fielded a few questions.

The meeting was closed at about 6:20 .pm.

*Andy Craig*  
Moore and Associates



# NPP (24-X-C) NPP Sign In Sheet

Project Name/Location: FAITH AND FOSTERING

Date: MARCH 11, 2024

Meeting Location: 3248 BERT KOWNS INDUSTRIAL LOOP

Time: 5:30

Name	Organization	Address	Email Address	Phone Number
CHAD CARTER	Hope Community Church	3247 Bert Kouns	Carterchad32@hotmail.com	318-519-0849
Stella Peace	" " Church of God	" "	Deventstella@ad.com	676-9141
Ardis Peace	" " Church of God	" "		
MICHAEL FREEMAN			Michael.Freeman73@uakron.com	318-272-9842
Kim Freeman		3246 Bert Kouns	kgf22@hotmail.com	318-617-4370
Scott Coburn		3246 Bert Kouns	coburn942@gmail.com	(318) 676-2210
Cherie Berry		3255 Green Terrace Rd Shreveport	cberry@fandf.com	318-540-6999
Charlie Shane		3238 Bert Kouns	charlie@shane-arts.com	469-777-0969
Madison Bram	KTBS		mbram@ktbs.com	225-936-6713
Cynthia Keith	Dog Park	3142 Woodbine Dr	Cynthia Keith@bellsouth.net	
Howard Cochran	Parish		Rcochrane@caaddo.com	
Bruce Cree		9720 Legado Way	BACREE1358@ad.com	318-422-0472
Stacy LeBlanc	FAITH AND FOSTERING	2004 WILD IRIS BOSSIER CITY	stacy@faithandfostering.org	318-560-1126
Melvin Randolph	SHE	8220 Burdette		210-8793
Tommy Giles	Shreveport Volunteer Network	3554 Fountain View Keithville, LA	tommy@shreveportvolunteer.com	318-773-0200
Corey Williams	HOMEOWNER	3530 DEWBERRY DR. SPORT, LA 71118	cwilliams1906@gmail.com	318-286-5662
Lisa Prothro	Homeowner	3247 Green Terrace	Lprothro79@gmail.com	318-564-0559
Kathy Terry		9500 Lytham Dr. (MAILING ADDRESS) 189 Joe McDevitt St. Shreveport	gkerry9@gmail.com	318-732-2565
Alan Tucker	Councilman			318-231-5735

## 3248 Bert Kouns Community Meeting Sign-in Sheet – 3/11/24

Name	Contact Number	Address	Email	Update with Changes
Shatorea Simmons	820-4190	3004 Knight St.	Shatorea@faithandfostering.org	
Solomon Waddles	318-268-9187	3004 Knight St	solomon@faithandfostering.org	No
PAM RODGERS	318 773-7660	173 LEE LN STONEWALL	pamspam1@yahoo.org	No
GENE & MEL Heath Nevius	318 470 3623	4910 Gun Ashley Dr Bossier City	bossynevius@gmail.com	

## Christian Terrell

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**From:** Tim Shane <timrshane@gmail.com>  
**Sent:** Tuesday, May 28, 2024 5:29 PM  
**To:** christian.terrell@shreveportla.com  
**Cc:** Christian Terrell  
**Subject:** CaseNumber 24-53-C-Objection-3238

May 28, 2024

From: Tim and Melissa Shane  
32387 Bert Kouns  
Shreveport, LA 71118

To: Metropolitan Planning Commission  
505 Travis Street Suite 440  
Shreveport, LA 71101

# OPPOSITION

Re: Case Number 24-53-C  
Faith and Fostering Group Home

We do not support the use of the property on Bert Kouns Industrial Loop as a Foster home for Faith and Fostering Case Number 24-53-C

I, Tim Shane, own 3238 Bert Kouns and purchased the home and lots of land from Alma Perkins and Art Scheffler. My wife and I attended a public meeting to learn about the ambitious undertaking of fostering young women in tiny homes.

This would be quite an undertaking with well funded licensed professionals that are educated and experienced with young people navigating their own faith and spirituality.

Their optimistic plan to handle such an undertaking with volunteers and faith has my wife and I greatly concerned. The program may work in other areas of Louisiana and I do hope they find a site more suitable for success.

Sincerely

Tim Shane

## Christian Terrell

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**From:** Maria Lopez <marylo0528@yahoo.com>  
**Sent:** Wednesday, May 29, 2024 4:31 PM  
**To:** Christian.terrell@shreveportla.com; Christian Terrell  
**Subject:** Objection

From: Homero and Maria Lopez  
3234 Bert Kouns Industrial Loop  
Shreveport, LA 71118

To: Metropolitan Planning Commission  
505 Travis Street Suite 440  
Shreveport, LA 71101  
Re: Case Number 24-53-C  
Faith and Fostering Group Home

# OPPOSITION

We do not support the use of the property on Bert Kouns Industrial Loop as a Foster home for Faith and Fostering Case Number 24-53-C

I, Maria Lopez, own 3234 Bert Kouns and purchased the home in 2021. Our next door neighbors Tim and Melissa let us know about the Faith and Fostering Group Home project and we are writing you in this objection letter. We do not support this decision to create new homes because it could decrease the value of our property. It may have the potential for unwanted solicitation from more people that normally may not be front the area. We have enjoyed our quiet neighborhood & neighbors and are not for something that could change that. I believe the program can have a good use in another area in Louisiana.

Sincerely,

Maria Lopez

May 28, 2024

Metropolitan Planning Commission  
505 Travis Street, Suite 440  
Shreveport, LA 71101

# OPPOSITION

RE: "Letter of Opposition" in regards to case #: 24-53-C

This letter is in reference to a tiny home community proposal for 3248 Bert Kouns in Shreveport, organized by the Faith and Fostering group. We are strongly against this proposal, as it will directly impact our quality of lives in a negative way, for many reasons. In some ways, it already has. While we think that the mission of this organization is admirable, the fact is, this is simply the wrong location for a tiny home community and we are honestly surprised that this property is even being considered for such a proposal. The fact that they had to get SPUD designation to allow this project to be a consideration is a further indicator that this is not the best location. Essentially, this would be a subdivision of tiny homes within our own subdivision, which is not something that nearby established property owners welcome or want among us, for many reasons that I will explain. This project brings nothing positive to the nearby homeowners in this area; rather, it brings many negatives, as stated in this letter.

I would like to first explain my background and why I am in total opposition of this tiny home community being approved in my neighborhood. First and foremost, not only has my family owned property on this street for almost 50 years, but I also happen to live RIGHT next door to the property at 3248 Bert Kouns. When my parents bought their home at 3246 Bert Kouns, it was a two-lane road, named "Reisor Rd", not Bert Kouns. One of the many attractions that drew them to this property was the peacefulness and tranquility of the area, the number of woods on our property and neighboring properties, and the abundance of wildlife. We have seen many changes over the years, but there are those of us that have lived on this street for several decades, including my next-door neighbor, who has lived at their property for over 50 years. We are very invested in our property and our community, and want to maintain the same integrity, peacefulness, and harmony that we've known for all of these years. Allowing an organization to come in and completely change the landscape of our area would be detrimental to nearby homeowners, and the community as a whole.

There are many reasons why myself and other neighbors are opposed to this project, and below are just a few:

**PROPERTY VALUE/FINANCIAL:** This tiny home community would significantly lower our property value, which is a HUGE concern, and quite honestly, not fair to any homeowner in the area. This would greatly jeopardize our ability to sell our own property if we wanted to do so in the future. Very few individuals, if any, would be interested in living next door to a property that is essentially a mini-subdivision with 18 tiny homes, an office, chapel, washeteria, volleyball court, fire pit/hangout, walking trails, etc. We were told by our councilman who attended the March 11<sup>th</sup> meeting that new construction raises property value, but myself and many of my neighbors disagree. This is not a new subdivision or new housing for individuals to buy, this housing is for a specific demographic of individuals. This will not increase our property value; rather, it will lower it, as one of my neighbors who was a real estate agent for many years, can attest to, and is also opposed to this proposal of tiny homes.

**RISE IN CRIME:** There has already been increased crime at this location, 3248 Bert Kouns, and we're very concerned about additional crime taking place with a revolving door of residents and visitors coming and going. Someone recently broke into the house and stole the copper piping, as the property is vacant and unsupervised. Also, there have been people rummaging through the very large orange dumpster that's been parked in the front yard since last year. There were no cars parked on the property at the time that this took place to indicate that anyone was working on the house. Also, although the F&F organization says that they will do background checks on potential residents, there is no guarantee that some will not "slip through the cracks". And let's be honest: the demographics of the individuals that would be living in these tiny homes are high-risk, often troubled, homeless young adults, "who never formed a support system", as stated by the F&F organization. There is a great possibility that neighbors will be subjected to crime and theft from this demographic and their acquaintances/visitors. And with the back of the property being cleared out, this makes it convenient for "visitors" to sneak in to visit residents. We were even told of such an occurrence by a member of F&F. They told us that this has happened at other locations, where male visitors have snuck on to the property to visit the females and subsequently, the females were kicked out of the program. This indicates that this organization has a history of not being able to properly secure their properties. This also opens up the possibility that anyone else could sneak on to the property, putting nearby neighbors at risk for crime to occur. And with crime increasing in Southern Hills in recent years, we don't need a new facility such as the one proposed, in our neighborhood that could compromise our safety.

**NOISE POLLUTION:** This community of tiny homes would bring numerous individuals to the property and create a substantial amount of noise to a peaceful and quiet area with its proposed outdoor gathering areas (fire pit, volleyball area, walking track, etc.). Not to mention, years of ongoing construction and noise, which again, directly impacts any homeowner in the vicinity of this address.

**LIGHT POLLUTION:** Increased lighting on the property at night would be intrusive to nearby neighbors. Because our houses are far from the road with a good amount of property and woods, we've been able to enjoy the quiet and peaceful darkness of the night without intrusive lighting, for decades. A tiny home community would completely change that, as many lights would, without a doubt, be put up all over the property.

**INCREASED TRAFFIC:** With so many residents, as well as staff constantly coming going, this would increase traffic in the area on an already congested street.

**VISUAL AESTHETICS:** The CEO of F&F herself stated that construction would be ongoing for years and would greatly impact myself and my family. There is currently a large, orange dumpster that's been sitting in front of the house since last year, and it is an eyesore. The property owners are not maintaining the property, as there are often numerous pieces of trash all over the yard. As previously mentioned, one of the attractions to this property and area years ago has remained the same: the peace and tranquility and being surrounded by beautiful trees and nature. We love sitting on our porch and enjoying the view of our backyard, and watching all of the birds to come to our feeders. That would drastically change with a large construction project next door, and it would greatly affect our quality of life. This organization has also mentioned putting up a fence, which would block our view of nature and create another eyesore to look at.

**WILDLIFE IMPACT:** One of the many reasons that we love our property is because of the diverse amount of wildlife that we share our land with, and have for decades. As a huge nature love, animal lover, and also a wildlife biologist, I enjoy being surrounded by such a diversity of wildlife. With construction of a tiny home community, the existence of wildlife would greatly diminish, which would negatively affect my mental health and my well-being. Within the last week, I've seen at least 8 adult deer, a fawn, raccoons, rabbits, and numerous species of birds on my property and the property next door. These particular properties are abundant with a diversity of wildlife. With a proposed tiny home community project, that would drastically change the wildlife habitat, and the amount of wildlife that I share my home with. Wild animals naturally avoid noise and conflict, so this project would not only affect humans, but it would affect the wildlife that live on our properties as well.

**LACK OF BOUNDARIES:** The F&F organization has come onto MY property and cut down small trees, shrubs, and other greenery **BEFORE** surveying the property lines. There was once a division of the two properties separated by the trees, which had existed for almost 50 years, and this division no longer exists because they cut all of it down, without my permission, and without doing a property line survey first. Some of the small trees that belonged to us, they knocked them down onto my property and left them. This was mentioned to their CEO, Christi Robinson, on March 11<sup>th</sup>, and she said that they would replace what they removed and cut down. I still have not been contacted to get this particular situation resolved.

We recently spoke to our neighbors on the other side of this property in question, and they did the same thing to them—they cut down trees that belonged to my neighbor. This organization seems to show very little regard for us, as neighbors. Also, the members of F&F on more than one occasion have used my driveway when conducting business at this property in question, and even parked in my yard and on my grass. Again, a total disregard for boundaries. Another reason to be concerned of the manner in which F&F conducts their business. They have already proven *not to be good neighbors*.

A better solution would be for this organization to sell the property at 3248 Bert Kouns, and use the money to buy property in a location that is better suited for this enormous project, versus trying to make this tiny home community work on a piece of property only because it was donated to them, which they would most certainly not choose if they were buying. Shreveport and its surrounding areas offer plenty of other land possibilities that would be a much better option and more appropriate for this type of proposal. We have talked to many neighbors, and the majority who live in the vicinity of this address and who will be directly impacted the most, are AGAINST this proposal. Those advocating for the proposal are not affected one way or the other. Yes, it sounds like a great idea, until the proposal for such a place is right next door to YOU! Then you start to consider all of these negatives mentioned above. I would also like to point out that when we attended the neighborhood meeting on March 11<sup>th</sup>, there were quite a few other attendees, and many of them were for it. But an interesting fact that must be taken into consideration, is that most of these people don't even live on Bert Kouns, and only came to the meeting out of curiosity after hearing about it. None of these people would be negatively affected in any way whatsoever by the tiny home community. And while it may sound like a good idea to some, I feel quite confident in saying that one's opinion would quickly change if they found out that it would be built right next door to them! Please ask yourself if this is something that you would want next door to YOU???

In conclusion, let me be clear and state that we have nothing personal against the F&F organization and think that their mission is commendable. But what we are against, is an organization trying to move in to the neighborhood, (right next door), and disrupt our quality of life. This is simply the wrong location for a tiny home community. We are asking for you to see this situation from a homeowner's point of view and come to the same conclusion that we all know—that this simply is not the right location for a tiny home community.

I really appreciate your time and I hope that you will protect the homeowners on Bert Kouns and deny this tiny home proposal at 3248 Bert Kouns.

Kimberly Freeman & Scott Coburn  
3246 Bert Kouns  
Shreveport, LA 71118

May 26, 2024

To: Metropolitan Planning Commission  
505 Travis Street, Suite 440  
Shreveport, LA 71101

# OPPOSITION

I'm writing this letter of opposition in regards to the property at 3248 Bert Kouns, and the intentions of turning it into a tiny home community by the group, Faith and Fostering. The case number is: 24-53-C. My parents bought their property at 3246 Bert Kouns in 1975, and I've lived in the same house for most of my life. I've seen many changes over the years in my neighborhood and community, but the one that concerns me the most is the group Faith and Fostering's proposal to turn the property immediately next door to me into a tiny home facility for former foster kids.

I've read up about this organization after attending a neighborhood meeting that they had back in March at the property, and I think they have a respectable mission in wanting to help these individuals, but the fact remains that this property is not the ideal location for what they are proposing. There are many reasons that I'm against the idea. I know that a facility like this will lower the property value for all of us in this area, and that's not fair to landowners to financially be affected in such a negative way by construction that will not benefit anyone that lives in our community. There are many properties all over Shreveport or other nearby areas that would be much more ideal for a tiny home community. Something of this magnitude should be located further away from a neighborhood, rather than right in the middle of it. I understand that they want to build on this property because it was donated to them and it's close to a bus stop, but those are not good enough reasons to cause detrimental consequences to neighbors who would have to deal with so many issues from this business/tiny home community.

There are other reasons that myself and many of my neighbors are concerned. This tiny home community would bring more traffic to an area that's already congested, greater possibility of even more crime, not to mention the loss of nature and wildlife habitat, more noise, and drastic change of landscape in my very own backyard that I've enjoyed since I was a little boy growing up here.

I must also mention that Faith and Fostering has cut down trees and plants on my property that has existed for several decades, before finding out the property boundaries. I'm still waiting on them to replace everything that they cut down and restore what was lost to my property. The fact that they have not even attempted to be a good neighbor and rectify this situation, as they promised they would, speaks volumes. The neighbor on the other side of this property said that they also cut down their trees.

I would like to offer another idea, and that would be for Faith and Fostering to sell the property and use the money from the sale to buy property and build somewhere else, perhaps outside of a neighborhood, where they won't be affecting an entire community and its residents. Since they did not pay for the property at 3248 Bert Kouns, they would really not be losing, and they would most likely find a better support system in a different location. I've talked to many of my neighbors, and all of us who are close by who are directly affected, do not want this proposal to be approved. I would think that our voices and opinions would be most important, since we are the ones with so much to lose over this situation. I would hope that my opinion is especially important to you, since I am DIRECTLY next door to this property and have the most to lose over anyone in this community. I would like for you to step in to my shoes for a moment and consider how you would feel if something of this magnitude was planned for the property next door to you. How would you feel if your property value was affected in a negative way? What about the extra noise? Extra crime possibly and loss of your sense of security? Inability to enjoy your own yard the way you have for so many years?

I'm really hoping that you support me, my family, and my fellow neighbors, and I pray that you do the right thing and deny the proposal to build a tiny home community at 3248 Bert Kouns.

Thank you for your time.

Sincerely,

Michael Freeman  
3246 Bert Kouns Industrial Loop  
Shreveport, LA 71118

Art and Alma Perkins Scheffler  
3242 Bert Kouns,  
Shreveport., LA,711118

May 29<sup>th</sup>, 20 24

To: Metropolitan Planning Commission

RE: 2453—C and Mohr & Assoc

REQUEST: FOR CONSIDERATION OF SMALL PLANNED UNIT DEVELOPMENT & SITE PLAN FOR A  
GROUP HOME & SOCIAL SERVICE CENTER.

## OPPOSITION

We have lived next to subject property for 25 years where we've raised and Boarded horses. My first husband, Dick Perkins, died 12 years ago. My 2<sup>nd</sup> husband,. ART Scheffler helped with the farm. In the past 2 years we've sold parts of the farm. The new owner, continued with the horse boarding. Art and I settled back to retirement. The plans for 12 small houses with young mothers will not contribute to our serenity. Most of the surrounding homes have raised their family and are enjoying quiet retirement.

I hope Faith & Fostering will find a site more appropriate.

Sincerely

*Alma Perkins Scheffler*

**CC3825**

**NOTICE TO THE PUBLIC**

**Control #24097**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, June 5, 2024 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA**, for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 24-53-C:** 3248 BERT KOUNS INDUSTRIAL LOOP. Application by Mohr and Associates, Inc. for approval to rezone property located on the north side of Bert Kouns Industrial Loop, approximately 585' E of Dean Road, from R-1-12 Single Family Residential Zoning District to R-1-12 SPUD Single Family Residential Small Planned Unit Development Zoning District to allow a group home, social service center, and multi-family dwellings, being more particularly described as LOT 29, LESS R/W, L. E. WALKER SUB. Sec. 05, T16N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times