

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 ELLERBE ROAD, APPROXIMATELY 415 FEET SOUTH OF EAST FLOURNOY LUCAS ROAD, SHREVEPORT, CADDO PARISH, LOUISIANA, **FROM R-E RESIDENTIAL ESTATE ZONING DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL 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 located on the West side of Ellerbe Road, approximately 415 feet South of East Flournoy Lucas Road, Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed **from R-E Residential Estate Zoning District to C-1 Neighborhood Commercial Zoning District:**

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF THE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, A DISTANCE OF 254 .21 FEET TO A POINT IN THE EAST SIDE OF THE FORTY FOOT ROAD, LYING NEXT TO THE RIGHT-OF-WAY OF THE KANSAS CITY SOUTHERN RAILROAD, AT WHICH POINT IS 90 FEET FROM THE CENTER LINE OF THE SAID KANSAS CITY SOUTHERN RAILROAD, MEASURED AT RIGHT ANGLES; THENCE SOUTH 26 DEGREES 15 MINUTES 00 SECONDS EAST WITH SAID EAST LINE OF FORTY FOOT ROAD, PARALLEL TO AND 90 FEET FROM THE CENTER LINE OF SAID KANSAS CITY SOUTHERN RAILROAD'S MAIN LINE, A DISTANCE OF 1071.04 FEET(MEASURED), 1051.54 FEET(DEED) TO A POINT WHERE THE EAST LINE OF SAID 40 FEET ROAD INTERSECTS THE NORTH LINE OF THE FLOURNOY LUCAS ROAD, WHICH POINT IS 30 FEET FROM THE CENTER LINE OF SAID FLOURNOY LUCAS ROAD MEASURED AT RIGHT ANGLES; THENCE WITH THE TRAVERSE OF THE NORTH LINE OF SAID FLOURNOY LUCAS ROAD, NORTH 63 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 850.12 FEET TO A POINT; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 307.29 FEET TO A POINT; THENCE NORTH 66 DEGREES 41 MINUTES 00 SECONDS EAST A DISTANCE OF 141.38 FEET TO A PK NAIL FOUND BEING THE SOUTHWEST CORNER OF LOT 1 OF THE YMCA SUBDIVISION (CVS PROPERTY) ALSO KNOWN AS THE POINT OF BEGINNING; THENCE SOUTH 30 DEGREES 27 MINUTES 49 SECONDS EAST A DISTANCE OF 72.72 FEET TO A POINT ON THE APPARENT SOUTHERN RIGHT OF WAY LINE OF OLD FLOURNOY-LUCAS RD.; THENCE ALONG SAID APPARENT RIGHT OF WAY LINE NORTH 71 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 28.41 FEET; THENCE CONTINUING ALONG SAID APPARENT LINE NORTH 62 DEGREES 58 MINUTES 43 SECONDS EAST A DISTANCE OF 48.88 FEET TO A POINT; THENCE CONTINUING ALONG SAID APPARENT LINE NORTH 66 DEGREES 51 MINUTES 12 SECONDS EAST A DISTANCE OF 175.76 FEET TO A POINT; THENCE CONTINUING ALONG SAID APPARENT LINE NORTH 60 DEGREES 06 MINUTES 33 SECONDS EAST A DISTANCE OF 134.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID APPARENT LINE NORTH 53 DEGREES 16 MINUTES 46 SECONDS EAST A DISTANCE OF 110.83 FEET TO A POINT; THENCE CONTINUING ALONG SAID APPARENT LINE SOUTH 69 DEGREES 35 MINUTES 05 SECONDS EAST A DISTANCE OF 20.96 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF ELLERBE ROAD; THENCE NORTH 25 DEGREES 08 MINUTES 50 SECONDS WEST ALONG SAID WESTERN LINE A DISTANCE OF 66.84 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 62 DEGREES 11 MINUTES 02 SECONDS WEST A DISTANCE OF 80.19 FEET TO A POINT

ON THE SOUTHERN LINE OF LOT 1 OF THE YMCA SUBDIVISION (CVS PROPERTY); THENCE ALONG THE SOUTHERN LINE OF LOT 1 SOUTH 66 DEGREES 39 MINUTES 03 SECONDS WEST A DISTANCE OF 64.63 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHERN LINE OF LOT 1 SOUTH 57 DEGREES 05 MINUTES 15 SECONDS WEST A DISTANCE OF 90.61 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHERN LINE OF LOT 1 SOUTH 66 DEGREES 41 MINUTES 00 SECONDS WEST A DISTANCE OF 282.26 FEET TO THE POINT OF BEGINNING Caddo Parish, Louisiana.

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.

CASE NO. 25-24-C
GAMVEST LIMITED PARTNERSHIP

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 25-24-C ZONING REQUEST

Applicant: **GAMVEST LIMITED PARTNERSHIP**
Owner: **GAMVEST LIMITED PARTNERSHIP**
Location: **283 E Flournoy Lucas Rd (W side of Ellerbe Rd, approx., 415' S of E Flournoy Lucas Rd)**
Existing Zoning: **R-E**
Request: **R-E to C-3**

draft

Representative &/or support:

Jonathan Ratliff 4913 Shed Road, Bossier City, LA 71105

Ratliff stated that they only want a small office like development on the property. He stated that adding 30feet to the sides of Ellerbe Road is in the works and they have accounted for that in their plan. ELBERSON asked for a report about the NPP meeting. Ratliff stated that it was a positive response with only concerns about the traffic and water pressure. ANDREWS asked for clarification about the parish. TRANT stated that the parish recommended approval of the C-1 Zoning District and while the staff recommendation is denial, the Board could choose an alternative option. Ratliff stated it will be around seven parking spaces as it is a small office type development.

Opposition:

A motion was made by Gabriel Balderas, seconded by Rachel Jackson, Vice Chair, to recommend approval of this application to C-1.

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

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 Thibeaux, Secretary

STAFF REPORT – CITY OF SHREVEPORT

MAY 7, 2025

AGENDA ITEM NUMBER: 9
MPC Staff Member: Emily Trant
City Council District: D/ Grayson Boucher
Parish Commission District: 9/John Atkins

CASE NUMBER 25-24-C: ZONING REQUEST

APPLICANT: GAMVEST LIMITED PARTNERSHIP
OWNER: GAMVEST LIMITED PARTNERSHIP
LOCATION: 283 E FLOURNOY LUCAS RD (W side of Ellerbe Rd, approx. 415' S of E Flournoy Lucas Rd)
EXISTING ZONING: R-E
REQUEST: R-E to C-3
PROPOSED USE: Commercial uses

SUMMARY OF REPORT: This is a request to rezone a tract of land from R-E, Residential Estate to C-3, General Commercial. Due to the incompatibility with the Master Plan and existing development patterns, denial of C-3 is warranted.

DESCRIPTION: The applicant is requesting to rezone a .80 tract of land (34,848 sf) that's currently zoned R-E, Residential Estate to the C-3, General Commercial zoning district for speculative commercial uses. The R-E parcel was once part of Old Flournoy Lucas Road. When the right of way was closed and abandoned, part of it was absorbed into the R-E zoned property immediately to the south. This .8 acre tract is part of the larger tract to the south; however, the city boundary causes a split jurisdiction. The property owner has an additional application to rezone the remainder of the R-E tract of land, along with several other parcels to the C-3 zoning district (25-4-P). This application is outside the city limits; therefore, it will require approval from the Caddo Commission. The Parish Planning and Zoning Commission recommended approval of the C-1, Neighborhood Commercial Zoning District, as an alternative to the requested C-3, on April 23rd. Their recommendation is tentatively on track for final decision by the Caddo Commission at the end of May.

The property that the subject tract adjoins to the south was once in use for residential purposes; however, the house has been demolished. There are no prior cases for the subject parcels. Nearby relevant cases include: approval to rezone from R-1D/R-1-7, to B-1/C-1 (23-33-P, 20-6-P, P-8-17, P-13-08, P-9-06), approval to rezoned from R-A to B-2 (C-3-08), approval to rezoned from R-E to C-1 (C-72-17), approval to rezone from R-1-D to B-2 (P-29-96), two requests were submitted to rezone from R-1D/R-1-7 to either a B-3 or C-2 district; however, C-1 was alternatively approved (P-5-18, P-6-14), approval to rezone from R-A to B-2 (PUD), special use permit approval for a bank in the C-2 district (C-81-17), pending special use permit consideration for a vehicle repair and drive-thru in a C-2 district (24-213-C).

Nearby neighborhoods include: Huckleberry Ridge, Wallace Lake Heights, Suburban Acres, and

STAFF REPORT – CITY OF SHREVEPORT

East Ridge

REMARKS: The property has been on the market for sale as a residential lot for approximately 8 years. The property owners believe that there may be a better chance of putting the site into active use for commercial purposes. They have requested the C-3, General Commercial zoning district to allow for greater flexibility of uses, as they do not have a specific end user at this time; however, they envision a lower density/intensity office park.

As stated in Article 4.3 of the Unified Development Code (UDC), C-3 is defined as "The purpose of the C-3 General Commercial Zoning District is to accommodate regional commercial centers. The C-3 District provides for medium- and large-scale development that may generate a sizeable amount of traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate mixed-use development where appropriate." The permitted by right uses in C-3 zoning district include Agriculture, Amusement Facility – Indoor, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Body Modification Establishment, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Business Support Services, Car Wash, Commercial Facility For Pop-Up Use, Community Center, Community Garden, Cultural Facility, Day Care Center, Drive-Through Facility, Dwelling – Above the Ground Floor, Educational Facility - Primary or Secondary , Financial Institution , Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Funeral Home, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Healthcare Institution, Hotel, Industrial Services, Live Performance Venue, Lodge/Meeting Hall, Medical/Dental Office, Office, Outdoor Dining, Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Reception Facility, Residential, Care Facility, Restaurant , Retail Sales of Alcohol-Beer/Wine, Retail Goods Establishment , Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Soup Kitchen, Soup Kitchen, Accessory, Specialty Food Service, Vehicle Dealership – Enclosed, Vehicle, Dealership – With Outdoor Storage/Display, Vehicle Rental – Enclosed , Vehicle Repair/Service – Minor , Wireless, Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications , Farmers' Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise and Temporary Seasonal Sales.

When reviewing the future land use map of the 2030 Shreveport Caddo Master Plan, it's evident that the development patterns on the northwest side of Ellerbe Road and E Flournoy Lucas Road were not anticipated, as the majority of this area is designated as Residential Low. The Residential Low category extends on the south side of E Flournoy Lucas Road as well where the property for the subject zoning request is located. Rezoning these parcels to a commercial zoning district would be incompatible with the Master Plan recommendation.

Uses permitted by right in the C-3 zoning district may strain the public right of way, which experiencing high traffic volumes. For instance, a drive-thru restaurant would be permitted by right in the C-3 zoning district and could negatively impact traffic safety if not properly mitigated. This is

STAFF REPORT – CITY OF SHREVEPORT

not to say that a drive-thru use is or isn't compatible here, but not having a mechanism for development controls in the C-3 zoning district may be a hinderance in this specific area.

If the Planning Commission finds that lighter intensity commercial uses are warranted at this site, then a lower intensity zoning district should be considered as opposed to C-3. The C-1, Neighborhood Commercial and C-2, Corridor Commercial zoning districts would allow for offices, retail, and restaurants, while restricting or limiting the ability for high traffic generating uses such as a drive-through. For instance, the C-2 zoning district would require a special use permit for a drive-through or gas station use, whereas the C-3 district would permit that as a use by right. The special use permit would give the Board the opportunity to more closely review any proposal that could strain existing infrastructure and place conditions on the use to mitigate negative impacts. Alternatively, those uses could be denied if found incompatible.

Most of the existing commercial property in this area is either C-1 or C-2. It's generally best practice for a gentle transition from lower density/intensity zoning district to higher ones, separating the more sensitive districts from those that create a greater impact. Rezoning these parcels to C-3 would be in direct conflict with that concept. Further, placing the C-3 district at this site would introduce a zoning district that is not presently found in this area. Although there is a commercial development pattern emerging on E Flournoy Lucas Road and Ellerbe Road, the zoning districts remain within the C-1 or C-2 districts.

The applicant hosted a neighborhood participation meeting on Monday, March 24th at 5:30 PM. The meeting was attended by 12 people, to include 4 applicants, MPC staff, and the Caddo Commissioner of District 9. Those that attended the meeting were not specifically opposed to seeing commercial development; however, they were concerned that traffic would be negatively affected. The Engineer asserted that the limited amount of development fronting onto Ellerbe will constitute minor increases in traffic as compared to any residential development. Engineer also reassured citizens that entrance drives will be reviewed and approved by the municipality and DOTD, if applicable, before any construction document issuance. Additionally, there were concerns about water pressure, which has been affected by previous developments. The Engineer emphasized that this is a larger issue dealing with the municipality water and sewer department and can't be alleviated by the developer.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes s that denial of the request is warranted.

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

- 1. Recommend approval of an alternative zoning district such as the C-1, Neighborhood Commercial or C-2, Corridor Commercial zoning district.**
- 2. Recommend approval as submitted.**

STAFF REPORT – CITY OF SHREVEPORT

PUBLIC ASSESSMENT: One person spoke in support; no opposition was present.

**MPC BOARD
RECOMMENDATION:** The Board voted unanimously to recommend approval of C-1.

STAFF REPORT – CITY OF SHREVEPORT

MAY 7, 2025

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STAFF REPORT – CITY OF SHREVEPORT

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The applicant hosted a neighborhood participation meeting on Monday, March 24th at 5:30 PM. The meeting was attended by 12 people, to include 4 applicants, MPC staff, and the Caddo Commissioner of District 9. Those that attended the meeting were not specifically opposed to seeing commercial development; however, they were concerned that traffic would be negatively affected. The Engineer asserted that the limited amount of development fronting onto Ellerbe will constitute minor increases in traffic as compared to any residential development. Engineer also reassured citizens that entrance drives will be reviewed and approved by the municipality and DOTD, if applicable, before any construction document issuance. Additionally, there were concerns about water pressure, which has been affected by previous developments. The Engineer emphasized that this is a larger issue dealing with the municipality water and sewer department and can't be alleviated by the developer.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes s that denial of the request is warranted.

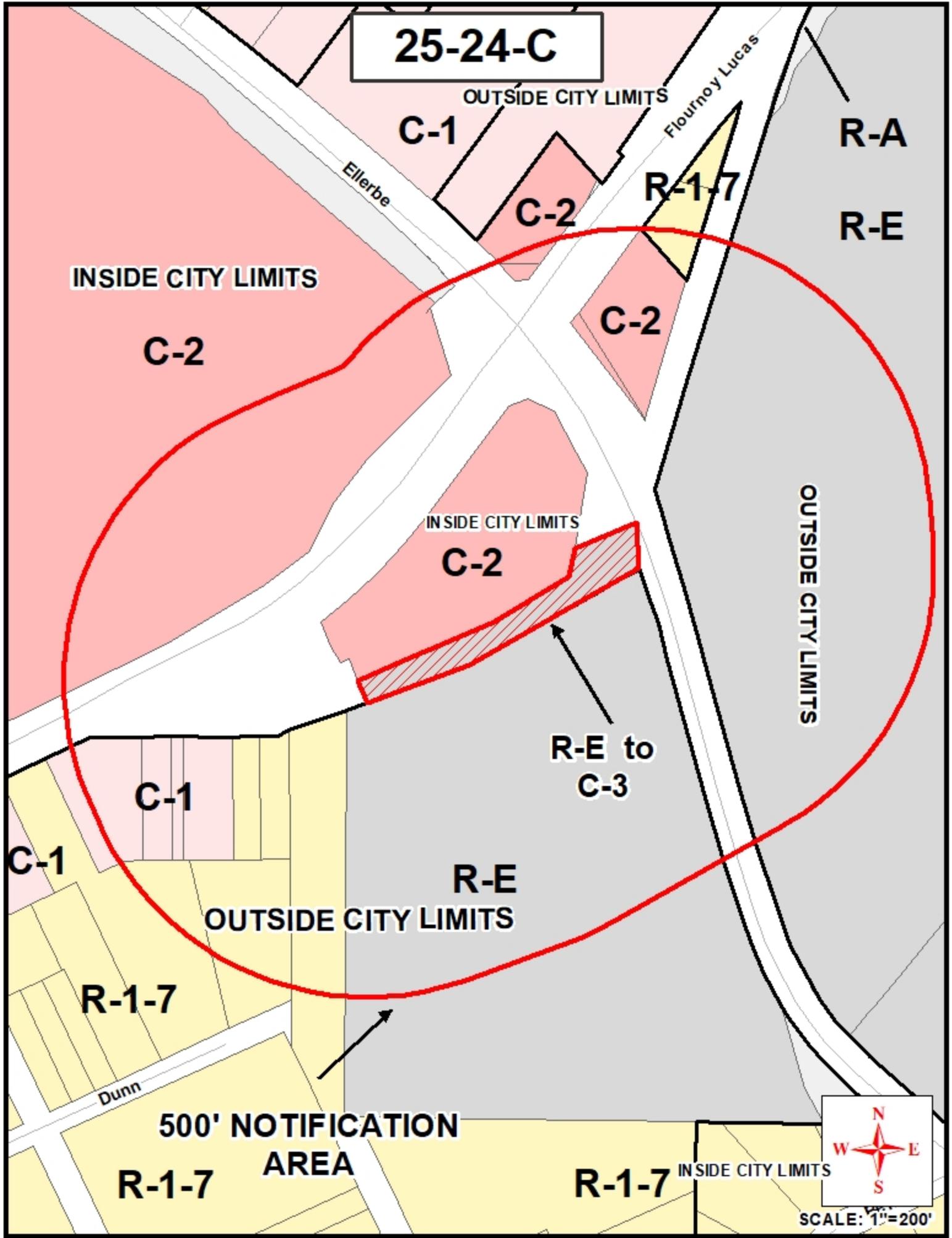
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- 1. Recommend approval of an alternative zoning district such as the C-1, Neighborhood Commercial or C-2, Corridor Commercial zoning district.**
- 2. Recommend approval as submitted.**

STAFF REPORT – CITY OF SHREVEPORT

PUBLIC ASSESSMENT:

**MPC BOARD
RECOMMENDATION:**



25-24-C AREA REF MAP

OUTSIDE CITY LIMITS

INSIDE CITY LIMITS

OUTSIDE CITY LIMITS

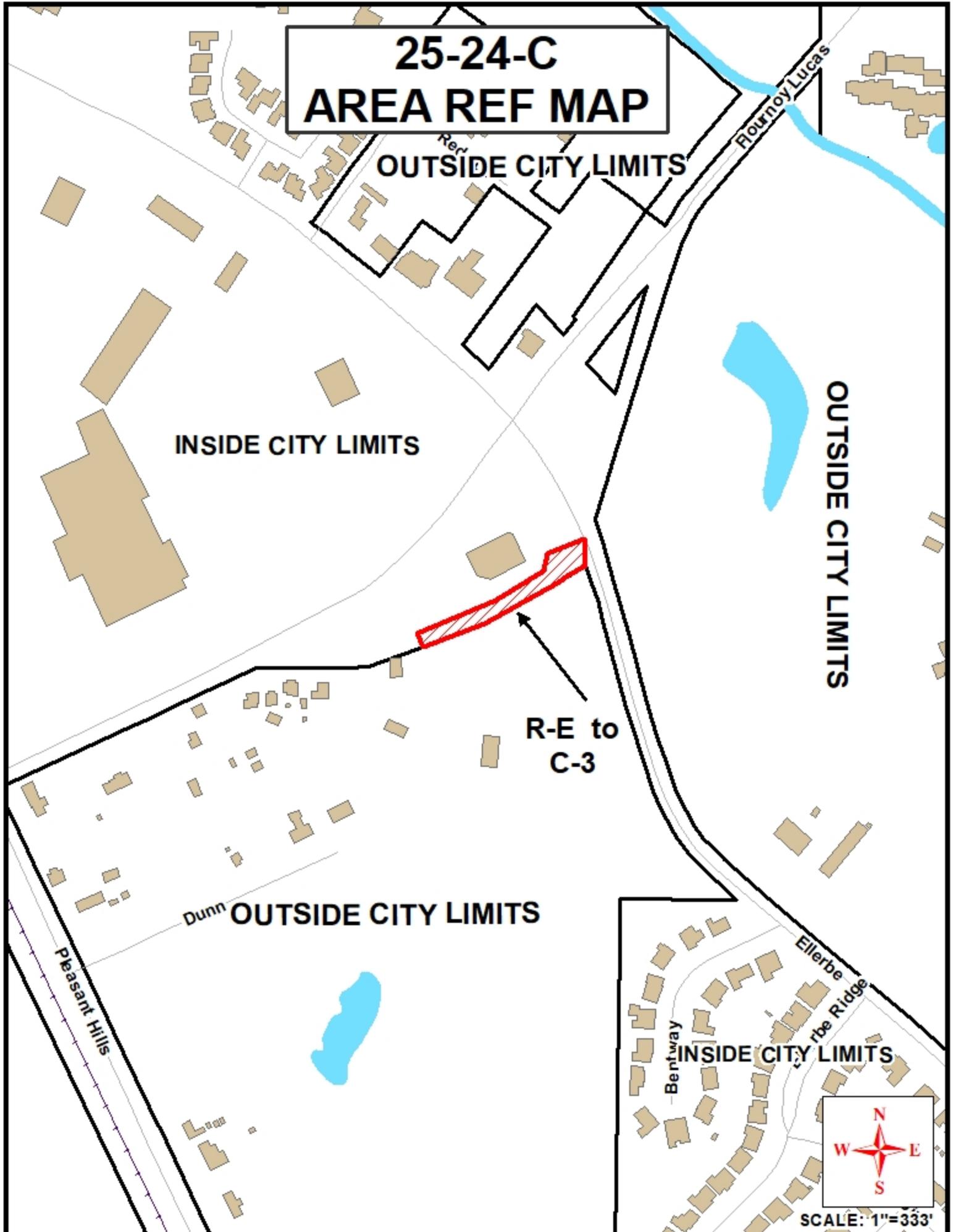
R-E to
C-3

Dunn OUTSIDE CITY LIMITS

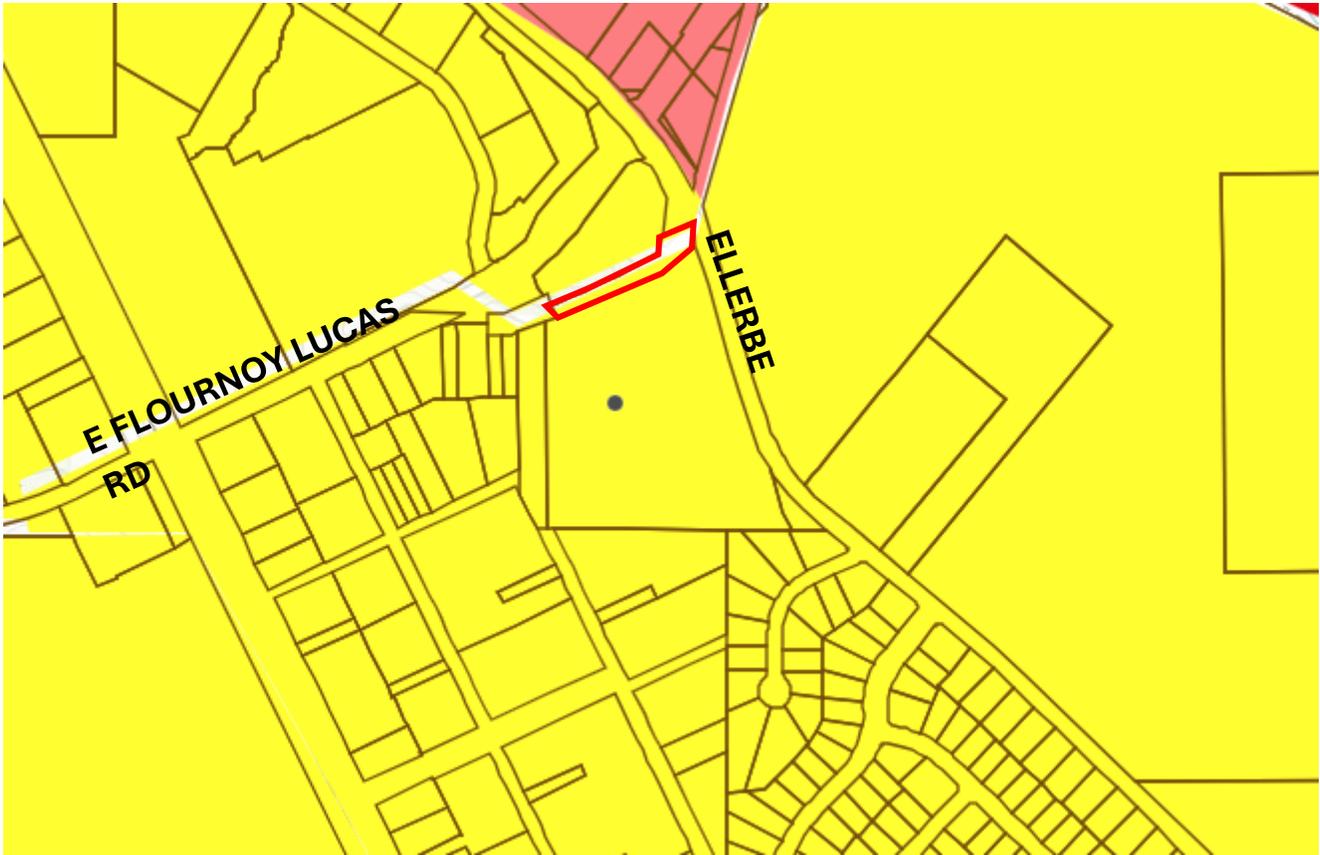
INSIDE CITY LIMITS



SCALE: 1"=333'

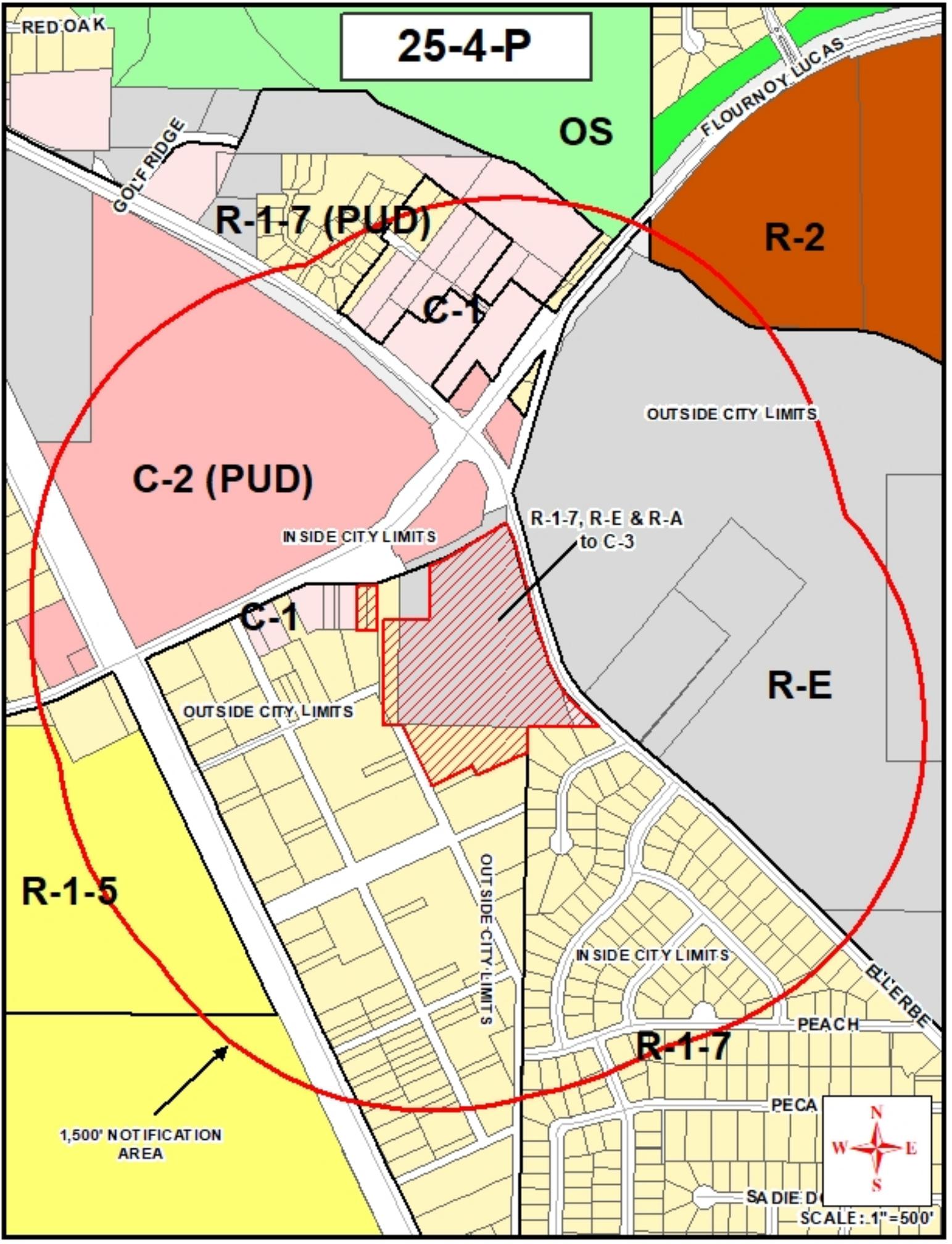


25-24-C_Future Land Use Map



- | | | | |
|---|--|--|---|
| 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 |

25-4-P



25-4-P

OS

FLOURNOY LUCAS

GOLF RIDGE

R-1-7 (PUD)

R-2

C-2

OUTSIDE CITY LIMITS

C-2 (PUD)

INSIDE CITY LIMITS

R-1-7, R-E & R-A
to C-3

C-1

R-E

OUTSIDE CITY LIMITS

R-1-5

OUTSIDE CITY LIMITS

INSIDE CITY LIMITS

BLERBE

PEACH

R-1-7

PECA



1,500' NOTIFICATION
AREA

SA DIE D

SCALE: 1" = 500'

From: [Jonathan Ratliff](#)
To: [Emily Trant](#)
Subject: Re: Ellerbe rezoning
Date: Wednesday, April 9, 2025 10:08:46 AM
Attachments: [image001.png](#)
[Sign In Sheet NPP.pdf](#)

Emily,

Please see the attached sign in sheet for your records.

The meeting notes were pretty small for this NPP but general points are as follows:

- Meeting began 10 minutes after listed start time issued on NPP notice.
- Approximately 12 people were in attendance.
- Persons were read the intent of the Gamble zoning effort and issued the zoning hearing dates.
- Preliminary masterplans for the site were shown to the group for clarity on the site
- Developer (Jonathan Gamble) spoke on intent of development that included the overall design to include pond features, landscaping, and lots to accommodate office-type developments with no plans to introduce larger traffic generators such as fast food or large retail.

Primary concerns:

- Traffic impact of entrance driveway fronting onto Ellerbe Road. Engineer asserted that the limited amount of development fronting onto Ellerbe will constitute minor increases in traffic as compared to any residential development. Engineer also reassured citizens that entrance drives will be reviewed and approved by the municipality and DOTD, if applicable, before any construction document issuance.
- Citizens were concerned on the water pressure drops associated with additional developments. They relayed that when new houses or developments were created in the area, that there were some noticeable drops in water pressure. Engineer emphasized that this is a larger issue dealing with the municipality water and sewer department and can't be alleviated by the developer.

Thanks,



Jonathan Ratliff, M.S.E., P.E.
Raley and Associates, Inc.
4913 Shed Road
Bossier City, LA 71111
Phone: 318-752-9023
Fax: 318-752-9025
Email: Jonathan@raleyardassociates.com

NPP Meeting Sign In

	Name	Address	Email	Telephone
1	Denny E. "Kit" Gamble, Jr	8520 Business Park Drive	Kit79gamblequestcare.com	318-458-6254
2	William R. Pierce	251 DUNK	PIERCE ER 251@GMAIL.COM	318-458-8627
3	Katherine J. Pierce	251 DUNK		318-218-7742
4	Joni Rush Rush Family Investments "O" "Flora Lucas Bria		RushFamilyInvestments LLC @ gmail.com	318-426-2360
5	Dennis Sewell	9802 High Point Dr., Shreveport, LA 71106	dennissewell@bellsouth.net	318-581-2246
6	Emily Trant	505 Travis St Ste 440	emily.trant@shreveportla.gov	318-673-6498
7	Susannah Hodges	4727 Richmond Ave 71106	shodges@shodgesrealty.com	318.505.2875
8	Leigh McWhiney	257 E. Flournoy Lucas Rd. 71106	jmcwhiney@bellsouth.net	(318) 422-4376
9	JOHN ATKINS	11010 Chenier Pt Shreveport 71106	JEATKINS@LATimber.com	(318) 560-4122
10	Kay Boyd	357 Bentway Circle Circle 71106	Kaybaby1955@gmail	318-465-4237
11	Denny E. Gamble III	8520 Business Park Drive	Denny79gamblequestcare.com	318-397-5683
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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>GAMBLE COMMERCIAL PROPERTY DEVELOPMENT</u>	Associated Case (if applicable): _____	
Project Address/Location: <u>283 EAST FLOURNOY LUCAS ROAD</u>	Parcel number(s):	
	<u>161308006001500</u>	<u>161308000004200</u>
	<u>161308000006600</u>	<u>161308005001400</u>
	<u>161308000004300</u>	<u>161308005003800</u>
2. CASE TYPE (Check appropriate application type)		
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Planned Unit Development (PUD)	<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning)
<input type="checkbox"/> Site Plan Approval	<input type="checkbox"/> Small Planned Unit Development (SPUD)	<input type="checkbox"/> Other
<input type="checkbox"/> Site Plan Modification	<input type="checkbox"/> PUD Site Plan (Administrative)	
3. PARCEL DESCRIPTION		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i>		
<small>BEING A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 13 WEST, CADDO PARISH, LOUISIANA, SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, RUN THENCE NORTH 89°12'49" WEST FOR A DISTANCE OF 3092.66 FEET, THENCE RUN NORTH 00°47'11" EAST FOR A DISTANCE OF 2653.75 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 88°57'16" WEST FOR A DISTANCE OF 214.33 FEET, THENCE RUN SOUTH 00°44'21" WEST FOR A DISTANCE OF 7.95 FEET, THENCE RUN SOUTH 64°22'19" WEST FOR A DISTANCE OF 305.10 FEET, THENCE RUN NORTH 25°37'41" WEST FOR A DISTANCE OF 42.60 FEET, THENCE RUN SOUTH 64°22'19" WEST FOR A DISTANCE OF 208.71 FEET, THENCE RUN NORTH 25°37'41" WEST A DISTANCE OF 224.42 FEET, THENCE RUN NORTH 88°57'16" WEST FOR A DISTANCE OF 94.13 FEET, THENCE RUN NORTH 00°37'04" EAST FOR A DISTANCE OF 494.30 FEET, THENCE RUN SOUTH 89°22'56" EAST FOR A DISTANCE OF 210.02 FEET, THENCE RUN NORTH 00°37'04" EAST FOR A DISTANCE OF 252.37 FEET, THENCE RUN SOUTH 67°27'04" WEST FOR A DISTANCE OF 101.65 FEET, THENCE RUN NORTH 29°49'38" WEST FOR A DISTANCE OF 72.18 FEET TO THE SOUTHERLY LINE OF LOT 1 YMCA SUBDIVISION, AS RECORDED IN BOOK 6000, PAGES 214-215, OF THE CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID LOT 1 THE FOLLOWING THREE CALLS: NORTH 67°18'08" EAST FOR A DISTANCE OF 266.74 FEET, NORTH 57°42'58" EAST FOR A DISTANCE OF 90.64 FEET, NORTH 67°38'10" EAST FOR A DISTANCE OF 64.79 FEET, THENCE RUN NORTH 62°26'53" EAST FOR A DISTANCE OF 80.00 FEET TO THE WEST RIGHT OF WAY OF ELLERBE ROAD, THENCE RUN ALONG SAID WEST RIGHT OF WAY THE FOLLOWING FOUR CALLS: SOUTH 24°32'29" EAST FOR A DISTANCE OF 67.00 FEET, SOUTH 17°00'57" EAST, ALONG A CURVE TO THE LEFT FOR A DISTANCE OF 346.82 FEET (SAID CURVE HAVING A RADIUS OF 619.34 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 33°03'29" EAST FOR A DISTANCE OF 342.30 FEET), SOUTH 49°06'01" EAST FOR A DISTANCE OF 77.20 FEET TO THE NORTHEAST CORNER OF LOT 267 OF ELLERBE ROAD ESTATES, UNIT 5, AS RECORDED IN BOOK 1750, PAGE 65, OF THE CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA, THENCE RUN NORTH 88°57'16" WEST FOR A DISTANCE OF 111.36 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 14.821 ACRES. **SEE ATTACHED LEGAL DESCRIPTIONS</small>		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i>		
LOCATED AT THE INTERSECTION OF EAST FLOURNOY LUCAS ROAD AND ELLERBE ROAD APPROXIMATELY 475 LINEAR FEET FROM THE INTERSECTION		
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>		
THIS DEVELOPMENT INTENDS TO CONSTRUCT COMMERCIAL ZONED LOTS FOR USE AS COMMERCIAL OFFICE DEVELOPMENTS.		

6. ZONING INFORMATION

Current Zoning District(s): R-A Proposed Zoning District(s) * if applicable: C-3

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: _____ Proposed Building Use(s): _____

Existing Building(s) sq. ft. gross: _____ Proposed Building(s) sq. ft. gross: _____

Total sq. ft. gross (existing & proposed): _____ Proposed Height of Building(s): _____

Number of Stores: _____ Ceiling Height of First Floor: _____

Off-Street Parking Required: _____ Off-Street Parking Provided: _____

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

Lot Area (sq. ft.): _____ Lot Coverage (total area in sq. ft.): _____ Lot Coverage Percentage of Total Lot Area: _____

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

Existing Impervious Surface: _____ acres/sq. ft. Proposed Impervious Surface: _____ acres/sq. ft.

Please select the following that are applicable: Cross Lake Watershed Hazard Flood Area Red River Wetlands

10. CONTACT INFORMATION

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. **All contact for this project will be made through the applicant listed below.**

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: ALL property owners must sign. All **property owners** must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. **If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.**

Applicant Contact Information

Check if Primary Contact

Name: Jonathan Gumble Company (if applicable): Gomvest Limited Partnership

E-mail: jonathan@gumblegum.com Phone: 318 347 7095 Fax: _____

Mailing Address (street, city, state, zip): 8520 Business Park Drive
Shreveport LA 71105

Architect Contact Information

Check if Primary Contact

Name: _____ Company: _____

E-mail: _____ Phone: _____ Fax: _____

Mailing Address (street, city, state, zip): _____

Engineer Contact Information

Check if Primary Contact

Name: JONATHAN RATLIFF, P.E. Company: RALEY AND ASSOCIATES, INC.

E-mail: JONATHAN@RALEYANDASSOCIATES.COM Phone: 318-752-9023 Fax: 318-752-9025

Mailing Address (street, city, state, zip): 4913 SHED ROAD BOSSIER CITY, LA 71111

Current Property Owner Contact Information

Check if Primary Contact

Name: _____ Company (if applicable): _____

E-mail: _____ Phone: _____ Fax: _____

Mailing Address (street, city, state, zip): _____

Designee Contact Name: _____ E-mail Address: _____ Phone: _____

Property Owner, check one of the following:

I will represent the application myself; OR I hereby designate (*insert name of project representative*) _____ to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

Acknowledgment:

I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

Property Owner Signature: [Signature] Date: 2-10-25 Applicant Signature: [Signature] Date: 2-10-25

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. 25-24-C: 283 East Flournoy Lucas Road. Application by Gamvest Limited Partnership for approval to rezone property located on the West side of Ellerbe Road, approximately 415 feet South of East Flournoy Lucas Road, from R-E Residential Estate Zoning District to C-3 General Commercial Zoning District, being more particularly described as COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF THE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, A DISTANCE OF 254 .21 FEET TO A POINT IN THE EAST SIDE OF THE FORTY FOOT ROAD, LYING NEXT TO THE RIGHT-OF-WAY OF THE KANSAS CITY SOUTHERN RAILROAD, AT WHICH POINT IS 90 FEET FROM THE CENTER LINE OF THE SAID KANSAS CITY SOUTHERN RAILROAD, MEASURED AT RIGHT ANGLES; THENCE SOUTH 26 DEGREES 15 MINUTES 00 SECONDS EAST WITH SAID EAST LINE OF FORTY FOOT ROAD, PARALLEL TO AND 90 FEET FROM THE CENTER LINE OF SAID KANSAS CITY SOUTHERN RAILROAD'S MAIN LINE, A DISTANCE OF 1071.04 FEET(MEASURED), 1051.54 FEET(DEED) TO A POINT WHERE THE EAST LINE OF SAID 40 FEET ROAD INTERSECTS THE NORTH LINE OF THE FLOURNOY LUCAS ROAD, WHICH POINT IS 30 FEET FROM THE CENTER LINE OF SAID FLOURNOY LUCAS ROAD MEASURED AT RIGHT ANGLES; THENCE WITH THE TRAVERSE OF THE NORTH LINE OF SAID FLOURNOY LUCAS ROAD, NORTH 63 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 850.12 FEET TO A POINT; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 307.29 FEET TO A POINT; THENCE NORTH 66 DEGREES 41 MINUTES 00 SECONDS EAST A DISTANCE OF 141.38 FEET TO A PK NAIL FOUND BEING THE SOUTHWEST CORNER OF LOT 1 OF THE YMCA SUBDIVISION (CVS PROPERTY) ALSO KNOWN AS THE POINT OF BEGINNING; THENCE SOUTH 30 DEGREES 27 MINUTES 49 SECONDS EAST A DISTANCE OF 72.72 FEET TO A POINT ON THE APPARENT SOUTHERN RIGHT OF WAY LINE OF OLD FLOURNOY-LUCAS RD.; THENCE ALONG SAID APPARENT RIGHT OF WAY LINE NORTH 71 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 28.41 FEET; THENCE CONTINUING ALONG SAID APPARENT LINE NORTH 62 DEGREES 58 MINUTES 43 SECONDS EAST A DISTANCE OF 48.88 FEET TO A POINT; THENCE CONTINUING ALONG SAID APPARENT LINE NORTH 66 DEGREES 51 MINUTES 12 SECONDS EAST A DISTANCE OF 175.76 FEET TO A POINT; THENCE CONTINUING ALONG SAID APPARENT LINE NORTH 60 DEGREES 06 MINUTES 33 SECONDS EAST A DISTANCE OF 134.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID APPARENT LINE NORTH 53 DEGREES 16 MINUTES 46 SECONDS EAST A DISTANCE OF 110.83 FEET TO A POINT; THENCE CONTINUING ALONG SAID APPARENT LINE SOUTH 69 DEGREES 35 MINUTES 05 SECONDS EAST A DISTANCE OF 20.96 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF ELLERBE ROAD; THENCE NORTH 25 DEGREES 08 MINUTES 50 SECONDS WEST ALONG SAID WESTERN LINE A DISTANCE OF 66.84 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 62 DEGREES 11 MINUTES 02 SECONDS WEST A DISTANCE OF 80.19 FEET TO A POINT ON THE SOUTHERN LINE OF LOT 1 OF THE YMCA SUBDIVISION (CVS PROPERTY); THENCE ALONG THE SOUTHERN LINE OF LOT 1 SOUTH 66 DEGREES 39 MINUTES 03 SECONDS WEST A DISTANCE OF 64.63 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHERN LINE OF LOT 1 SOUTH 57 DEGREES 05 MINUTES 15 SECONDS WEST A DISTANCE OF 90.61 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHERN LINE OF LOT 1 SOUTH 66 DEGREES 41 MINUTES 00 SECONDS WEST A DISTANCE OF 282.26 FEET TO THE POINT OF BEGINNING Caddo Parish, Louisiana.

Alan Clarke, Executive Director

Metropolitan Planning Commission
The Shreveport Times