

ORDINANCE NO. ____ OF 2023

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED SOUTH-WEST CORNER OF EAST 80TH AND FAIRFIELD AVENUE, SHREVEPORT, CADDO PARISH, LOUISIANA., **FROM R-1-5 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO R-2 MULTI FAMILY RESIDENTIAL 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 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-2 Multi Family Residential Zoning District**

LOT 688, CEDAR GROVE SUB., Section 25, T17N, R14W, Caddo Parish, LA

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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.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. 23-191-C
BERTHA SEAZER

**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 Thibaux
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, Ms. JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. BALDERAS, & Ms. 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, Ms. JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. BALDERAS, & Ms. WILSON MCCULLOCH

PUBLIC HEARING

CASE NO. 23-191-C ZONING REQUEST

Applicant:	Bertha Seazer
Owner	Bertha Seazer
Location:	0 E. 80th St. (SW Corner of E. 80th and Fairfield Ave.)
Existing Zoning:	R-1-5
Request	Rezoning R-1-5 to R-2
Proposed Use:	Age Restricted Housing

Representative &/or support:

Bertha Seazer 3357 Mackey Ln, Shreveport, LA, 71118

Seazer stated she would answer any questions the Board had.

ROBERTSON asked if there was an existing building on the lot, to which the applicant answered no, she would be building a new building. ROBERTSON then asked Seazer if there was a market for age-restricted (age 55 & up) housing, to which the applicant answered yes.

The applicant stated that the neighbors were in favor of the application. No further discussion ensued.

Opposition: NONE

A motion was made by MS. JACKSON, seconded by MR. MOSS to recommend this application for approval.

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

END OF PUBLIC HEARING

OLD BUSINESS

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: 9

MPC Staff Member: Chris Terrell

City Council District: E/Alan Jackson

Parish Commission District: 6/Steffon Jones

CASE NUMBER 23-191-C 0 E 80th St: **ZONING REQUEST**

APPLICANT: BERTHA SEAZER
OWNER: BERTHA SEAZER
LOCATION: 0 E 80th St; LOT 688, CEDAR GROVE SUB., 171425-69-688
EXISTING ZONING: R-1-5
REQUEST: Rezone R-1-5 to R-2
PROPOSED USE: Duplex/triplex – age-restricted housing

DESCRIPTION: The applicant is requesting the approval to rezone one lot totaling 7,575 sq ft from the current zoning of R-1-5 (Single-Family Residential, 5,000 sq ft) to R-2 (Multi-Family Residential). The purpose of the rezoning is to build a duplex or triplex on the lot for age-restricted housing. The adjacent lots are zoned R-1-5.

There is no previous case history on the property. Nearby relevant cases include:

- C-978: Rezone R-1 to B-3, approved.
- C-97-78: Rezone R-3 to R-4 for single family residential, approved -- Ord. 168 of 1978. Currently R-1-5.
- C-8-91: MPC decision in R-1H for snack bar, denied -- not keeping in character of the neighborhood.
- C-52-92: Rezone R-1H to R-1H-E for medical clinic, approved with 1 stipulation.
- C-35-07: Rezone R-1H to R-1H-E for temporary auto repair, approved.
- 23-172-C: Rezone R-1-5 to R-2, approved.

Nearby neighborhoods include: Cedar Grove, Hollywood, Hyde Park, Pierremont, Solo Hood, Suburban Acres, Town South/Spring Lake, and West Cedar Grove.

REMARKS: The applicant is requesting the approval to rezone one lot totaling 7,575 sq ft from the current zoning of R-1-5 (Single-Family Residential, 5,000 sq ft) to R-2 (Multi-Family Residential) to build a duplex or triplex for age-restricted housing. The adjacent properties are zoned R-1-5 (Single-Family Residential) and vacant, developed with single-family homes, or a child development center. The neighborhood has multiple vacant lots.

As stated in Article 4.2 of the Unified Development Code (UDC), R-2 is defined as Multi-Family Residential Zoning District is intended to provide for an environment of various dwelling types, including single-family detached and attached, two-family, townhouse, and low-rise multi-family dwellings. This district may function as a transitional zone between predominantly single-family

STAFF REPORT – CITY OF SHREVEPORT

neighborhoods and adjacent higher density multi-family neighborhoods or non-residential areas. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted. The permitted by right uses in a R-2 zoning district include agriculture, bus transfer station, community center, community garden, day care home, dwelling-age-restricted housing, dwelling-multi-family, dwelling-townhouse, dwelling-single-family detached, dwelling-two-family, educational facility-primary or secondary, group home, place of worship, public park, residential care facility, soup kitchen-accessory, wireless telecommunications-attachments to existing structures (other than towers), and wireless telecommunications-modifications (eligible facility).

The proposed zoning would fit in with the surrounding environment. The applicant plans to build a one-story building with 3 units inside and off-street parking. The building will be approximately 2,475 square feet.

The future land use map recommends the properties in this area be developed residentially, classifying the area as "Residential Medium". Residential Medium development would expect to see A mix of single-family, townhouse, and small apartment buildings (fewer than eight units). If approved, this would be the second place in the area to introduce residential medium, after case 23-172-C.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on October 30, 2023, at 5:00 PM. 106 invitations were sent in the notification area; approximately 5 people attended the meeting. The applicant stated that the project was well received, and residents commented that they were pleased that someone in the neighborhood is developing the property.

**STAFF
ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval is warranted to rezone the property from R-1-5 to R-2.

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

**MPC BOARD
RECOMMENDATION:** The Board voted unanimously to recommend this application for approval.

23-191-C

78T H

FAIRFIELD

R-1-5

79T H

OS

ABILENE

R-1-5 to
R-2

80T H

HENDERSON

80T H

81ST

THORN HILL

82ND

500' NOTIFICATION
AREA

R-1-5

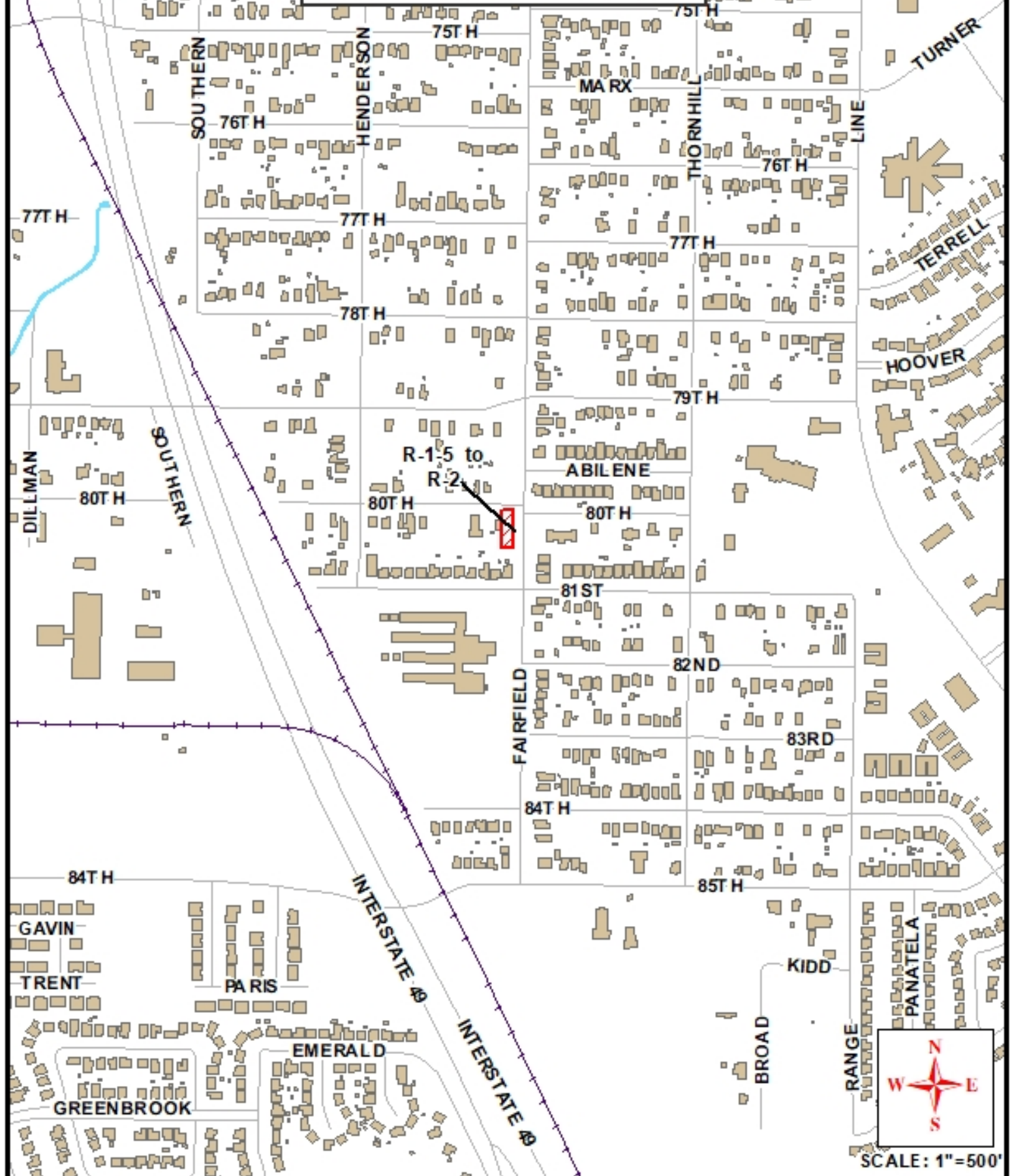
83RD



SCALE: 1" = 200'




















INTERSTATE 49

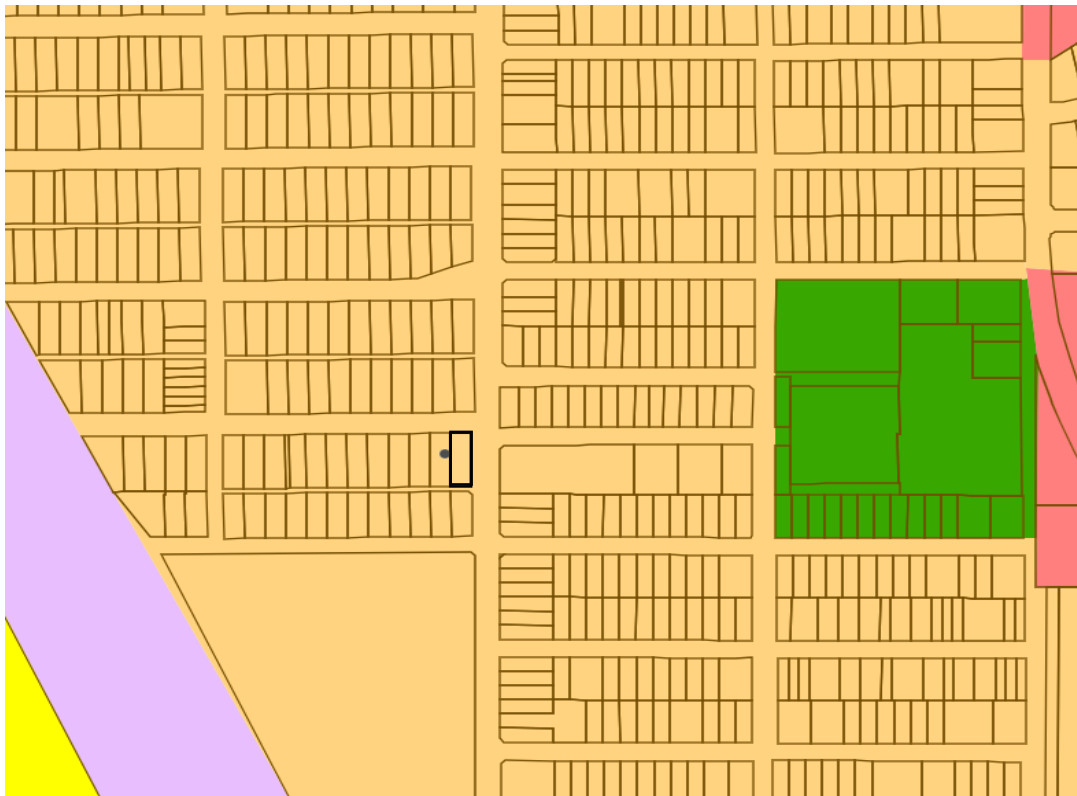
23-191-C AREA REF MAP



23-191-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



Case: 23-191-C

Dear Neighbor:

I Bertha Rock Seazer own lot 688 which is the southwest lot at the intersection of East 80th Street and Fairfield Ave. The property is currently zoned R-1-5(Single-Family Residential) which does not permit the development of multi-family establishments, I'm currently wanting to rezone the property to R-2 (Multi-Family Residential) so that I can development an age restricted housing complex for the elderly residents within the cedar grove community.

I would like to build a duplex or triplex on the lot which can be used, I therefore will need a zoning change in order to develop the unit. The development will be a single-story structure that will be approximately 2,475 square feet in area and consist of three units and off-street parking to be used in conjunction with the facility that will be available for the individual who reside at the units.

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

The meeting will take place:

Monday, October 30th at 5:00pm

Location: 373 E. 80th Street, Shreveport, LA 71106

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep updated if there are any changes to the project. If you are unable to attend and would like to receive info from the meeting, please feel free to contact me. If you have any additional questions or comments, here's how to reach. I hope to see you at the meeting on

Sincerely,

Bertha Rock Seazer

As stated above, if you are unable to attend the meeting on the selected date and would like to receive information from the meeting, please use the provide email address below to contact me.

Email: berthaseazer67@icloud.com

23-191-C

Mc Glothon, M. L., Jr. And Marva Ann Mc Glothon

Po Box 65034 Shreveport La 71136-5034

171425023004600

Courtesy Notice of Public Hearing

SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH

As one of the owners of property located in the vicinity of the case listed below, the Shreveport/Caddo MPC is notifying you that there will be a public hearing on Wednesday, December 6, 2023 at 3:00PM in the Government Plaza Chamber (located on the Ground Floor of 505 Travis Street).

On the agenda for consideration is the following request:

Case Number: 23-191-C

Name of Applicant: Bertha Seazer

Property Location: 0 E 80th St (SW Corner of E. 80th and Fairfield Ave.)

Request: FOR CONSIDERATION OF: Rezoning R-1-5 to R-2 for Age Restricted Housing.

All interested parties are invited to attend. Applicants or their representative are required to be present. Written comments relative to this matter will be accepted up until 5:00PM one week prior to the public hearing. Comments may also be submitted at the public hearing.

An area map has been provided on the back of this notice; clearly indicating the property under consideration. Should you have any questions regarding this notice, please contact the MPC at 318-673-6480 and provide the case number listed herein.

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



HANDS-FREE
ZONE





SPEED
LIMIT
25

FAIRFIELD
10000

8001

CLARK
CLARK

ONE
WAY



Dedicated to
Dr. Stephen Bradley, Jr.
E. 80th St
300



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: <i>Duplex/triplex</i>	Associated Case: _____	
Project Address/Location: <i>O E. 80th St.</i>		
Current Zoning District: <i>R-1-S</i>	Proposed Zoning District (if applicable): <i>R-2</i>	Parcel Number(s): <i>171425-069-0688</i>
2. CASE TYPE		
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <input checked="" 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 </div> <div style="width: 30%;"> <input type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan </div> <div style="width: 30%;"> <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: _____ </div> </div>		
3. PARCEL DESCRIPTION		
<small>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</small> <i>City of the Plat Map parcel 171425-069-0688 located at the corner of Fairfield Ave. and E. 80th St in Cedar Grove Sub in Shreveport LA</i>		
4. GENERAL LOCATION OF PROPERTY		
<small>(street address and/or frontage, and distance to cross street)</small> <i>SW Lot at Intersection of E. 80th & Fairfield Ave.</i>		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input checked="" type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input checked="" type="checkbox"/> Duplex Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
<small>Provide a brief explanation, attach additional sheets, if necessary</small> <div style="font-size: 1.5em; margin-top: 10px;"><i>Age Restricted Housing</i></div>		

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	
Current Zoning District(s): <i>R-1-S</i>	Proposed Zoning District(s): <i>R-2</i>	Proposed Building Use(s):	
If more than one district, provide the acreage of each: <i>N/A</i>		Existing Building(s) sq. ft. gross:	
Special Purpose Overlay District (if applicable): <i>N/A</i>		Proposed Building(s) sq. ft. gross:	
Total Site Acres: <i>0.1727</i>		Total sq. ft. gross (existing & proposed):	
Off-Street Parking Required: <i>N/A</i>		Proposed height of building(s):	Number of stories:
Off-Street Parking Provided: <i>N/A</i>		Ceiling height of First Floor:	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): <i>7,238.5 sq. ft.</i>	Lot Coverage (Total Area in square feet):		
Lot Coverage Percentage of Total Lot Area:			
9. STORMWATER INFORMATION			
Existing Impervious Surface:	acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	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:

Name: Bertha Seazer Company: _____ Check if Primary Contact ☐
E-mail: bertha.seazer@icloud.com Phone: _____ Fax: _____
Address: 3357 Mackey Lane City: Shreveport State: LA Zip: 71118

ARCHITECT CONTACT INFORMATION:

Name: _____ Company: Bryant Planning Service Check if Primary Contact ☐
E-mail: _____ Phone: _____ Fax: _____
Address: _____ City: _____ State: _____ Zip: _____

ENGINEER CONTACT INFORMATION:

Name: _____ Company: _____ Check if Primary Contact ☐
E-mail: _____ Phone: _____ Fax: _____
Address: _____ City: _____ State: _____ Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Name: Same as Applicant Company: _____ Check if Primary Contact ☐
E-mail: _____ Phone: _____ Fax: _____
Address: _____ 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 Demarrion Holmes (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.

[Signature]
Property Owner Signature

10-11-23
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. 23-191-C: 0 E 80th Street. Application by Bertha Seazer for approval to rezone property located on the Southwest Corner of E. 80th and Fairfield Avenue, from (R-1-5 Single-Family Residential Zoning District to R-2 Multi-Family Residential Zoning District), being more particularly described as LOT 688, Cedar Grove Subdivision, Section 25, T17N. R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times