

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

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE Northside of WEST SEVENTIETH 70TH STREET, APPROXIMATELY TWO THOUSAND-EIGHT HUNDRED AND FIFTY FEET WEST OF DINKINS DRIVE, SHREVEPORT, CADDO PARISH, LOUISIANA, **C-4 HEAVY COMMERCIAL ZONING DISTRICT TO I-2 HEAVY INDUSTRIAL 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 **C-4 Heavy Commercial Zoning District to I-2 HEAVY INDUSTRIAL ZONING DISTRICT**

2.784 Ac. M/L-All That Part Of Se/4 Of Se/4, sec. 19-17-15 Lying S. Of Expressway, E. Of T. & P. Ry. & N. Of Old Sport-Greenwood Road, Less r/W, Section 17, T15N, R19W, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.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. 22-219-C  
Diverse-Exchange LLC

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING DECEMBER 14, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, December 14, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on June 21 for case manager presentations.

**Members Present**

Gabriel Balderas  
Chris Elbertson  
Rachel Jackson  
Rose Wilson McCulloch  
Fred Moss, IV  
Bill Robertson  
Harold Sater

**Staff Present**

Alan Clarke, Executive Director  
Adam Bailey, Community Planning & Design Manager  
Shari Culbert, Executive Assistant  
Manushka Desgagne, City Attorney's Office  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Benjamin Koby

**Members Absent**

Winzer Andrews, Chair  
Toni Thibeaux

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MR. SATER**.

**MR. SATER** gave the report of the nominating committee as follows: **Bill Robertson, Chair; Rachel Jackson, Vice Chair; Rose McCulloch, Secretary.**

**A motion was made by MR. MOSS to accept the positions.**

**A motion was made by MR. ROBERTSON, seconded by MS. McCULLOCH, to ratify all actions taken at the advice of Ms. Degage.**

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, either the City Council or the Caddo Parish Commission. 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. MOSS, seconded by MS. JACKSON, to approve the minutes of the November 2, 2022 public hearing as submitted.**

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

**A presentation was given by Ms. Wendy Benscoter with Shreveport Commons.**

**A motion was made by MRS. McCULLOCH, seconded by MR. MOSS, to move item 11, Case 22-215-C to the beginning of the public hearing.**

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

*draft*

**PUBLIC HEARING**

**CASE NO. 22-219-C ZONING REQUEST**

Applicant: Diverse-Exchange LLC  
Owner: Diverse-Exchange LLC  
Location: TBD W 70th St (Northside of W 70th St, approx. 2,850 ft west of Dinkins Drive)  
Existing Zoning: C-4  
Request: Rezoning from C-4 to I-2  
Proposed Use: Truck Parking

**Representative &/or support:**

**Christi Eugene 4599 Rice Rd. Shreveport, La. 71119**

Ms. Eugene spoke of the proposed use for the property.

**Opposition: None**

**A motion was made by MR. MOSS, seconded by MR. SATER to approve the application.**

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

**END OF PUBLIC HEARING**

**OLD BUSINESS**

**NEW BUSINESS**

**MR. JORDAN gave a violations report.**

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

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 4:23 p.m.**

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**Bill Robertson, Chair**

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**Rose Wilson-McCulloch Secretary**

# STAFF REPORT OUTLINE – REZONING CASE

MPC Staff Report: City

Revised: 9/1/2021



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

## STAFF REPORT – CITY OF SHREVEPORT

DECEMBER 7, 2022

**AGENDA ITEM NUMBER: 12**

**MPC Staff Member:** Alexis DeJohn

**City Council District:** G/Jerry Bowman, Jr

**Parish Commission District:** 12/Epperson

### **CASE NUMBER 22-219-C: ZONING REQUEST**

**APPLICANT:** DIVERSE-EXCHANGE LLC  
**OWNER:** Diverse-Exchange LLC  
**LOCATION:** TBD W 70th Street (North side of W 70th St, approx. 2,850 ft west of Dinkins Drive)  
**EXISTING ZONING:** C-4  
**REQUEST:** C-4 to I-2  
**PROPOSED USE:** Truck Parking

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**DESCRIPTION:** The applicant is requesting approval to change the zoning of a 2.96-acre property from C-4 (Heavy Commercial) to I-2 (Heavy Industrial) for truck parking. The adjacent property to the east is zoned C-4. Across W 70<sup>th</sup> Street is one property zoned C-3 and the rest are outside of MPC jurisdiction.

There are no prior cases associated with this site. There are several relevant cases associated with nearby properties; approval for rezoning to I-2 for a manufacturing and distribution center (P-6-79); approval for rezoning to B-3-L (Community Business- Liquor) for a country and western club (P-28-81); approval for rezoning to B-3 (Community Business; C-3 under the UDC) for a recreational vehicle sales, service, overnight parking; approval for rezoning to SPI-2 (Industrial Park Overlay) for manufacturing and distribution facility (P-31-01/P-71-01); approval for rezoning to I-2(SPI-2) for a manufacturing and distribution facility or other permitted uses with this zoning (P-11-02).

Nearby neighborhoods include: Page Bayou and Western Hills.

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**REMARKS:** As stated in Article 4.5 of the Unified Development Code (UDC), I-2 is defined as "The purpose of the I-2 Heavy Industrial Zoning District is to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses. Commercial uses and open storage of materials are allowed. The industrial uses include fabrication, warehousing, and assembly-type manufacturing, as well as office and research and development facilities, which may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities". The permitted by right uses in I-2 zoning district include Agriculture, Retail Sales of Alcohol-Beer/Wine, Animal Shelter – Operated by Public Authority, Automated Teller Machine - Standalone, Bus Transfer Station, Contractor Office, Food Truck and Trailer Vendor, Freight Terminal, Gas Station, Government Office, Industrial - Heavy, Industrial - Light, Lodge/Meeting Hall, Office, Public Safety Facility, Public Works Facility, Research

# STAFF REPORT OUTLINE – REZONING CASE

MPC Staff Report: City

Revised: 9/1/2021



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## STAFF REPORT – CITY OF SHREVEPORT

and Development, Restaurant , Retail Goods Establishment , Salvage Yard, Self-Service Ice Vending Unit, Solar Farm , Soup Kitchen, Storage Yard - Outdoor, Truck Repair, Truck Stop, Utility, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Operation Facility, Warehouse, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers) and Wireless Telecommunications – Modifications.

Rezoning the property from C-4 to I-2 is requested for the purpose of allowing truck parking. This site in question has been sitting vacant since 2007. The property also sits at the beginning of a commercial corridor. The site is located immediately inside of the planning limits which is the jurisdictional boundary for the MPC. Behind the commercial corridor on W 70<sup>th</sup> Street and along Dinkins Drive are I-2 zoned properties. There are also a few R-A properties. Further down east on W 70<sup>th</sup> Street are properties zoned I-1 and I-2. Because the properties adjacent to the property in question are zoned commercial, rezoning the property to I-1 would be a better fit and still accommodate the proposed use. This is because the lighter industrial zoning would better compliment the C-3 and C-4 zoning along this commercial corridor by raising the zoning one level. Looking down W 70<sup>th</sup> Street, outside of the planning limits you can see a few businesses geared towards vehicle and truck repairs. There is also a truck parts store. Having this zoned as I-1 fits within the character of the neighborhood. Therefore, this truck parking would complement the neighborhood.

The Shreveport- Caddo 2030 Master Plan Future Land Use Map shows the property as General Commercial. The proposed I-2 zoning does not align with the vision of the Master Plan. Although it is intended to remain commercial, some properties along the corridor are moving away from commercial and are now industrial. MPC staff recommends that I-1 would better align with the Master Plan than the requested I-2.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on November 8<sup>th</sup> at 5:30 PM, with a total of three people in attendance. The applicant explained their request and proposed use. There were no objections.

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### STAFF

**ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of rezoning from C-4 (General Commercial) to I-1 (Light Industrial) is warranted due to the adjacent commercial zoning.

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

1. Approve the original zoning request for I-2 (Heavy Industrial)
2. Approve the rezoning request for a different zoning type.
3. Deny the zoning request

# STAFF REPORT OUTLINE – REZONING CASE

MPC Staff Report: City  
Revised: 9/1/2021



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## STAFF REPORT – CITY OF SHREVEPORT

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**PUBLIC ASSESSMENT:** One person spoke in support. There was no opposition.

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**MPC BOARD**  
**RECOMMENDATION:** The board voted 6 to 0 to recommend approval of the application.

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The information stated herein is the result of discussion by a staff review team. The Planning Commission and its Members will use all information made available to them in making their decision. A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

R-A

22-219-C

C-3

Greenwood  
OUTSIDE JURISDICTION

C-3

Interstate 20

Interstate 20

C-4 to  
I-2

C-4

70Th

500' NOTIFICATION  
AREA

Waterwood

OUTSIDE JURISDICTION

INSIDE JURISDICTION

C-3



SCALE: 1"=200'

# 22-219-C AREA REF MAP





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

12/07/2022





12/07/2022





12/07/2022





12/07/2022



October 25, 2022

Dear Neighbor:

My company Diverse Exchange LLC owns a vacant lot at 0 W70th Street 2.932 acres. It is on W70th Street and cross street Waterwood Dr. We would like to open/build Truck Parking and Warehouse to assist with company vehicle parking and freight shipment. Hours of operation would be 7:00 a.m to 2:30 p.m Monday through Friday.

The site will be located in an Commercial Zone (C4), according to Article 5, Section 5.2 (Table 5-1) of Shreveport Unified Development Code. Therefore we are applying for a zoning change Industrial Zone (I2) in order to operate Warehouse/Parking. The site will be a single-story Commercial structure with a combined square footage of 1,680 square feet building. Parking will be provided for company vehicles and other commercial trucks that will pay to park.

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 has to be heard by the Shreveport-Caddo Metropolitan Planning Commission and we are required to do this before our application is deemed complete.

The meeting will take place:

Topic: Rezoning 0 W 70<sup>th</sup> Street

Time: November 8, 2021 05:30 PM Central Time (US and Canada)

Join Zoom Meeting:

<https://us04web.zoom.us/j/79015161743?pwd=bfHWsnZQb43fGmCo28dsd0y4LbCx0F.1>

Meeting ID: 790 1516 1743

Passcode:G8LNY3

Christi Eugene is inviting you to a scheduled Zoom meeting.

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you 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 me. I hope to see you at the zoom meeting on November 8, 2022.

Sincerely,

  
Christi Eugene

ceuge@att.net

OWNER	STREET ADDRESS	CITY	STATE	ZIP
Holtsclaw, Charles William, Jr. Etal	C/O Patrick C. Locke	Arlington	TX	76017- 5635
Tri-State Realty Company, LLC	PO Box 65071	Shreveport	LA	71136- 5071
Abramson Family LLC	PO Box 1410	Ruston	LA	71273- 1410
Tri-State Sand & Gravel, LLC	PO Box 1689	Haughton	LA	71037- 1689
Hall, Jackie Rodriguez And	7135 Waterwood Drive	Shreveport	LA	71033- 3214
Eugene, Christi Lavonne	4599 Rice Road	Shreveport	LA	71119
Abramson Family LLC	PO Box 1410	Ruston	LA	71273- 1410
Adams, Patricia G., Etal	2028 Rivercrest Circle	Denison	TX	75020
Walter F. Johnson	505 Travis, Suite 440	Shreveport	LA	71101

## **Neighborhood Participation Plan Report**

(To Be Submitted a Minimum of 2-weeks Prior to Public Hearing)



*This template is for informational purposes only, and should be used as a guide – and modified accordingly – to meet the specifics for your meeting. Items 1-11 are required for submittal.*

- 1. Project Name:**
- 2. Contact Name:**
- 3. Meeting Date:**
- 4. Meeting Location:**
- 5. Meeting Start Time:**
- 6. Meeting End Time:**
- 7. Number of People in Attendance:**
- 8. Date of Filing of Land Use Application:**
- 9. General Introduction:**

*Please include information about who you reached out to for the meeting, communication outreach methods (letters, Facebook, emails, etc.), what you were proposing at the time of the neighborhood meeting, the meeting format (PowerPoint, Q&A, Display Boards, etc.), and who attended the meeting on behalf of the applicant (engineers, attorney, developer, property owner, etc.). Additional information that you feel is important to include is welcomed.*

**10. Summary of Concerns and Issues Raised at the Meeting:**

*Please list and respond to each one individually; include as many items that were discussed.*

- a. List question/concern/comment/request for changes to the proposed plans.**

**Applicant Response:**

- b. List question/concern/comment/request for changes to the proposed plans.**

**Applicant Response:**

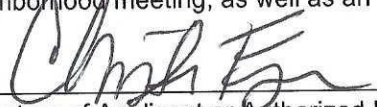
**11. Additional Items Required for Report Submittal:**

- Meeting sign-in sheet
- Meeting minutes
- Copy of the plan that was presented at the neighborhood meeting


**12. Deadline:**

- If your land use application requires a Public Hearing before the MPC Board, then your Neighborhood Participation Plan Report must be submitted two weeks prior to the Public Hearing.
- If your land use application does not require a Public Hearing, no decision on your land use application will be made until a Neighborhood Participation Plan Report has been submitted to your Case Manager

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.

  
\_\_\_\_\_  
Signature of Applicant or Authorized Representative

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Type or Print Name of Applicant (or Authorized Representative)

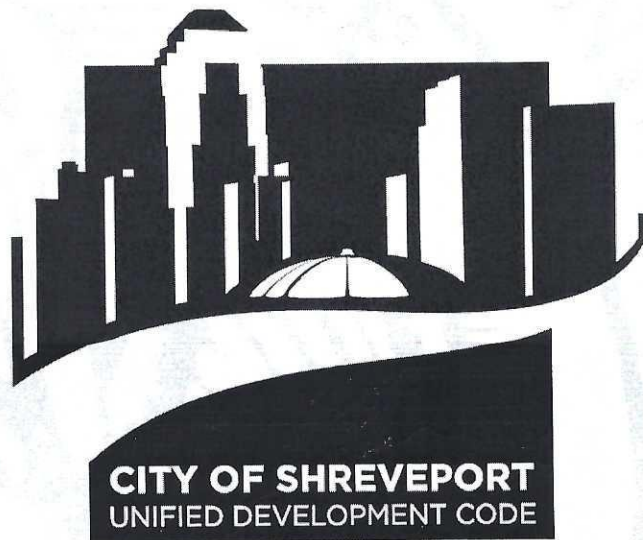
  
\_\_\_\_\_  
Date

# Metropolitan**Planning**Commission

*City of Shreveport | Caddo Parish*

## Unified Development Code Development Application

UDC Development Application and Review Packet  
(Revised August 12, 2020)



### Land Development Department

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

[www.shreveportcaddompc.com](http://www.shreveportcaddompc.com)



**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: _____
<b>1. PROPERTY INFORMATION</b>		
Project Name: <u>Rezoning 0 West 70<sup>th</sup> St</u>		Associated Case: <u>22-219</u>
Project Address/Location: <u>0 West 70<sup>th</sup> St</u>		
Current Zoning District: <u>C-4</u>	Proposed Zoning District (if applicable): <u>I-2</u>	Parcel Number(s): <u>1715 19-000-0038-00</u>
<b>2. CASE TYPE</b>		
<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 &amp; 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>		
<b>3. PARCEL DESCRIPTION</b>		
(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)  <u>Diverse Exchange</u>		
<b>4. GENERAL LOCATION OF PROPERTY</b>		
(street address and/or frontage, and distance to cross street)  <u>W 70<sup>th</sup> St + Waterwood Dr</u>		
<b>5. PROPOSED USE OF THE PROPERTY</b>		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary  <div style="height: 100px;"></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): <u>C-4</u>	Proposed Zoning District(s): <u>I-2</u>	Proposed Building Use(s): <u>Warehouse</u>	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: <u>1,080 sq Ft</u>	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross: <u>1,080 sq Ft</u>	
Total Site Acres: <u>2.932 Acres</u>		Total sq. ft. gross (existing & proposed): <u>1,080 sq Ft</u>	
Off-Street Parking Required: <u>no</u>		Proposed height of building(s): <u>10-18 ft</u> Number of stories: <u>1 story</u>	
Off-Street Parking Provided: <u>no</u>		Ceiling height of First Floor: <u>3-4 ft</u>	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): <u>127,727 sq Ft</u>		Lot Coverage (Total Area in square feet): <u>127,727 sq Ft</u>	
Lot Coverage Percentage of Total Lot Area: <u>127,727 sq Ft</u>			
9. STORMWATER INFORMATION			
Existing Impervious Surface: <u>0</u> acres/square feet <u>0</u>	Hazard Flood Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Proposed Impervious Surface: <u>0</u> acres/square feet <u>0</u>	Red River <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Cross Lake Watershed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		





City of Shreveport | Caddo Parish

Metropolitan **Planning** Commission

UDC City of Shreveport

Revised August 21, 2020

**Land Development**

505 Travis Street | Suite 440 | Shreveport, LA | 71101

318-673-6480 | fax 318-673-6461

**UDC DEVELOPMENT APPLICATION****10. CONTACT INFORMATION****IMPORTANT  
NOTE ABOUT  
PROJECT  
CONTACT**

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

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

**APPLICANT CONTACT INFORMATION:**Check if Primary Contact ☒

Name: Christi Eugene Company: Diverse Exchange LLC  
 E-mail: ceuge@att.net Phone: 318-564-3900 Fax: \_\_\_\_\_  
 Address: 4599 Rice Rd City: Shreveport State: LA Zip: 71119

**ARCHITECT CONTACT INFORMATION:**Check if Primary Contact ☐

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

**ENGINEER CONTACT INFORMATION:**Check if Primary Contact ☒

Name: Donniz Barker Company: Mohr & Associates, Inc  
 E-mail: dbarker@mohrandassociates.com Phone: 318-686-7190 Fax: \_\_\_\_\_  
 Address: 1324 North Hearne Ave Suite 301 City: Shreveport State: LA Zip: 71107

**CURRENT PROPERTY OWNER CONTACT INFORMATION:**Check if Primary Contact ☒

Name: Christi Eugene Company: Diverse Exchange LLC  
 E-mail: ceuge@att.net Phone: 318-564-3900 Fax: \_\_\_\_\_  
 Address: 4599 Rice Rd City: Shreveport State: LA Zip: 71119  
 Designee Contact Name: Christi Eugene Email Address: ceuge@att.net Phone Number: 318-564-3900

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

\_\_\_\_ I will represent the application myself; OR \_\_\_\_ I hereby designate \_\_\_\_\_ (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.

Christi Eugene  
 Property Owner Signature

10/25/22  
 Date

Christi E  
 Applicant Signature

10/25/22  
 Date

## **NPP Neighborhood Meeting Invitation Sample Letter (Zoning Change)**

February 29, 2021 (must be at least 14 Calendar days before the meeting date)

Dear Neighbor:

My company, Sweet Treats, owns vacant land at 123 Commercial Avenue. We'd like to open a new restaurant. It would be open for breakfast and lunch. Hours of operation would be 7 a.m. to 3 p.m. Monday through Saturday, and 10 a.m. to 2 p.m. Sunday.

The site is located in an (insert corresponding zoning classification) R-1-7 Residential Zoning District, where a restaurant is not allowed, according to (insert corresponding UDC citation) Article 5, Section 5.2 (Table 5-1) of the Unified Development Code. Therefore we are applying for a zoning change to a (insert corresponding zoning classification) C-UC Urban Corridor District in order to operate a standard restaurant. The site is a single-story residential structure with a combined square footage of (insert corresponding square footage of site) 5,000 square feet. (Insert whether or not parking is provided and if any variances are being requested.) On-street parking will be provided and no variance or waivers are required.

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 has to 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:

Tuesday, March 1st, 2021 at 7:30 pm  
ABC Church Cafeteria, at 456 Residential Ave.  
Shreveport, LA 711XX

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you 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 me. I hope to see you at the meeting on March 1st.

Sincerely,

John Doe  
John.Doe@emailaddress.com







# Caddo Parish

Assessor's Office

Charles R Henington Jr, Assessor



Date Created: 6/1/2022

Created By: william.talton@shreveportla.g

1 inch = 143 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



Tax Year 2022

(Uncertified)

**Property Owner**

Name: EUGENE, CHRISTI LAVONNE

**Property Information**

Physical Address: 0 70th W

Mailing Address: 4599 RICE RD  
SHREVEPORT, LA 71119

City: Shreveport

Subdivision: T. 17 N., R. 15 W.

Type: (RV) Res. Vacant

Block / Lot: N/A / N/A

Tax Dist: (002) Shreveport

S-T-R: 19-17-15

Special Assessment

Size (Acres): 2.780

Freeze: No

Restoration Tax  
Abatement: No

Homestead Code: N

Extended Legal: 2.784 AC. M/L-ALL THAT PART OF SE/4 OF SE/4, SEC. 19-17-15 LYING S. OF EXPRESSWAY, E.  
OF T. & P. RY. & N. OF OLD SPORT-GREENWOOD ROAD, LESS R/W, 171519-0-38**Assessment Summary:**

Description	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
RESIDENTIAL ACREAGE	16,819	0	16,819	\$1,682	\$0	\$1,682	10%
Totals:	16,819	0	16,819	\$1,682	\$0	\$1,682	

Not a Legal Document.

Subject to terms and conditions.

[www.actDataScout.com](http://www.actDataScout.com)

**CC3825**

**NOTICE TO THE PUBLIC**

**Control # 22232**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, December 7, 2022 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. 22-219-C:** TBD W 70th St. Application by Diverse-Exchange LLC for approval to rezone property located on the Northside of W 70th St, approx. 2,850 ft west of Dinkins Drive, from C-4 Heavy Commercial Zoning District to I-2 Heavy Industrial Zoning District, being more particularly described as 2.784 Ac. M/L-All That Part Of Se/4 Of Se/4, sec. 19-17-15 Lying S. Of Expressway, E. Of T. & P. Ry. & N. Of Old Sport-Greenwood Road, Less r/W, Section 17, T15N, R19W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times