

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

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 70th 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.

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

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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 70th Street and along Dinkins Drive are I-2 zoned properties. There are also a few R-A properties. Further down east on W 70th 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 70th 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 8th at 5:30 PM, with a total of three people in attendance. The applicant explained their request and proposed use. There were no objections.

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

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

MPC BOARD

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

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.