

PLAT SHOWING CLOSURE AND ABANDONMENT OF THE OLD FLOURNOY LUCAS ROAD RIGHT-OF-WAY, LOCATED IN THE CITY OF SHREVEPORT, SECTION 08 (T16N-R13W), CADDO PARISH, LOUISIANA.

RIGHT-OF-WAY HEREIN
CLOSED AND ABANDONED
PERMANENT UTILITY
SERVITUDE RETAINED

Flournoy Lucas Rd

APPROVED:

METROPOLITAN PLANNING COMMISSION

PROPERTY MANAGEMENT SECTION

RIGHT-OF-WAY DEDICATED IN
FORBING FACTORY SUBDIVISION,
RECORDED JANUARY 5, 1912
IN BOOK 50, PAGE 459



SCALE: 1" = 100'
OCTOBER, 2022

September 15, 2022

Mr. Malcolm Stadlander
Property Management Administrator
City of Shreveport
PO Box 31109
Shreveport, LA 71130

Re: Flournoy-Lucas Right-of-Way Abandonment

Dear Malcolm:

As owners of the adjacent property on the old Flournoy-Lucas right of way in Forbing Factory Subdivision, we would like to request the closing and abandonment of that portion as shown on the attached map. We understand that any existing utilities would require retention of an appropriate servitude.

Please let us know if you have any questions about this request, or you could direct them to our surveyor for this project, Andy Craig, Mohr and Associates at 318-686-7190.

Respectfully,

Progressive Pet Care, LLC

By: Jana Barnes 501-208-2306 TBARNES1517@gmail.com

† Julie Barnes 318 469 2142 JBARNESDVM@gmail.com

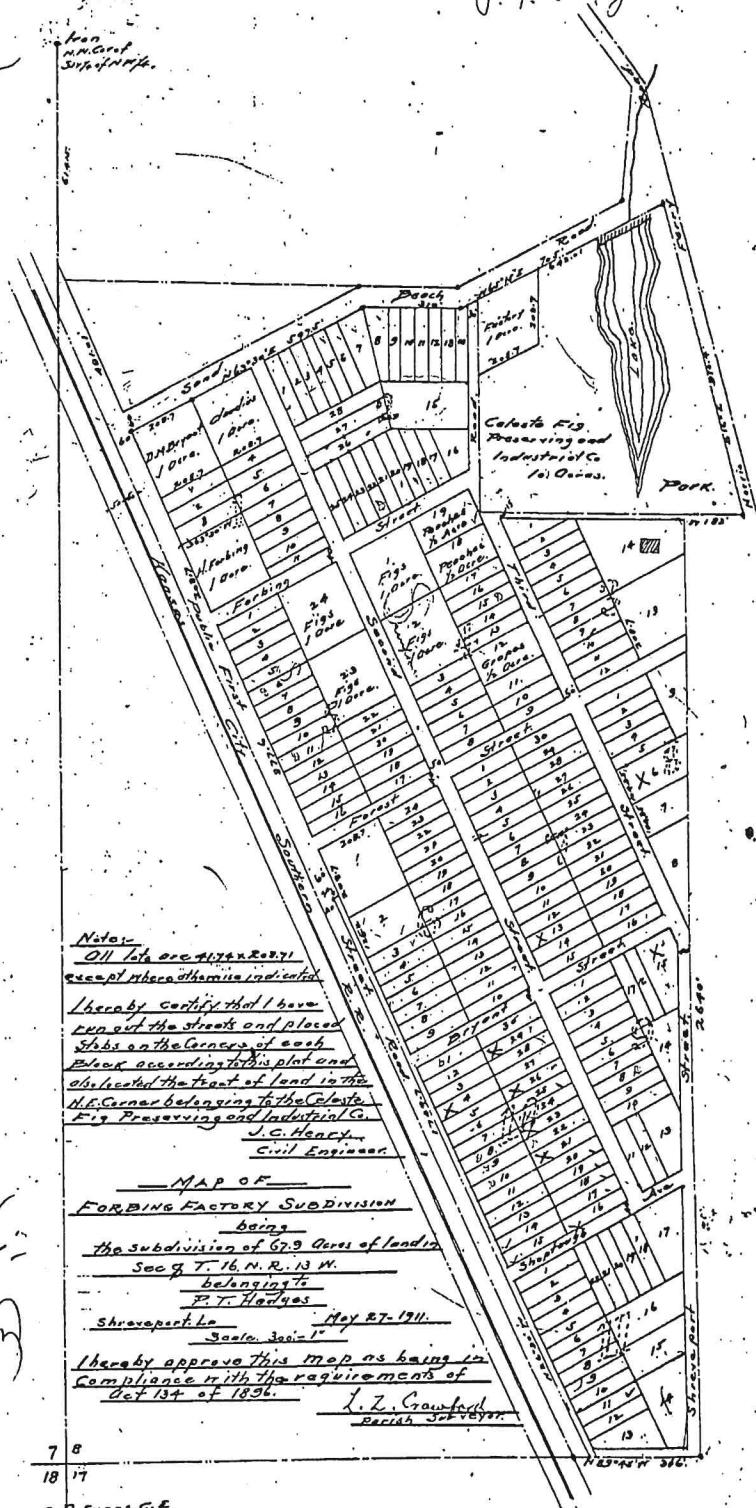
Inst. # 28364 - 1912

58 459

I hereby dedicate to the public use
the streets and alleys shown on this map

P. T. Hedges

Iron
H. H. Grier
Superintendent



Note:
All lots are given 20 ft.
except where otherwise indicated.
I hereby certify that I have
laid out the streets and placed
flags on the corners of each
block according to this plat and
observed the front of land in the
H. H. Grier belonging to the Colgate
Fire Insurance and Industrial Co.
J. C. Henry
Civil Engineer

MAP OF
FORGING FACTORY SUBDIVISION
being
the subdivision of 62.9 Acres of land in
Sec. 9, T. 16, N. R. 13 W.
belonging to
P. T. Hedges
Shreveport La. May 27, 1911.
Scale 300' = 1"

I hereby approve this map as being in
compliance with the requirements of
Act 134 of 1896.
L. Z. Crawford
Public Surveyor

7 8
18 17
C. D. Evans, C. E.

Given under
Seal 5th 1912
L. Z. Crawford
Public Surveyor

STAFF REPORT - CADDO PARISH

DECEMBER 14, 2022

AGENDA ITEM NUMBER: 11

MPC Staff Member: Alexis DeJohn

Parish Commission District: 12/Epperson

CASE NUMBER 22-3-CAC: CLOSURE & ABANDONMENT

APPLICANT: CITY OF SHREVEPORT
OWNER: City of Shreveport
LOCATION: Old Flournoy Lucas Road (south side of E Flournoy Lucas Road, approx. 800 ft. southwest of Ellerbe Rd)
EXISTING ZONING: C-1 and R-1-7
REQUEST: Closure and abandonment
PROPOSED USE: Closure and abandonment

DESCRIPTION: The applicant is requesting the closure and abandonment of Old Flournoy Lucas Road that is approximately 240' in length. The application was submitted by the City of Shreveport.

The property to the north of the proposed closure and abandonment is zoned C-2 (PUD). The properties zoned to the far west of the subject right-of-way are zoned R-E. The property adjacent to the subject right-of-way is zoned R-1-7. The property zoned to the east is zoned C-1.

There are two previous relevant cases which include (CA-1-14, CA-8-13, and D-1-13). Case (CA-8-13) and (D-1-13) applicants requested approval of a plat that legal describes the closure and abandonment of a portion of a publicly dedicated street right of way and to dedicate property currently under private ownership. The request facilitated a transfer of property between the City of Shreveport and CVS Pharmacy. In case CA-1-14, CVS requested to close and abandon the adjacent portion of the right of way that connects to Ellerbe Road; thus, allowing CVS pharmacy to expand their building site.

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

REMARKS: As previously mentioned, this dedication is undeveloped and only consists of an approximate 240' portion which is directly accessible from Flournoy Lucas Road. The petitioner owns the parcels that are located immediately south of the dedication. If this request is approved, it would leave an approximate 240' dedication that is not accessible to any other right of way. Additionally, if approved, this closure and abandonment will deny access to three parcels that are on the south side of the dedication that is not being considered for closure and abandonment. However, all three parcels are under single ownership, are contiguous to one another and one of the parcels has direct access to Dunn Street. The owners of these tracts also own the adjacent properties that adjoin Ellerbe Road where vehicular access is available.

The three parcels that are immediately adjacent to the subject right-of-way must also be

STAFF REPORT - CADDO PARISH

considered when reviewing this request. Two of the parcels will lose direct access; however, they too are under single ownership and at least one parcel has access to E Flournoy Lucas Road. Therefore, if approved, the closure and abandonment will not deprive the adjacent property owners of vehicular access opportunities. It should be noted that the owners do not have plans to combine the lots at this time.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that: approval is warranted due to the fact that this closure and abandonment would not restrict access to three parcels.

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

MPC BOARD

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