

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 SIDE OF EAST 79TH STREET., APPROXIMATELY 145' WEST OF FAIRFIELD AVENUE, SHREVEPORT, CADDO PARISH, LA., **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:**

Lots 729,730,731 of Cedar Grove Addn, Section 25, T17N,R14W, 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.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. 23-172-C
Unity of Faith B.C.

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING OCTOBER 4, 2023**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, October 4, 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
Rachel Jackson
Rose Wilson McCulloch
Fred Moss, IV
Harold Sater

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Manager
Kamrin Hooks, Executive Assistant/Planner 1
Emily Trant, Planner II
Reginald Jordan, Zoning Administrator
Tanner Yeldell, City Attorney's Office

Members Absent

Gabriel Balderas
Chris Elberson
Toni Thibeaux

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

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 MR. ANDREWS, seconded by MR. MOSS, to approve the minutes of the September 6, 2023 public hearing as submitted.

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

PUBLIC HEARING

CASE NO. 23-172-C ZONING REQUEST

Applicant:	Unity of Faith B.C.
Owner	Unity of Faith B.C.
Location:	375 E. 79th St. (South side of E. 79th St., Approx. 145' west of Fairfield Ave.)
Existing Zoning:	R-1-5
Request	R-1-5 to R-3
Proposed Use:	Residential

Representative &/or support:

Beverlye Agard 545 E 84th St, Shreveport, La. 71106

Agard stated she was a member of Unity of Faith B.C. and that the church owns several properties on East 79th Street. She went on to state that the church is heavily invested in Cedar Groove and the revitalization of the area. She said that the area is often considered a blighted area in need of improvement and that is what the church is trying to bring. Agard stated that it is very difficult to develop new construction because the cost is over \$180 per square foot. She stated that banks evaluated the houses in Shreveport to be around \$25-\$50 per square foot and they would need some type of grant or loan for redevelopment. Agard stated that no contractor has been able to build a single-family home for less than \$110,000, and to qualify for the planned unit development loans by community development the church would like to build a multi-family residence to provide a space for people to come back and raise families. She informed the Board that it would be a one story building no matter if it is a triplex or duplex to fit the character of the neighborhood. Agard stated it would have a playground, off-street parking, and security. She stated that during the meeting with the church and neighbors, they gave full support as long as it was not a multi-story building.

ROBERTSON asked Agard if the property would be developed and then marketed for sale to the community. Agard answered that for community development programs the residences cannot be sold to low-income families for a minimum of 10-15 years, and they must be rented, leased or sold to individuals who meet the IRS low-income requirements. Agard stated they have submitted 1 loan/grant application, for a single-family home (5 homes built over 3 ½ years) and did not acquire it. The 2nd grant they would like to submit is for a duplex residence, multi-family units but will need the property to be rezoned.

ROBERTSON asked Agard if there were any non-church members present at the neighborhood participation meeting. Agard answered yes, the notice for the NPP meeting was sent to others in the neighborhood, as well as the church placing flyers in mailboxes around the area.

ROBERTSON noted that the entire neighborhood is mostly single-family residential. Agard replied that an apartment complex is located on Line Avenue, right at 81st and 83rd street. She also stated that the church property backs a 4-plex on 78th street. ROBERTSON informed the support that the staff has recommended an R-2 Multi-Family Residential Zoning District that is not as intense as the requested R-3 Multi-Family Residential Zoning District. He informed Agard that it would still allow the church to accomplish their goals on the property. He then asked the staff to clarify.

CLARKE stated that staff determined in consultation that R-3 was not compatible with the surrounding area and R-2 would allow them to place the duplex on the property. Agard asked if a tri-plex could also be placed on the property if it is R-2, to which CLARKE answered yes.

Agard informed the Board that the only concern the church received was that the public did not want commercial properties being placed there and nothing multi-story, which the proposed building would not be. No further discussion ensued.

Melvin Dallas 8650 Simpson Rd, Shreveport, La. 71129

Dallas stated that the goal was to beautify the neighborhood and help the less fortunate. He informed the Board that the duplex would not be limited to church members, any low-income individual could reside there.

Opposition: None

A motion was made by MS. JACKSON, seconded by MR. MOSS to recommend this application for approval to R-2.

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

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

CLARKE informed the Board that the I-49 inner city connector meeting would be October 17th 3:30-6:30.

He also stated that research is being done on how accessory dwelling units are being constructed around the country and if the Board wants the MPC can create an ordinance amendment that will come before the Board about the units.

ROBERTSON asked the Board if they would like to amend the research request to include review of compatibility issues of the

dwelling units.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. MOSS to approve the research and ordinance amendments regarding accessory dwelling units.

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

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

The Chair nominated Messrs. ELBERSON & SATER and Meses. THIBEAUX & JACKSON. To the nominating committee who will come up with recommendations for next years, Chairman, Vice Chairman, and Secretary.

CLARKE informed them that the committee's recommendations will be made in November and voted on in December.

ROBERTSON also stated that JACKSON would preside over the November 1st meeting in his absence.

CLARKE informed the Board of the Bond Public Meetings being held at SUSLA and LSUS to discuss many capital projects. He stated that the MPC office will have recommendations that the Administration can use to draw up proposals in the future.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:03 p.m.

Bill Robertson, Chair

Rose Wilson, McCulloch, Secretary

STAFF REPORT – CITY OF SHREVEPORT

OCTOBER 4, 2022

AGENDA ITEM NUMBER: 2

MPC Staff Member: Jomari Smith

City Council District: E/Alan Jackson

Parish Commission District: 6/Steffon Jones

CASE NUMBER 23-172-C: **ZONING REQUEST**
APPLICANT: UNITY OF FAITH B.C
OWNER: Unity of Faith B.C.
LOCATION: 375 E. 79th St.
EXISTING ZONING: R-1-5
REQUEST: R-1-5 to R-3
PROPOSED USE: Multi-Family Development – Duplex or Triplex

DESCRIPTION: The applicant is requesting approval to rezone three lots which total .52 Acres from the current zoning R-1-5 (Single Family Residential Approx 5,000sf) to R-3 (Multi-Family Residential). The purpose of the rezoning is so that the applicant can construct and develop a Duplex or Triplex across the three lots, adjacent to the 3 lots is zoned R-1-5.

There is no previous case history associated with this property. Nearby relevant cases include:

- C-978: Rezoning R-1 to B-3 for Neighborhood Shopping Center, Approved.
- C-127-82: Rezoning B-2 to B-3 for Seafood Restaurant & retail seafood sales, Withdrawn.
- C-71-85: Rezoning R-4 to B-2 for Car Wash, Withdrawn.
- C-98-85: Rezoning B-1 & B-2 to I-2 for Automotive Uses, Denied
- C-5-87: Rezoning R-1H to B-3 for Fish Market & Restaurant, Approved.
- C-63-90: Temp Use Permit – Snack Bar, Approved.
 - C-8-91: Use Permit for Snack Bar, Denied
- C-52-92: Rezoning R-1H to R-1H-E for Medical Clinic, head start program & community center, Approved.
- C-35-07: Rezoning R-1H to R-1H-E for Temp Automotive Repair & Heavy Industrial Use, Approved.
- C-85-17: MPC approval, Site Plan Mod to replace existing pool with Spray Park, Approved

Nearby neighborhoods include: Cedar Grove, West Cedar Grove, Pierremont, Hollywood, Spring Lake, Suburban Acres, Hyde Park.

REMARKS: As stated previously, the applicant is requesting to rezone three adjacent lots which total in size about 0.52 acres from R-1-5 (Single-family Residential) to R-3 (Multi-Family Residential) for the construction of a Multi-Family Development. The adjacent properties to this site are zoned Single-Family Residential and are occupied with residential dwellings. There are also multiple vacant. lots throughout the block and neighborhood where this development is planned to occur. The applicant plans to develop across the lots, which have not been combined and are still separate lots. The use

STAFF REPORT – CITY OF SHREVEPORT

of a multi-family development is permitted within all multi-family residential zoning districts & a few commercial districts with a special use permit.

As stated in Article 4.2 of the Unified Development Code (UDC), R-3 is defined as *"The R-3 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 multi-family dwellings, including low-rise and mid-rise developments. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted."* The permitted by right uses in R-3 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 – Single-Family Attached, Dwelling - Two-Family, Educational Facility - Primary or Secondary, Group Home, Place of Worship, Public Park, Residential Care Facility, Single Room Occupancy, Soup Kitchen, Accessory, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications, Farmers' Market, Temporary Outdoor Events and Temporary Subdivision Sales Office.

As informed by the applicant, they have plans to construct a single & multi-family residential structure to help improve the Cedar Grove community and provide affordable housing for the current and future residents in the area. In the current moment they plan on constructing a one-story duplex or triplex. If the property is rezoned to a lower zoning classification such as R-2 or R-TH it would allow for the development of duplexes and townhomes which would be more compatible in scale and density within a single-family area.

The difference between the R-TH and R-2 zoning classification would be the ability to develop low-rise multi-family dwellings, as R-TH does not allow for multi-family dwellings. In this instance the property is approx. 22,400+ square feet, when under the R-TH zoning the applicant would be able to develop three townhouse units, if rezoned to R-2 the applicant would be able to develop eleven units.

In reviewing the zoning map, you can observe that many of the properties within the vicinity are zoned as single-family residential, and the nearest multi-family zoning district is approximately 0.33 miles southeast of the site.

The future land use map recommends that the properties within this area remain residential and be developed residentially, however this classification of residential development is classified as "Residential Medium" which allows for a mix of residential uses. It's expected to find a mix of single-family, townhouses, and small apartment buildings (fewer than eight units) to be located within this area. If approved, this development will be the first in the area to introduce a medium density dwelling unit.

Per UDC requirements, the applicant hosted a neighborhood participation meeting on Sunday, September 10th at 1:00pm. 131 invitations were sent to the neighboring properties, the Unity of Faith

STAFF REPORT – CITY OF SHREVEPORT

B.C. also invited their congregation to discuss the rezoning of the property owned by the church. 46 people attended the meeting. It was confirmed that the meeting was well received with many of the questions being asked about the type of development and if other developments of the same nature would be able to do the same.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that it is warranted to deny the application to rezone the property to R-3 due to being incompatible with the neighborhood.

Alternative, the Metropolitan Planning Commission may:

1. Recommend approval as submitted.
2. Recommend approval of a lower alternative zoning designation such as R-2 (Multi-family Residential) or R-TH (Townhouse Residential).

PUBLIC ASSESSMENT: 2 spoke in support. No opposition was present.

**MPC BOARD
RECOMMENDATION:** The Board voted 6-0 to recommend approval of this application to R-2.

23-172-C

77T H

HENDERSON

500' NOTIFICATION
AREA

77T H

R-1-5

78T H

R-1-5 to
R-3

80T H

R-1-5

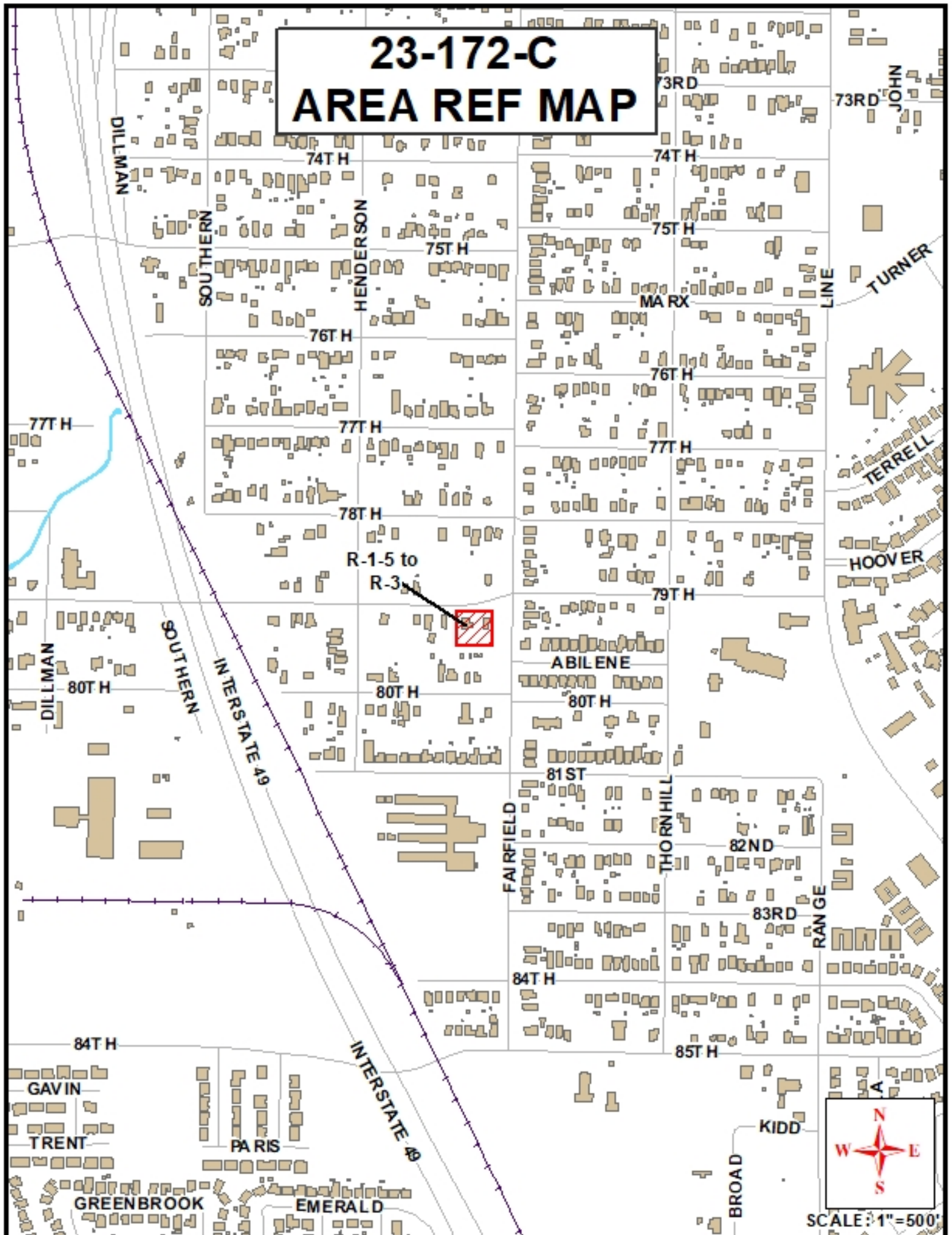
81ST

FAIRFIELD



SCALE: 1"=200'

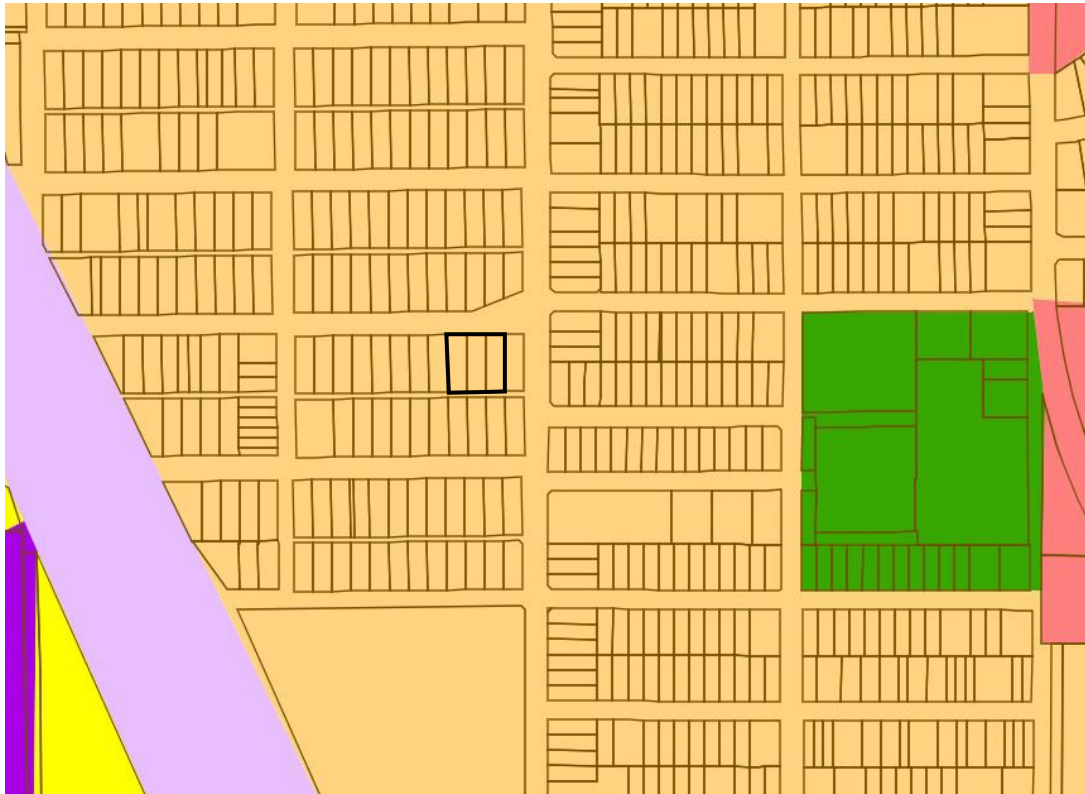
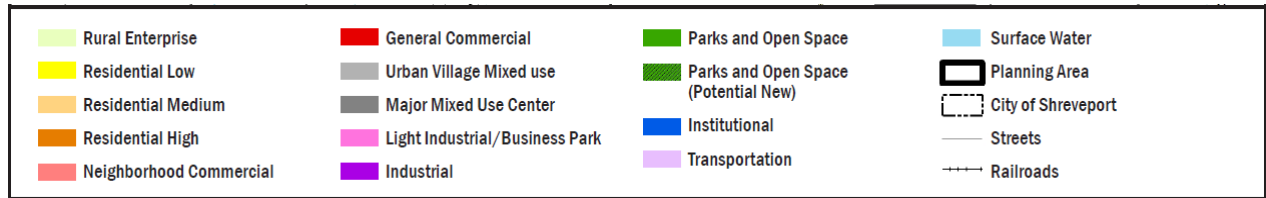
23-172-C AREA REF MAP



SCALE: 1" = 500'

23-172-C

Future Land Use Map



This Future Land Use Plan does not provide full detail on where neighborhood retail and service centers should be located in every revitalization area. Instead, the “Principles to Guide Future Land Use,” and the “Zoning and Urban Design Principle” in this chapter provide a framework for the detailed planning needed for successful revitalization (including market studies). This detailed planning will determine the appropriate location for an urban village or neighborhood commercial center in neighborhoods that require significant redevelopment.

Finally, this Future Land Use Plan is conceived with the 2030 time horizon in mind and an understanding that the amount of job growth and household growth that can be achieved over the 20-year time period will affect the outcome. From the land use point of view, a few key locations should have high priority because of the opportunity they create to leverage existing job numbers, transportation opportunities, and other benefits. Once there is success at these locations and sufficient growth, then the subsequent Future Land Use Plans can identify additional locations for shaping change.

Future land use categories

Rural uses

This land use category is in the unincorporated parish section of the MPC area.

- **Rural Enterprise**

A range of uses associated with enterprises typically found in rural areas and nature-related uses:

- > Single-family houses on very large lots or associated with rural enterprise uses
- > Agricultural, forestry and mining structures and uses
- > Conservation subdivision residential development that preserves the rural character of the parish areas within MPC jurisdiction
- > Nature recreation
- > Schools and churches

Residential uses

- **Residential Low (single-family)**

- > Single-family houses
- > Schools and churches

- **Residential Medium**

- > A mix of single-family, townhouse, and small apartment buildings (fewer than eight units).
- > Schools and churches also permitted, as are corner stores by special permit. *(Typically found inside the loop where a mixture of residential types is common.)*

- **Residential High (multifamily)**

- > Multifamily rental and condominium structures and townhouses
- > Typically found at or near major transportation/transit corridors and intersections and in downtown-adjacent areas.
- > Ground-floor, neighborhood-serving retail allowed by special permit (e.g., corner stores).
- > Schools and churches

Commercial uses

- **Neighborhood Commercial**

- > Areas for neighborhood retail and services that meet the day-to-day needs of residents and workers of surrounding neighborhoods (typically within a one-mile radius) with a range of uses such as smaller grocery stores, banks, restaurants and services such as small professional and health offices, barber/beauty shops, dry cleaners, etc.
- > Areas are accessible by automobile with sufficient parking but are also designed to accommodate pedestrian and bicycle access.
- > Schools and churches.

- **General Commercial**

- > Large commercial areas serving a citywide or regional trade area, including shopping and entertainment centers that offer a range of retail and service establishments including big-box stores, large supermarkets, department stores, movie theaters, and supporting retail and professional services. Office uses on upper floors also allowed, with ground-floor retail encouraged.

September 21, 2023

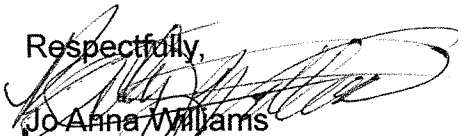
617 San Carlos Drive-Garland, Texas 75043

Metropolitan Planning Commission
Shreveport/Caddo Parish
P. O. Box 31109
Shreveport, LA 71130

RE: Case # 23-172-C

I am in favor of the referenced request by Unity of Faith Baptist Church, if the facility is
to used as a place of worship, education or community outreach/enrichment.

Respectfully,



Jo Anna Williams
C/O Billy J. Williams



272 East 78th Street – Shreveport, LA 71106
 (318) 869-2200
 Rev. Terrance Toney, Pastor

Neighborhood Rezoning Meeting		
(Sign-in Sheet)		
Meeting Date: Sept. 10, 2023	Meeting Location: Unity of Faith B.C	
Name	Address	Church Member
Archie M. Pickens	1553 Andrew Ave	✓
Chesame J. Odom	4805 Rice Rd	✓
Dale Odom	4805 Rice Rd	✓
Carl V. Henry	2422 Cherryfield Dr	—
Louis Jackson	645 Kingridge Pl.	✓
Terrance Toney	272 E. 78 th St	✓
Frances Williams	7317 Fairfield Ave 71106	
Herman Pickens	3812 Scenic Drive Shrp LA 71119	
Chiquita Pickens	3812 Scenic Drive Shrp LA 71119	
Clide L. Williams	7317 Fairfield Ave 71106	
Sharon Jackson	645 Kingridge Pl. 71108	
Wickie Fumble	558 E. Math 71106	✓
Melvin Taylor		
Hellam Williams	463 E 78 th 71106	✓
Spizie A. Will		✓
Margaret Mills	1543 Summers St	



272 East 78th Street – Shreveport, LA 71106
(318) 869-2200
Rev. Terrance Toney, Pastor

(Sign-in Sheet)

Meeting Location: Unity of Faith B.C

Dea. J. L. Northcutt, Deacon Chairman Dea. Clide Williams, Vice Chairman Dea. Melvin Dallas, Treasurer



272 East 78th Street – Shreveport, LA 71106
 (318) 869-2200
 Rev. Terrance Toney, Pastor

Neighborhood Rezoning Meeting		
(Sign-in Sheet)		
Meeting Date: Sept. 10, 2023	Meeting Location: Unity of Faith B.C	
Name	Address	Church Member
Maad P. Dallas	343 East 80th	✓
Mildred L. Coleman	545 East 84th	✓
Delores Northcutt	8037 Laurel Hill Dr	✓
Beverly C Ayard	545 E. 84th Street	✓
Melone Blackman	1524 Carmel Dr Spot La 71106	✓
Sonja Pickens	340 E 81st Street Spot La 71106	✓
Wanda Pickens	340 E 81st Street Spot La 71106	✓
Red Blackman	1524 Carmel Dr. Spot La 71103	✓
Chiquita Pickens	3812 Scenic Dr Spot La 71119	✓
Herman, Pickens	3812 Scenic Dr Spot La 71119	✓
Rogers Pic	1553 Andrus Ave 71103	
Minnie Fortenot	462 E 77th 71106	✓
Hattie Black	371 E 78th 71106	✓
Nikolas Coleman	340 E. 81st Street Spot La 71106	✓
Delphine Clark	3025 Louise St Spot La 71108	✓
Deanna Dallas	10124 Scarlet Oaks Northville	✓
Frederick Dallas	8806 Cothman	
Mel Dallas	8650 Simpson Rd 71129	✓
Wendria Dallas	8650 Simpson Rd 71129	✓
Spencer Stephens	2811 Linholm	

Dea. J. L. Northcutt, Deacon Chairman

Dea. Clide Williams, Vice Chairman

Dea. Melvin Dallas, Treasurer



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

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: UNITY OF FAITH HOUSING PROJECT		Associated Case: _____
Project Address/Location: 375,371,367 EAST 79TH STREET		
Current Zoning District: _____	Proposed Zoning District (if applicable): _____	Parcel Number(s): 17 1425-069- 0729, 0730, 0731
2. CASE TYPE		
<input type="checkbox"/> Zoning Map Amendment (Rezoning)	<input type="checkbox"/> Planned Unit Development (PUD)	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Map Amendment and Preliminary Site Plan	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Preliminary & Final Plat (7 or more lots)	<input type="checkbox"/> PUD Site Plan (Administrative)	<input type="checkbox"/> Site Plan Revision
<input type="checkbox"/> Final Plat (Less than 7 lots)	<input type="checkbox"/> Small Planned Unit Development (SPUD)	<input type="checkbox"/> Site Plan Modification
<input type="checkbox"/> Re-Plat	<input type="checkbox"/> Zoning Map Amendment and Site Plan	<input type="checkbox"/> Other: _____
3. PARCEL DESCRIPTION		
(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)		
CEDAR GROVE ADDN		
4. GENERAL LOCATION OF PROPERTY		
(street address and/or frontage, and distance to cross street)		
375, 371, 367 EAST 79TH STREET NEAR THE CORNER OF FAIRFIELD AVE AND EAST 79TH STREET		
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 type="checkbox"/> Duplex Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary		
PROPOSED BUILDING LOW INCOME DUPLEX OR TRIPLEX HOUSING TO HELP REVITALIZE NEIGHBORHOOD		

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): 11	Proposed Zoning District(s): 11	Proposed Building Use(s): MULTI FAMILY DWELLING	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: NA	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross: 2100 SQ FT	
Total Site Acres: 3 LOTS		Total sq. ft. gross (existing & proposed): NA	
Off-Street Parking Required: YES		Proposed height of building(s): 12 FT Number of stories: 1	
Off-Street Parking Provided: YES		Ceiling height of First Floor: 8 FT	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): 120 FT		Lot Coverage (Total Area in square feet): 120 X 150	
Lot Coverage Percentage of Total Lot Area: 25 %			
9. STORMWATER INFORMATION			
Existing Impervious Surface: acres/square feet NA		Hazard Flood Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface: acres/square feet 5400 SQ FT		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	

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: GWENDOLYN FRAZIER Company: UNITY OF FAITH B.C.
E-mail: GWENDOLYN.FRAZIER3811@GMAIL.COM Phone: 318 564 4171 Fax: _____
Address: 3811 SCENIC DR City: SHREVEPORT State: LA Zip: 71119

ARCHITECT CONTACT INFORMATION:

Check if Primary Contact ☐

Name: KEVIN Company: RAPID HOME DESIGNS
E-mail: RAPIDHOMEDESIGNS@GMAIL.COM Phone: 318 562 3440 Fax: _____
Address: 619 MARKET STREET SUITE 105 City: SHREVEPORT State: LA Zip: 71101

ENGINEER CONTACT INFORMATION:

Check if Primary Contact ☐

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

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Check if Primary Contact ☐

Name: UNITY OF FAITH B.C. Company: UNITY OF FAITH B.C.
E-mail: UOFSEC10@AOL.COM Phone: 318 384 2127 Fax: _____
Address: 272 EAST 78TH STREET City: SHREVEPORT State: LA Zip: 71106
Designee Contact Name: MELVIN DALLAS Email Address: MELDALLAS61@YAHOO.COM Phone Number: 318 655 3522

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

____ I will represent the application myself; OR ☒ I hereby designate GWENDOLYN FRAZIER (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.


Property Owner Signature

8/22/23
Date


Applicant Signature

8-22-23
Date

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:** Unity of Faith Housing Project
2. **Contact Name:** Gwendolyn Frazier
3. **Meeting Date:** Sept. 10, 2023
4. **Meeting Location:** Unity of Faith 272 E. 78th St. Shreveport, LA
5. **Meeting Start Time:** 1:00 pm
6. **Meeting End Time:** 1:45 pm
7. **Number of People in Attendance:** 46
8. **Date of Filing of Land Use Application:** Aug. 22, 2023
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.**
Will this application allow a commercial bldg in the future
Applicant Response:
No the application will only allow for 2-10 units and no more than 3 stories high.
- b. **List question/concern/comment/request for changes to the proposed plans.**
Can a unit include a day care facility.
Applicant Response:
No the units can only be for non commercial use

11. Additional Items Required for Report Submittal:

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

No plan presented just a explanation for the need.

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.

Gwendolyn Frazier

Signature of Applicant or Authorized Representative

9/25/2023

Date

Gwendolyn Frazier

Type or Print Name of Applicant (or Authorized Representative)

9/25/2023

Date

Unity of Faith Housing Project
Neighborhood Participation Plan
Meeting

Date: Sept 10, 2023

Time: 1:00 pm

Location: 272 E 78th street
Shreveport, LA 71106

Gwendolyn Frazier called the meeting to order @ 1:00 pm. Mrs. Frazier explained that the church, Unity of Faith, owns 7 lots on E. 79th. The lots are zoned as single family dwelling locations. She further explained that the church has plans to build both single and multi family dwellings to help improve the Cedar Grove community and to provide affordable housing for current and future residents. To follow through on the plans, it will be necessary to have the properties rezoned. She then stated this meeting is being held to advise you as ① members of the community, ② concerned citizens who worship in the community and ③ members of this congregation of our plans and to address any concerns you have. Mrs. Frazier directed their attention to the (3) three sign in sheets placed at the front tables and asked everyone to sign in regardless of your opinions. The floor was then opened for questions & comments.

Q1 Helense Williams asked if a daycare facility could be located in an existing home or location. After these properties are rezoned.

R. No the rezoning of the properties on E. 79th will not open the door for commercial use properties.

Q2 Mildred Coleman asked if off the street parking will be available to the residents of the housing project

R. Yes, the plans will provide for off street parking and a play ground area for children.

Q3 Doris Williams asked: Will the rezoning allow for huge apartment building with 70-100 units and 3-5 stories high.

R. No the rezoning has limitation on total sq footage and # of stories or floors. We are planning for duplex or triplex units that are only 1 floor or 1 level.

About 5 others also had the same concerns as Q3. Everyone signed the sheets. The meeting was dismissed.



272 East 78th Street – Shreveport, LA 71106
(318) 869-2200
Rev. Terrance Toney, Pastor

August 18, 2023

Dear Neighbor:

Unity of Faith B.C., owns property at 367,371 & 375 E. 79th Street. We would like to build affordable multi-family housing at that location. It would provide much needed affordable family housing in Cedar Grove and help revitalize the area.

The site is located in Zoning District 11. The site is currently three (3) vacant lots. The proposed structure(s) will include off-street parking and security.

Because you are a nearby neighbor or otherwise interested in the neighborhood, we are 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:
Sunday, September 10, 2023 at 1:00 pm
Unity of Faith B.C. 272 E. 78th Street
Shreveport, LA 71106

At the meeting, we will provide a sign-in sheet to obtain email addresses, so that you can be updated if there are any changes to the project.

If we receive approval, we plan to start the construction work within 90 days of the approval, and estimate that the work should take about 12 months. If you are unable to attend and would like to receive info from the meeting, please feel free to contact us. If you have any additional questions or comments, please contact the church at the above address or email below.

Sincerely,

Melvin Dallas
uofsec10@aol.com

Dea. J. L. Northcutt, Deacon Chairman Dea. Clide Williams, Vice Chairman Dea. Melvin Dallas, Treasurer

CC3825

NOTICE TO THE PUBLIC

Control #23159

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, October 4, 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. 23-172-C Zoning Request: 300 blk of E. 79th STREET. Application by UNITY OF FAITH B.C for approval to rezone property located on the South side of E. 79th St., Approx. 145' west of Fairfield Ave., from R-1-5 Single Family Residential Zoning District to R-3 Multi Family Residential Zoning District, being more particularly described as Lots 729,730,731 of Cedar Grove Addn, Section 25, T17N,R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times