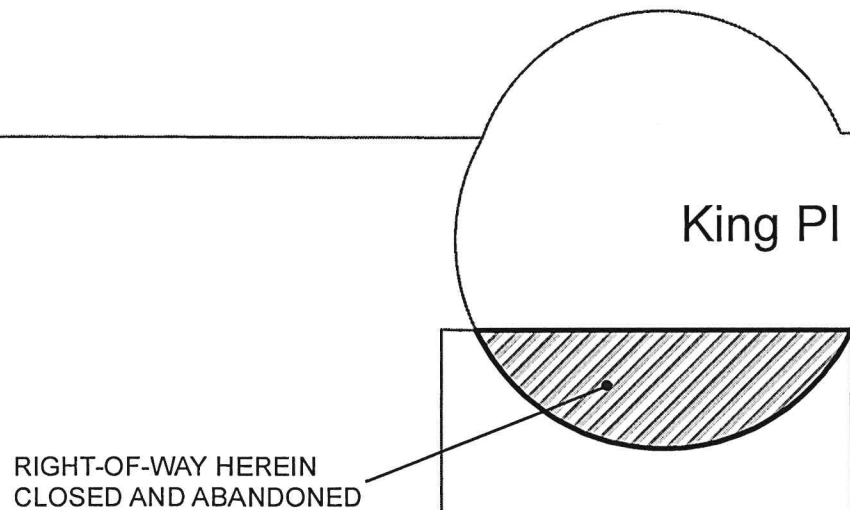


PLAT SHOWING THE CLOSURE AND ABANDONMENT OF KING PLACE RIGHT-OF-WAY,
LOCATED IN KING PARTITION NO. 3 SUBDIVISION, CITY OF SHREVEPORT, SECTION
3 (T16N-R13W), CADDOPARISH, LOUISIANA.



RIGHT-OF-WAY HEREIN
CLOSED AND ABANDONED

APPROVED:

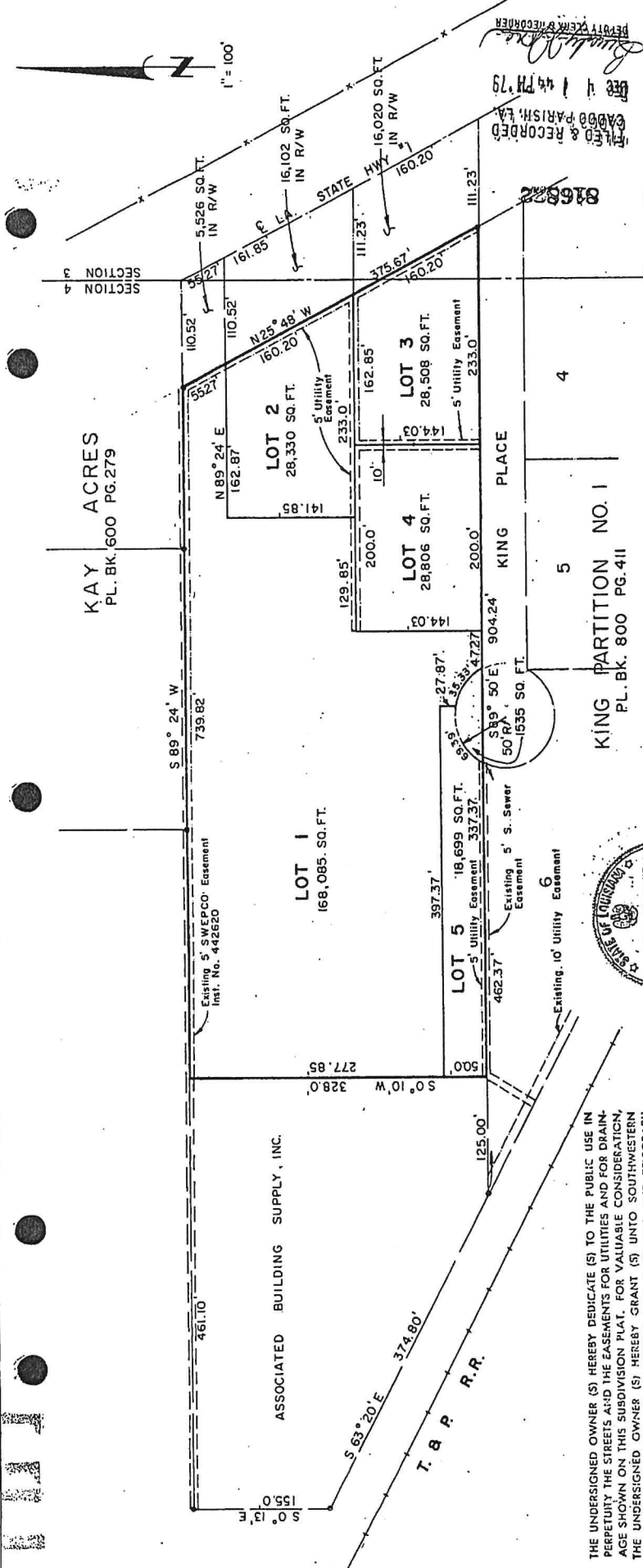
METROPOLITAN PLANNING COMMISSION

PROPERTY MANAGEMENT SECTION

RIGHT-OF-WAY DEDICATED IN
KING PARTITION SUBDIVISION,
RECORDED OCTOBER 6, 1958
IN BOOK 800, PAGE 411



SCALE: 1" = 50'
AUGUST, 2023



KING PARTITION NO. 2

Being A Subdivision in Section 3 & 4, T16N, R13W Caddo Parish, La. Being Bordered on the South by King Partition No. 1, North by Kay Acres Sub'd., East by La. State Hwy. 1, and the West by a tract owned by Assoc. Building Supply, Inc.

[Signature]
METROPOLITAN PLANNING COMM.

ACCEPTED BY CITY COUNCIL
RES. NO. 263 OF 1979

[Signature]
MAYOR

CITY ENGINEER

[Signature]
William D. Coff, Jr.

AILLET, FENNER, JOLLY & MCCLELLAND, Inc.

THE UNDERSIGNED OWNER (S) HEREBY DEDICATE (S) TO THE PUBLIC USE IN PERPETUITY THE STREETS AND THE EASEMENTS FOR UTILITIES AND FOR DRAINAGE SHOWN ON THIS SUBDIVISION PLAT. FOR VALUABLE CONSIDERATION, THE UNDERSIGNED OWNER (S) HEREBY GRANT (S) UNTO SOUTHWESTERN ELECTRIC POWER COMPANY, SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, INCORPORATED, AND/OR ANY OTHER PUBLIC UTILITY, PUBLIC OR PRIVATE, THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, EXCLUSIVELY AND IN PERPETUITY, AS A COVENANT RUNNING WITH THE LAND, THE RIGHT TO GO UPON THE EASEMENTS FOR UTILITIES HEREIN ESTABLISHED TO INSTALL, MAINTAIN AND REMOVE FACILITIES APPROPRIATE TO THEIR SERVICE, TO HAVE INGRESS AND EGRESS THERETO OVER ADJACENT LOTS AND LANDS, TO TRIM AND/OR CUT AND REMOVE TREES OR OTHER OBSTRUCTIONS AS MAY INTERFERE WITH OR ENDANGER LIFE OR THE OPERATION OF SUCH FACILITIES OR THEIR EFFICIENCY, AND FURTHER, AGREES TO HOLD HARMLESS THE CITY OF SHREVEPORT AND/OR THE PARISH OF CADDOPARISH FROM DAMAGES DUE TO CHANGES IN STREET GRADES. BINDING HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

[Signature]
Milton Williams
[Signature]
Roy F. Bradham
[Signature]
W. Barry Cox
[Signature]
Abraham J. Nicholas
[Signature]
Carl P. R. R.

COYLE ENGINEERING
CO., INC.
Civil Engineering • Land Surveying

June 6, 2023

City of Shreveport
Property Management
Attn: William Talton
505 Travis St, Ste 300
Shreveport, LA 71101

RE: King Place Street Abandonment
Shreveport, Louisiana

Dear Mr. Talton:

On behalf of our client, JDRO Properties, LLC, we are herein requesting the southerly portion of the cul-de-sac at the end of King Place be closed and abandoned. See the enclosed map for the location of the requested abandonment area.

Our client wants to ensure a safe parking area is maintained adjacent to the building and prevent parking within King Place right-of-way. There is concern about vehicles being parked in front of the building's doors and blocking access to the building, which would interfere with business. The most reasonable and safest access to the existing building is on the side of the building adjacent to the public dedication. There is a rollup door on the southside of the building, but it is not accessible by vehicles due to the existing layout of the surrounding buildings and Union Pacific Railroad.

We appreciate your review and approval of this abandonment. Please let us know if you have any questions.

Sincerely,

COYLE ENGINEERING CO., INC.


for Charles G. Coyle, III, PLS
Secretary-Treasurer

CGC3/sg

P:\223039\MPC\Letter of Intent.docx

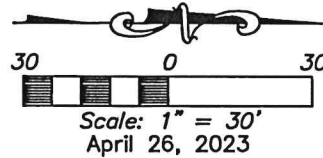
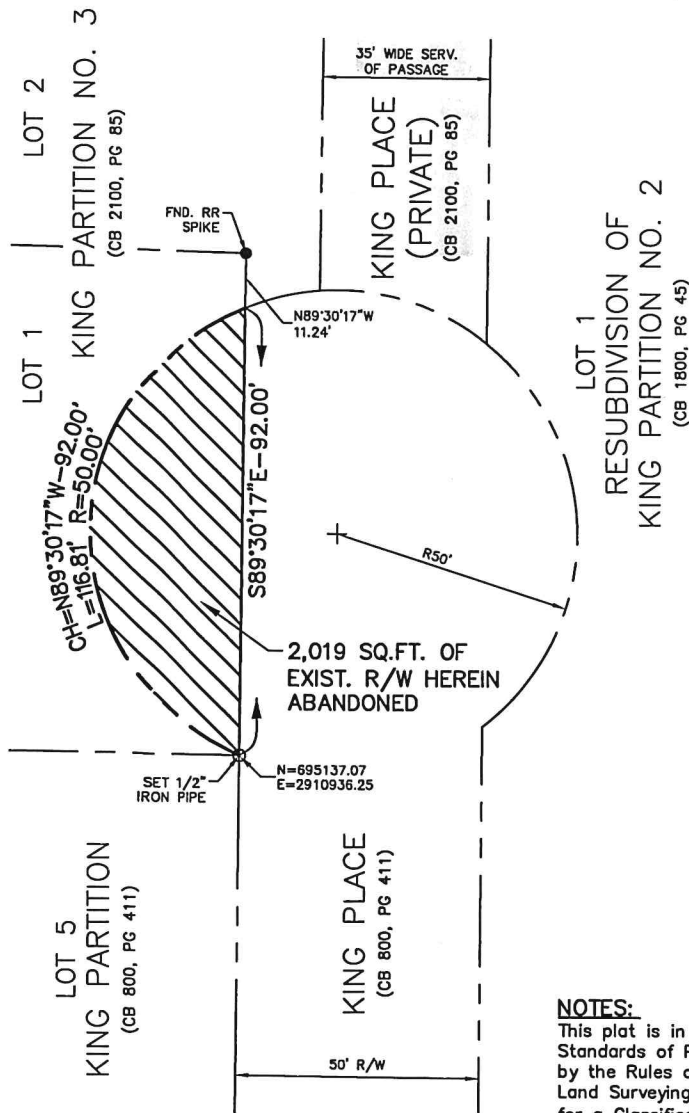
3925 BENTON ROAD
BOSSIER CITY, LOUISIANA 71111

PHONE: (318) 746-8987
FAX: (318) 742-1018
www.coyle.pro

P.O. BOX 6177
BOSSIER CITY, LOUISIANA 71171-6177

ABANDONMENT OF PUBLIC RIGHT OF WAY

LOCATED IN SECTION 4, TOWNSHIP 16 NORTH, RANGE 13 WEST OF THE LOUISIANA PRIME MERIDIAN, NORTHWESTERN LAND DISTRICT, SHREVEPORT, CADDO PARISH, LOUISIANA, AND BEING A PORTION OF KING PLACE, DEDICATED IN KING PARTITION SUBDIVISION PLAT, AS RECORDED IN CONVEYANCE BOOK 800, PAGE 411 OF THE RECORDS OF CADDO PARISH, LOUISIANA, CONTAINING 0.046 ACRES, MORE OR LESS.



RECORDED OWNER:
JDRO Properties, LLC

By: _____ Date _____

Accepted by City Council Res. No. _____
of _____

APPROVED:

Metropolitan Planning Commission _____ Date _____
Executive Director

City Engineer _____ Date _____

Mayor _____ Date _____

NOTES:

This plat is in compliance with the current Louisiana Standards of Practice for Boundary Surveys, as stipulated by the Rules of the Louisiana Professional Engineering and Land Surveying Board in Chapter 29 of Title 46, Part LXI, for a Classification "B" Survey.

The Undersigned Surveyor and Coyle Engineering Co., Inc. do not guarantee title, ownership or that all servitudes of record or of use affecting this property are shown hereon. The title, ownership, servitudes and restrictions shown are limited to those set forth in the information provided by the client. The surveyor and Coyle Engineering Co., Inc. have not made a comprehensive title search or public record search in compiling the data for this map.

Adjoining ownership information obtained from Caddo Parish Tax Assessor records.

Bearings based on Louisiana Coordinate System of 1983, North Zone.

The above described tract is located in zone "AE" as per Flood Insurance Rate Map No. 22017C0489H, map dated May 19, 2014.

Coyle Engineering Co., Inc. is not responsible for any wetlands delineation or determination, environmental site assessment or subsurface conditions for this surveyed tract.

Set or found 1/2" iron pipes at all property corners unless shown otherwise.

PRELIMINARY

NOT FOR RECORDATION, CONVEYANCE
OR SALES FOR REVIEW ONLY

CHARLES G. COYLE, III, P.L.S.
LA REGISTRATION NO. 4884
COYLE ENGINEERING CO., INC.
(318) 746-8987

I hereby certify that this subdivision conforms to ordinance 129 of 2016 and amendments thereto, the City of Shreveport UDC Subdivision Standards (Article 13) and Louisiana Revised Statute 33:5051.

Charles G. Coyle, III, P.L.S. _____ date _____
Registration No. 4884
Coyle Engineering Co., Inc.
PO Box 6177
Bossier City, LA 71171-6177
Phone: 318-746-8987

A certain parcel of land containing 0.046 acres or 2,019 square feet, more or less, located in Section 4, Township 16 North, Range 13 West of the Louisiana Prime Meridian, Northwestern Land District, in the City of Shreveport, Caddo Parish, Louisiana, being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1, King Partition, Unit No. 3, as recorded in Plat Book 2100, Page 85 of the records of Caddo Parish, Louisiana and proceed along the north line of said Lot 1 along a curve to the right, said curve having a radius of 50.00 feet (chord bearing North 89° 30' 17" East a distance of 92.00 feet), an arc distance of 116.81 feet; thence leaving said north line of Lot 1 proceed South 89° 30' 17" East a distance of 92.00 feet to the POINT OF BEGINNING, being a portion of King Place, as dedicated in Plat Book 800, Page 411 of the records of Caddo Parish, Louisiana.

STAFF REPORT – CITY OF SHREVEPORT

OCTOBER 4, 2023

AGENDA ITEM NUMBER: 6
MPC Staff Member: Kamrin Hooks
City Council District: D/Boucher
Parish Commission District: 9/Atkins

CASE NUMBER 23-3-CAC: CLOSURE & ABANDONMENT

APPLICANT: JDRO PROPERTIES, LLC
OWNER: CITY OF SHREVEPORT
LOCATION: SOUTH SIDE OF KING PL., APPROX. 550' WEST OF YOUREE DR.
EXISTING ZONING: N/A
REQUEST: Closure and Abandonment

DESCRIPTION: JDRO Properties, LLC is requesting approval to close the southernly portion of the undeveloped Right of Way cul-de-sac on the south side of the end of Kings Place on behalf of JDRO Properties, LLC. The subject dedication is located within an area zoned I-2, Heavy Industrial.

The nearby relevant cases are listed.

- BAC-124-86 – approved with stipulations a variance of parking and 50% maximum lot coverage for a warehouse.
- C-10-02 – approved rezoning from R-A to I-2 for a warehouse or other permitted use.
- BAC-20-06 – approved with stipulations B-3 use in an I-2 district for church use.
- P-13 – approved rezoning from I-A to I-2 for a truck body shop.
- C-19-17 – approved a rezoning from B-2 to I-1 for climate control storage.

Nearby neighborhoods include East Ridge, Huckleberry Ridge, South Broadmoor, Town South/Spring Lake

REMARKS: The applicant is requesting the closure and abandonment of the southernly part of the Right of way cul-de-sac on behalf of the operating business that exists there. The attached plat shows that the ROW will be divided into two sections. The approximate 2,019 sf southern section of the ROW cul-de-sac will be absorbed by the existing property on the south side. Once combined it will serve as the front yard of the existing lot. Historic land use maps indicate that the existing building may pre-date the zoning code; meaning it could have been brought into the planning limits as constructed. There is limited evidence to determine how the ROW encroached into the property as currently shown. The front building setback in the I-2 zoning district is 20'. As it is currently situated, this site is non-conforming due to the configuration of the ROW. If approved, this closure and abandonment would alleviate, if not a complete remedy, the front setback non-conformity.

The city of Shreveport Public Works Department will not retain a utility servitude should the request be approved.

Once the southernly part of the ROW is closed, no existing lot would lose access to the ROW.

STAFF REPORT – CITY OF SHREVEPORT

Functionally, there is no current concern. JDRO Properties, LLC do not think stipulations are required on this approval.

Once the southerly part of the ROW cul-de-sac is closed, the impact will not lead to any nonconformities under the UDC. Surrounding properties will still be accessible. The dedication is not used for access to other properties in the vicinity, therefore closure and abandonment of this dedication will not deny access to any property owners in the vicinity or disrupt the flow of traffic.

STAFF

RECOMMENDATION: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that the request to close and abandon the southernly portion of the cul-de-sac on King Place is warranted due to no negative impact and streamlining of the roadway network.

PUBLIC ASSESSMENT: 3 people spoke in support. No opposition was present.

MPC BOARD

RECOMMENDATION: The Board voted 6-0 to recommend approval of this application.