

CADDO PARISH COMMISSION
505 TRAVIS STREET, GOVERNMENT PLAZA
PUBLIC NOTICE
WORK SESSION AGENDA
Streaming at www.caddo.org
August 1, 2022
3:30 P.M.

1. ROLL CALL:

Commissioners:

Hopkins	District 1	Gage-Watts	District 7
Johnson	District 2	Taliaferro	District 8
Jackson	District 3	Atkins	District 9
Young	District 4	Chavez	District 10
Burrell	District 5	Lazarus	District 11
Jones	District 6	Epperson	District 12

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

Veterans and active military members saluting during recitation of the Pledge of Allegiance would be appropriate, should you wish to do so.

4. AGENDA ADDITIONS:

5. CITIZENS COMMENTS:

Citizens who wish to address the Commission on any issue other than zoning, please fill out a comment card located in the chamber foyer and return to the President or the Clerk of the Commission. Individual comments are limited to 3 minutes

6. VISITORS:

6.I. SWEPCO Representatives
(Jackson)

7. REPORTS:
Administrator Report

7.I. Administrative Report

Documents:

[ADMINISTRATION REPORT 08.01.22.PDF](#)

7.II. Master Plan Update

8. COMMISSION REMARKS:
Communiques, reports, and other items related to Work Session Agenda.

9. PRESIDENT'S REPORT:

10. OLD BUSINESS:

11. NEW BUSINESS:

11.I. ZONING CASE APPEAL 22-3-BAP, Property Located 5247 Norfolk Road In Caddo Parish, MR. DANA WHEELER, APPLICANT APPELANT

Request is for approval of a yard variance for a detached garage. The PZC voted to deny application as submitted and the homeowner has appealed.

PUBLIC HEARING AND FINAL PASSAGE AUGUST 18, 2022

(District 2)

Documents:

[223BAP.PDF](#)
[WHEELER APPEAL.PDF](#)
[3JUNE 222022 PPZB AGENDA.PDF](#)

11.II. Authorize Introduction Of Ordinance 6247 Of 2022

AN ORDINANCE AMENDING THE BUDGETS OF ESTIMATED REVENUES AND EXPENDITURES FOR THE BUILDING MAINTENANCE FUND, CAPITAL IMPROVEMENT FUND, GENERAL FUND, OIL AND GAS FUND, PUBLIC WORKS FUND, DETENTION FACILITIES FUND, CRIMINAL JUSTICE FACILITIES FUND, HEALTH TAX FUND AND THE RIVERBOAT FUND, FOR THE YEAR 2022 TO TERMINATE COMPLETED OR LAPSED CAPITAL PROJECTS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Finance)

Documents:

[ORD 6247- PROJECT CLOSURES 2022.PDF](#)
[ORD 6247 FACT SHEET -PROJECT CLOSURES 2022.PDF](#)
[ORD 6247 EXHIBIT- 2022 AMENDMENT.PDF](#)

11.III. Authorize Introduction Of Ordinance No. 6248 Of 2022

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE OIL AND GAS FUND FOR THE YEAR 2022 TO PROVIDE AN APPROPRIATION FOR RELOCATION ASSISTANCE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Gage-Watts)

Documents:

[ORD 6248- RELOCATION ASSISTANCE 2.PDF](#)
[ORD 6248 FACT SHEET - RELOCATION ASSISTANCE 2.PDF](#)

11.IV. Authorize Introduction Of Ordinance No. 6249 Of 2022

ORDINANCE AMENDING THE 2022 BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE CAPITAL OUTLAY AND OIL AND GAS FUNDS AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Burrell, Chavez, Taliaferro, Atkins)

Documents:

[ORD 6249- RONALD MCDONALD.PDF](#)
[ORD 6249 FACT SHEET - RONALD MCDONALD HOUSE.PDF](#)
[ORD 6249 EXHIBIT- RMH INFO.PDF](#)

11.V. Authorize Introduction Of Ordinance No. 6250 Of 2022

AN ORDINANCE TO CLOSE AND ABANDON A PORTION OF THE DEDICATION FOR AN UNNAMED ROAD IN THE PARISH OF CADDO, AND OTHERWISE PROVIDING WITH RESPECT THERETO.

(District 11)

Documents:

[ORD 6250 ABDN_UNNNAMEDROAD.PDF](#)
[ORD 6250 FACT SHEET FOR UNNAMED ROAD.PDF](#)
[ORD 6250- EEXHIBIT A.PDF](#)

11.VI. Authorize Resolution No 37 Of 2022

A RESOLUTION URGING AND REQUESTING SOUTHWESTERN ELECTRIC POWER COMPANY, AMERICAN ELECTRIC POWER COMPANY, INC., AND PANOLA-HARRISON ELECTRIC COOPERATIVE TO ESTABLISH A MORATORIUM ON DISCONNECTION OR SHUTOFF OF UTILITY SERVICE TO INDIVIDUALS, AND OTHERWISE PROVIDING WITH RESPECT THERETO

(Jackson)

Documents:

[RESOLUTION 37- UTILITY SHUTOFF MORATORIUM.PDF](#)

11.VII. Authorize Special Resolution Of Remembrance & Respect Bishop Fred Caldwell, Sr.
(Commissioner Epperson)

Documents:

[2022 BISHOP CALDWELL RESOLUTION OF REMEMBRANCE.PDF](#)

11.VIII. Authorize Consideration Of The Recommendations Of The Property Standards Hearing Committee

Consider the recommendation of the property standards committee regarding the following cases:

9562 Wallace Lake Road (District 9)

5136 Old Mooringsport Rd (District 2)

Documents:

[6.23.2022 PROPERTY STANDARDS COMMITTEE MINUTES.PDF](#)

11.IX. Authorize Appointment Of Manjit Singh To Broadband Committee
(Burrell)

12. COMMUNIQUE AND COMMITTEE REPORTS:

13. CITIZENS COMMENTS (Late Arrivals):

Citizens who wish to address the Commission on any issue other than zoning, please fill out a comment card located in the chamber foyer and return to the President or the Clerk of the Commission. Individual comments are limited to 3 minutes

14. CONSENT AGENDA:

14.I. Ordinance No. 6244 Of 2022 In Relation To 22-1- CTAP

An ordinance to amend volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to extend the notification area for mailed notices, to establish the provisions for the Neighborhood Participation Plan, and to otherwise provide with respect thereto.

(Parish Planning Commission)

Documents:

[ORDINANCE 6244 IN RELATION TO 22-1-CTAP.PDF](#)

14.II. Ordinance No. 6245 Of 2022 In Relation To Case. No 22-11-P

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED NORTH SIDE OF NORTH LAKESHORE DRIVE AT THE INTERSECTION OF FAIRLANE CIRCLE, CADDO PARISH, LA., FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-A RURAL-AGRICULTURAL ZONING DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(District 2)

Documents:

[ORDINANCE 6245 IN RELATION TO 22-11-P.PDF](#)

14.III. Ordinance No. 6246 Of 2022

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE RIVERBOAT FUND FOR THE YEAR 2022 TO PROVIDE AN ADDITIONAL APPROPRIATION FOR ROBINSON'S RESCUE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Young)

Documents:

[ORDINANCE 6246 -ROBINSONS RESCUE \(AS AMENDED\).PDF](#)
[ORDINANCE 6246 FACT SHEET - ROBINSONS RESCUE.PDF](#)

15. ADJOURN:

To all persons desiring to attend and observe a meeting of the Caddo Parish Commission, or who wish to present information to the body: If you have physical limitations that require special accommodations in order for you to attend and participate in a meeting of the Caddo Parish Commission, please contact the office of the Caddo Parish Commission Clerk at (318) 226-6596, at least 24 hours in advance of the meeting so that an effort can be made to provide those accommodations.

INTER-OFFICE CORRESPONDENCE

PARISH OF CADDO

ADMINISTRATION REPORT

DATE: AUGUST 1, 2022

TO: CADDO PARISH COMMISSION

FROM: ADMINISTRATION

INFORMATION

- 1.) Juvenile Detention
- 2.) Doorbell Camera Program
- 3.) Wheelchair Ramp Program
- 4.) NGO Training Sessions



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-643-6480 | shreveportcaddompc.com

STAFF REPORT

JUNE 22, 2022

AGENDA ITEM NUMBER: 13

MPC Staff Member: Emily Trant

Parish Commission District: 2/Lyndon B. Johnson

CASE 22-3-BAP: VARIANCE

APPLICANT: DANA WHEELER

OWNER: DANA WHEELER

LOCATION: 5247 Norfolk Rd. (west end of Norfolk Rd.)

EXISTING ZONING: R-1-7

REQUEST: Yard Variance

PROPOSED USE: Single-Family Residential

DESCRIPTION: The applicant is requesting approval of a yard variance to allow a detached garage to be placed in the front yard. The property in question is currently zoned R-1-7, Single-Family Residential District and is surrounded by the R-1-7 District. The rear of the property abuts Cross Lake.

There are no prior cases associated with this site. Nearby relevant cases include:

- P-29-86 – Special Exception Use approval of a manufactured home.

Nearby neighborhoods include: Lakeview and Yarborough.

REMARKS: The applicant is requesting to build a 55' by 40' detached garage in the front yard of his property. According to Section 7.3.N.2.c. of the Caddo Parish Unified Development Code, detached garages are only permitted only in the rear, interior side, and corner side yards, therefore approval of this variance is required prior to issuance of a building permit.

Per Caddo UDC Section 16.4.E, approval of a variance requires demonstration of an undue hardship, and demonstration of no negative impact to public health, safety and welfare, or disruption of the character of the area. The Parish Planning and Zoning Commission (PZC) must make their findings based on the criteria set forth in Section 16.4.E.1 of the UDC. With regard to undue hardship, Sections 16.4.E.1.b and 16.4.E.2.a and b state that a variance can be granted if an applicant is unable to comply with UDC standards due to physical characteristics inherent to the specific property, that the hardship is not due to the personal situation of the owner and is not self-induced. The applicant has stated that constructing the detached garage in the back yard of the property would place it within a FEMA flood zone, which has proven to be prone to flooding in recent years. Further, the applicant states that there is insufficient room in the backyard. The side yard would still fall within a flood zone and would be unsightly to the easterly neighbor. Hardship due to flood zone concerns in the rear and side yard meet the criteria and approval standards that the board may use to assess whether there is a legitimate hardship.

Sections 16.4.E.1.c and 16.4.E.2.c state that for a variance to be granted, it must not alter the essential character in the vicinity and it must not be detrimental to the public health, safety and welfare, respectively. The proposed location of the detached garage would be approximately 130' away from the front property line. Although the proposed structure could be clearly seen from the end of the cul-de-sac, there are several large trees and bushes in the front of the site that partially obscure the site from the public right of way. Additionally, the solid fence and trees on the west side of the property obscure the structure from the westerly neighbor. A detached garage in the front yard of this site would not cause a detriment to the health, safety, and welfare of those that are in this



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-643-6480 | shreveportcaddompc.com

STAFF REPORT

vicinity. Additionally, the proposed structure would be compatible with the neighborhood since there are four existing accessory structures on Norfolk Road in the immediate vicinity of the site that are in the front yard.

**STAFF
ASSESSMENT:**

Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of the variance request is warranted due to the combined hardship and minimal impact to the neighborhood.

Alternately, based on information provided at the public hearing the PZC may:

- a. Deny the variance
-

PUBLIC ASSESSMENT:

PZC DECISION:

Shari Culbert

From: Emily Trant
Sent: Wednesday, June 22, 2022 11:26 AM
To: Shari Culbert; Alan Clarke
Subject: FW: Case #22-3-BAP

Importance: High

The original letter of support has changed their stance. They now oppose the structure due to the size. (2,200 sq ft).

From: ccpeavy50@att.net <ccpeavy50@att.net>
Sent: Wednesday, June 22, 2022 7:01 AM
To: Emily Trant <Emily.Trant@shreveportla.gov>
Subject: Case #22-3-BAP
Importance: High

Yesterday I learned the details concerning this yard variance request and how large the building is that is being proposed and I have changed my position. (see my original email below.) I oppose this variance request and ask your commission to deny it.

Candy Peavy
(Houndtown Lake Co.)
5241 Norfolk Rd.

-----Original Message-----

From: Candy Peavy <ccpeavy50@att.net>
Sent: Wednesday, June 15, 2022 8:32 AM
To: emily.trant@shreveportla.gov
Subject: Case #22-3-BAP

To whom it may concern:

I have no objections to the yard zoning variance requested at 5247 Norfolk Road. I live at 5241 Norfolk Road.

Candy Peavy

Sent from my iPhone

22-3-BAP

R-A

LAKE ISLAND

NORFOLK

LAKENOOD

R-1-7

Yard
Variance

500' NOTIFICATION
AREA

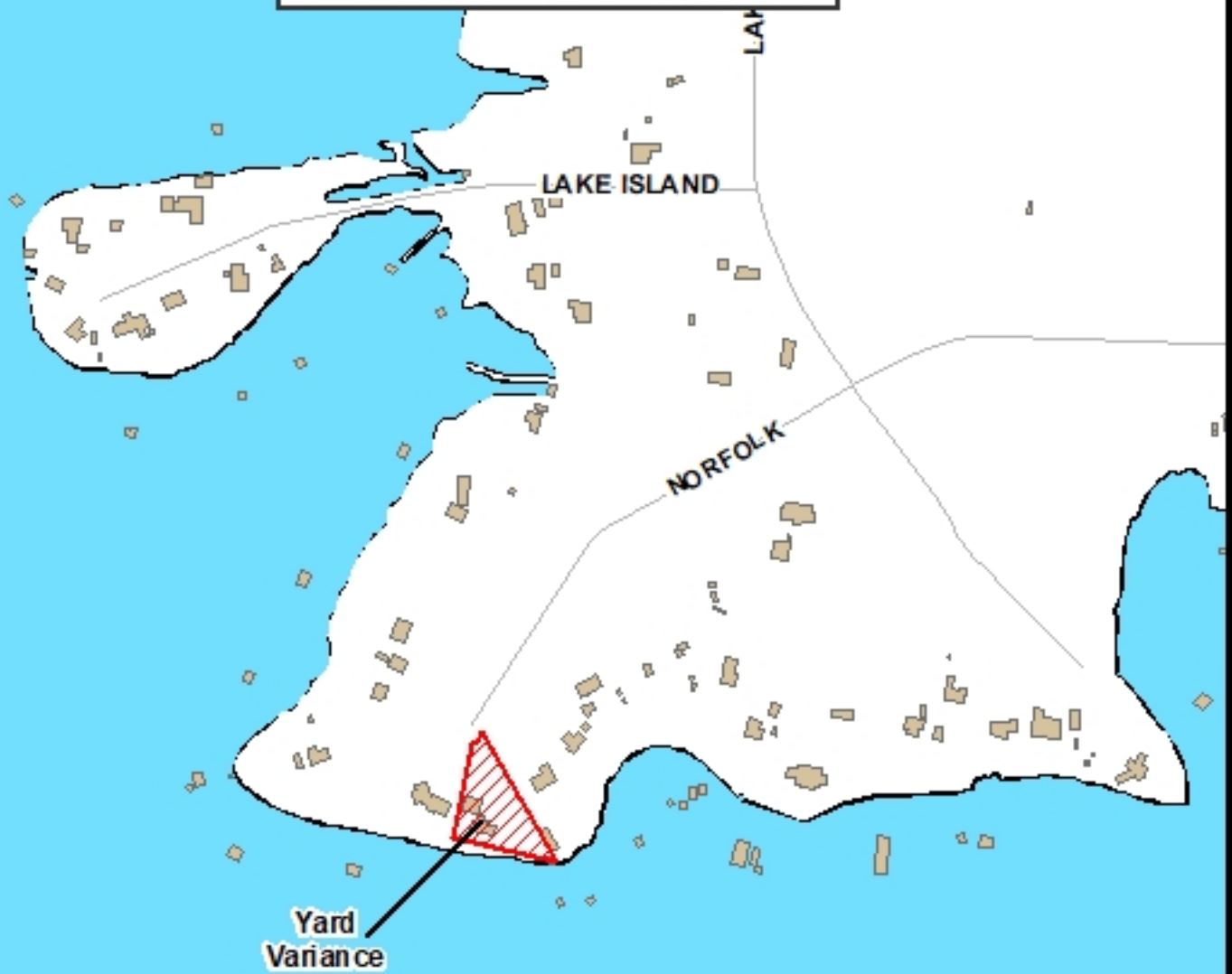
**CROSS
LAKE**



SCALE: 1"=200'



22-3-BAP AREA REF MAP

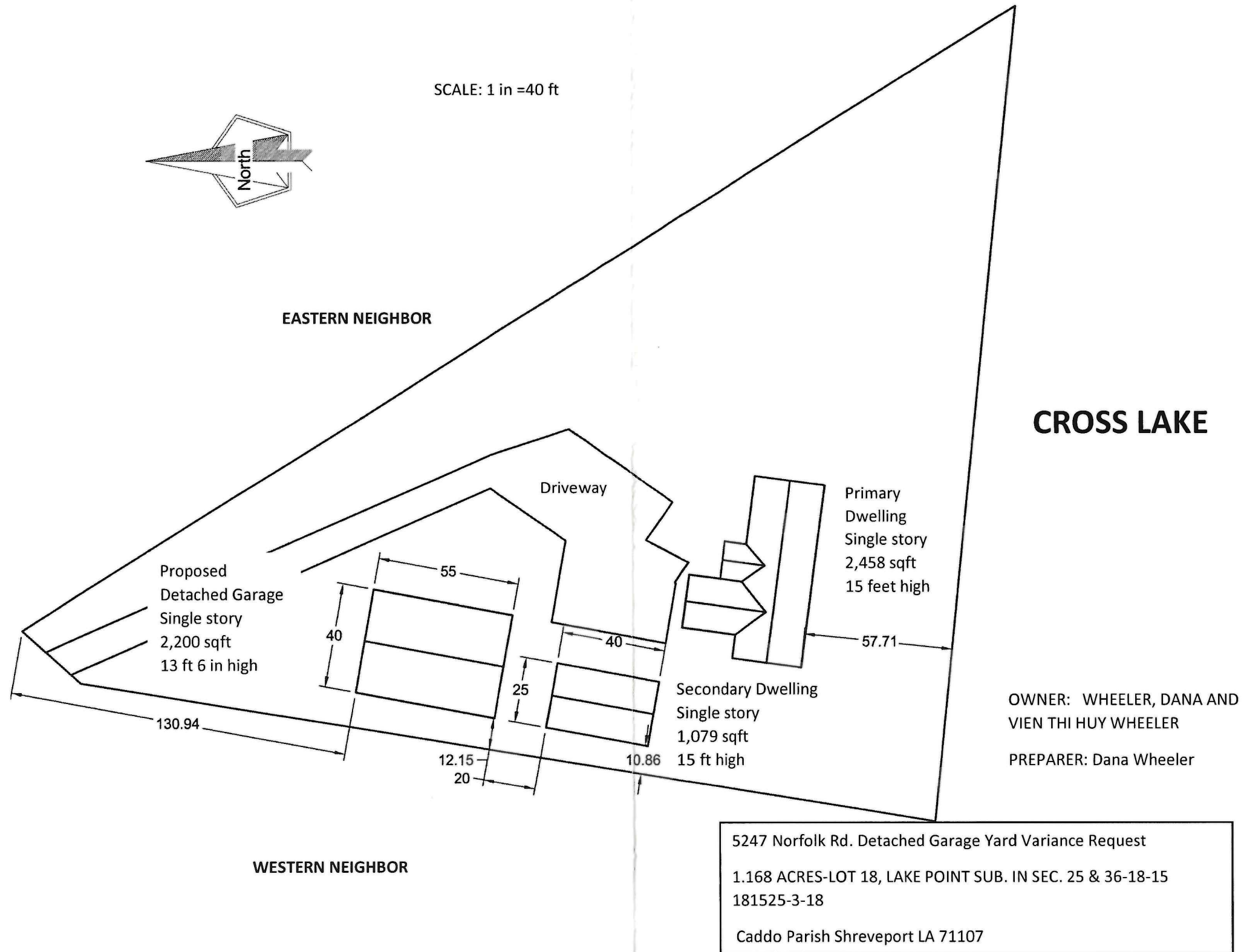
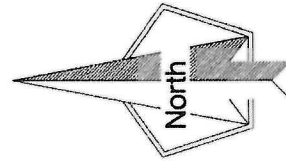


CROSS
LAKE



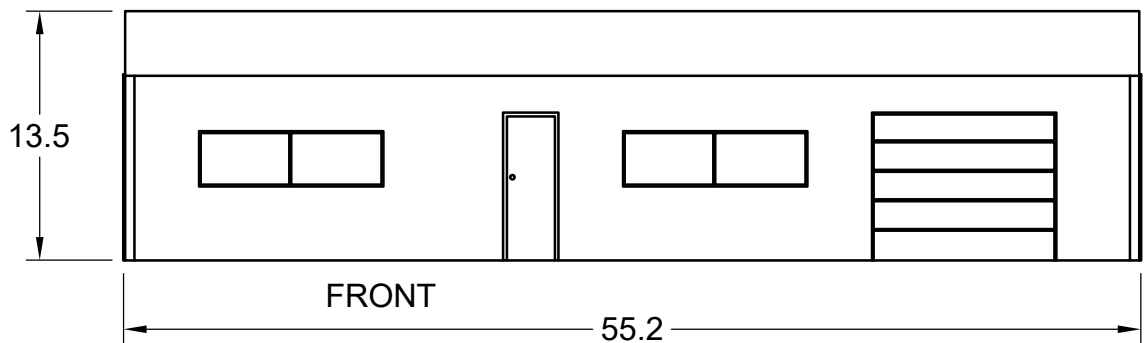
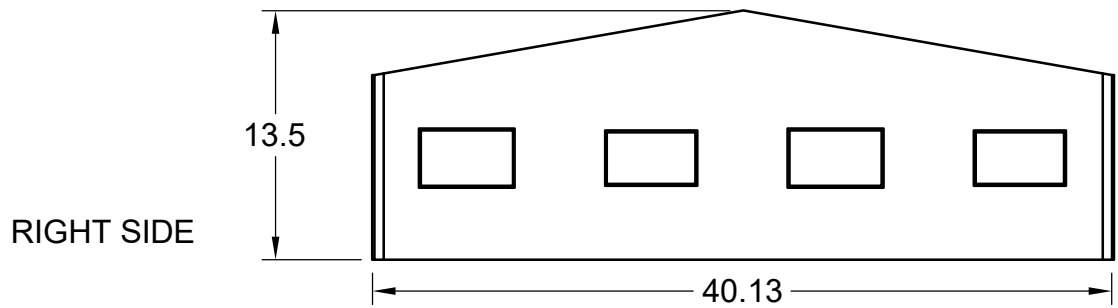
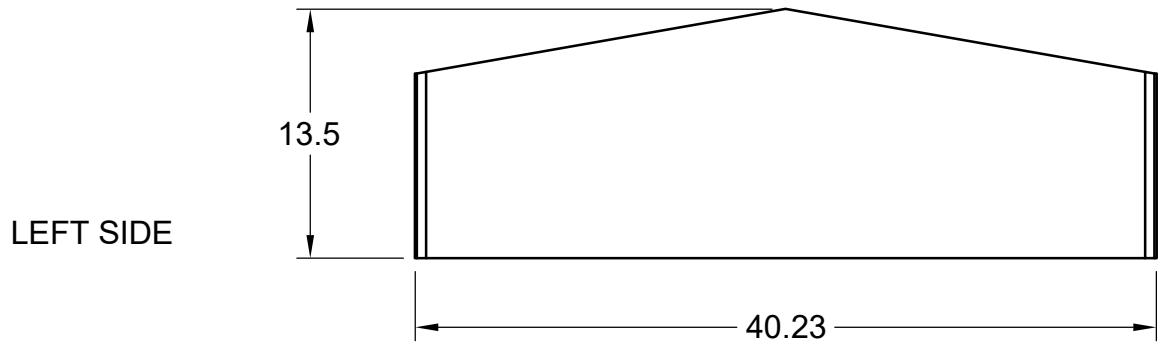
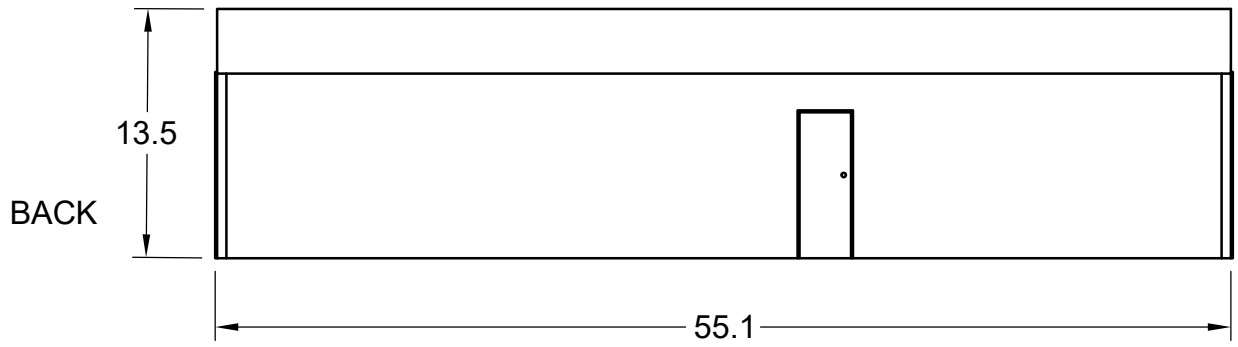
SCALE: 1"=500'

SCALE: 1 in =40 ft



OWNER: WHEELER, DANA AND VIEN THI HUY WHEELER
PREPARER: Dana Wheeler

5247 Norfolk Rd. Detached Garage Yard Variance Request
1.168 ACRES-LOT 18, LAKE POINT SUB. IN SEC. 25 & 36-18-15
181525-3-18
Caddo Parish Shreveport LA 71107



MATERIALS:

Roof and walls - Metal
 Doors - Steel with steel frame
 Garage door - steel panels
 Windows - Double Thermopane
COLORS:
 Roof and walls -Tan with Brown trim
 Doors and garage door - white

PROJECT

5247 Norfolk Detached Garage

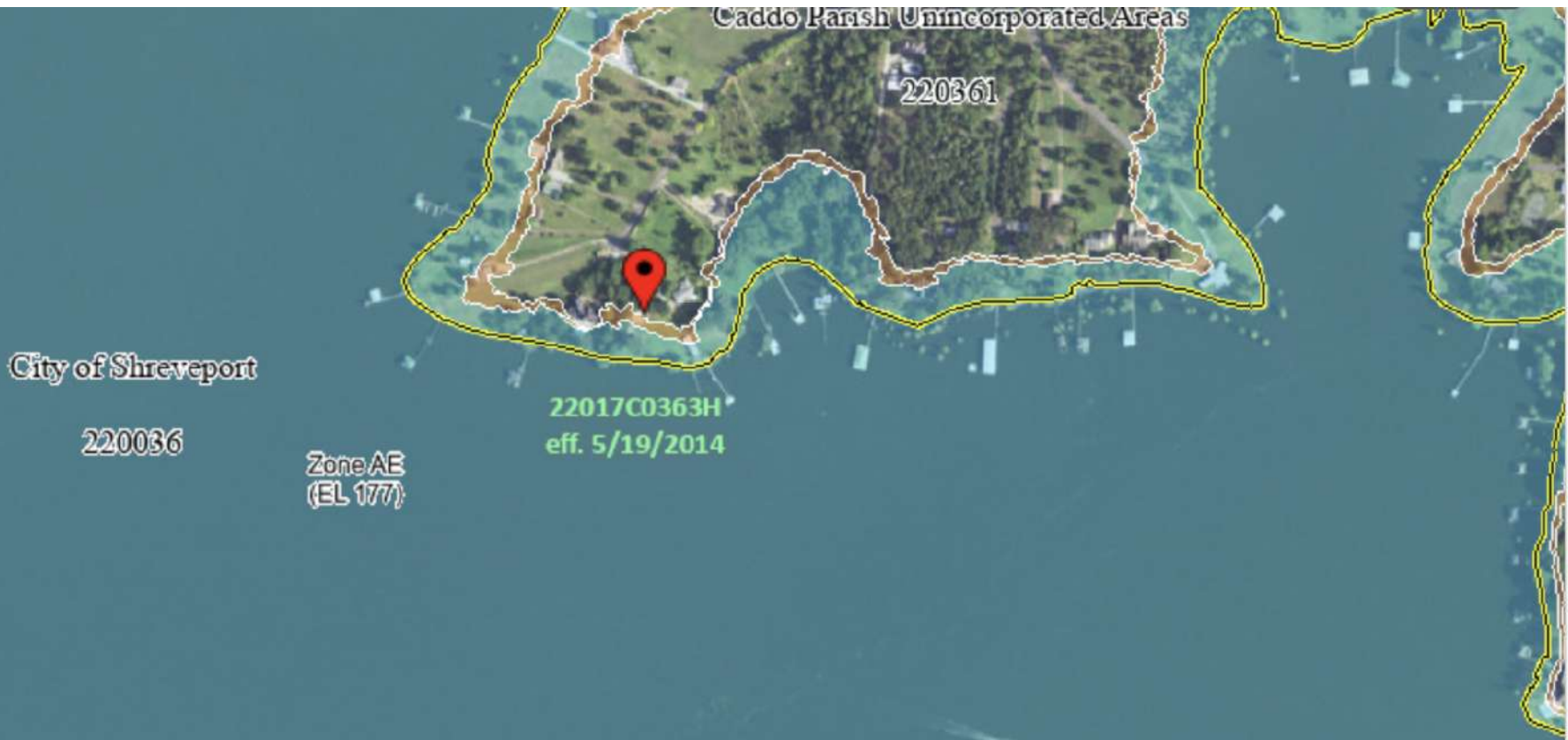
TITLE

Detached Garage

APPROVED	SIZE	CODE	DWG NO	REV
CHECKED	A			
DRAWN Dana Wheeler 5/18/2022	SCALE 0.01	WEIGHT	SHEET 1/1	

Vicinity Map





USGS The National Map: Orthoimagery. Data refreshed December,...



<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, A 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
<p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone Otherwise Protected Area Coastal Barrier Resource System Area 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	

2016 FLOODING



From: [Candy Peavy](#)
To: [Emily Trant](#)
Subject: Case #22-3-BAP
Date: Wednesday, June 15, 2022 8:32:23 AM

To whom it may concern:

I have no objections to the yard zoning variance requested at 5247 Norfolk Road. I live at 5241 Norfolk Road.

Candy Peavy

Sent from my iPhone

SUPPORT



5247

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





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

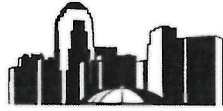
5252











City of Shreveport | Caddo Parish

Metropolitan Planning Commission

UDC Caddo Parish
Revised July 8, 2021

Land Development

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

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

LAND USE APPLICATION FOR ZONING BOARD OF APPEALS

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY

Date: _____ Planner: _____ Case No: _____ Application
Fee: _____

1. PROPERTY INFORMATION

Project Name: 5247 Norfolk Detached Garage

Associated Cases:

Project Address/Location: 5247 Norfolk Rd. Shreveport LA 71107

Current Zoning District: R-1-7

Parcel Number(s):

Existing Use of the Property: Single Family Residential

2. VARIANCE / SPECIAL EXCEPTION REQUEST

Dimensional Standards Use Standards On-site Development Standards

Specific Request: _____ Specific Request: _____ Specific Request: Yard variance - garage

Design Standards Parking Special Exception Use

Specific Request: _____ Specific Request: _____ Manufactured Home

Landscaping Right-of-Way Access Standards Transient Vacation Rental

Specific Request: _____ Specific Request: _____ Home-Based Barber or Beauty Shop

Appeal of Zoning Administrator Decisions Sign Regulations Other

Specific Request: _____

3. REASON FOR VARIANCE / SPECIAL EXCEPTION USE

(please be specific and descriptive, attach additional sheets as needed)

4. PARCEL LEGAL DESCRIPTION

(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)

5. GENEREAL LOCATION OF PROPERTY

(street address and/or frontage, and distance to cross street)

5247 Norfolk Rd. Shreveport LA 71107



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LAND USE APPLICATION FOR ZONING BOARD OF APPEALS

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): R-1-7 Proposed Zoning District(s):		Proposed Building Use(s):	Detached Garage
If more than one district, provide the acreage of each:		Existing Building(s) total square footage:	3,537 sq ft
Special Purpose Overlay District (if applicable):		Proposed Building(s) total square footage:	2,200
Total Site Acres:	1.36 Ac	Total square footage (existing & proposed):	5,737
Off-Street Parking Required:	N/A	Proposed height of building(s)	13 ft 6 in
Off-Street Parking Provided:	N/A	Number of stories:	1
		Ceiling height of First Floor:	10 ft

8. DIMENSIONAL STANDARDS

Lot Area (square footage): 59,416

Lot Coverage (Total Area in square feet):

Lot Coverage Percentage of Total Lot Area: 9.7%

9. HARDSHIP EXPLANATION (ONLY FOR APPLICATIONS REQUESTING A VARIANCE)



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LAND USE APPLICATION FOR ZONING BOARD OF APPEALS

In order to make a finding of hardship and to grant a variance, the Zoning Board of Appeals must determine that all of the following conditions are met. State how your request meets these conditions. **Please note that financial or self-induced conditions are not considered hardships. Any alleged difficulty or hardship cannot have been created by the current owner of the property in question.**

In order for the Zoning Board of Appeals to make a determination, an explanation **is required** for the following items:

- a. How do the physical surroundings (i.e. shape, topographical conditions, etc.) hinder the applicant from complying with the full extent of the ordinance or impose a hardship beyond a mere inconvenience?

1. *Placing the garage in the back yard of the property would place it in a FEMA flood zone (See attached sheet)*
2. *Placing the garage in the back yard of the property would place it in an area that has flooded recently in 2016 (See attached photos).*
3. *There is insufficient room between the house and the lake to place the garage in the back yard.*
4. *Placing the garage in the side yard would still be in the flood area*
5. *Placing the garage in the side yard would be an eye sore to my eastern neighbor.*

- b. Describe how the granting of a variance **WILL NOT** negatively impact the health, safety, and welfare of the general public in the immediate area **OR** disrupt the essential character of the neighborhood.

1. *Placing the garage in the proposed location would put it about 130 feet from the road. The view from the road is obscured by several large bushes and trees.*
2. *The view of the garage is obscured from my western neighbor is obscured by a row of bushes and trees along the fence line.*
3. *The view of the garage from my eastern neighbor is obscured by several large trees.*
4. *The garage will be colored in neutral colors, tan and burgundy.*
5. *There is already a large conspicuous detached garage in the front yard of a lot approximately 4 lots down the road.*

NOTE: Both dwellings existed before the area was zoned R-1 in 1957.



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LAND USE APPLICATION FOR ZONING BOARD OF APPEALS

9. 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 unless otherwise noted in the checked "Primary Contact" box. 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:

if Primary Contact

Name: ___ Company: ___ E-mail: ___ Phone: ___ Fax: ___

Address: 11170 Magnolia Glen

City: Shreveport

State: LA

Zip: 71106

dswhwheeler777@gmail.com
318-393-~~6540~~
6541

Check

ARCHITECT CONTACT INFORMATION:

if Primary Contact

Name: ___ Company: ___ E-mail: ___ Phone: ___ Fax: ___

Address: _____

City: _____

State: _____

Zip: _____

Check

ENGINEER CONTACT INFORMATION:

if Primary Contact

Name: ___ Company: ___ E-mail: ___ Phone: ___ Fax: ___

Address: _____

City: _____

State: _____

Zip: _____

Check

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Check if Primary Contact

Name: ___ Company: ___ E-mail: ___ Phone: ___ Fax: ___

Address: Same as above

City: _____

State: _____

Zip: _____

Designee Contact Name: _____

Email Address: _____

Phone

Number: _____

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

X_ 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.



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Land Development


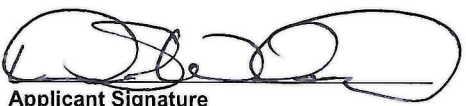
505 Travis Street | Suite 440 |
Shreveport, LA | 71101

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

LAND USE APPLICATION FOR ZONING BOARD OF APPEALS

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	May 17, 2022 Date	Applicant Signature	May 17, 2022 Date



APPEAL TO DENIAL OF YARD VARIANCE- CADDO PARISH PLANNING AND ZONING (
CASE # 22-3-BAP

I am making this appeal of the Caddo Parish PZC ruling based on two reasons:

- 1. Through unfortunate circumstances neither I nor miss Emily Trant were able to
meeting to refute Mr. Pittman's statements. I am an anesthesiologist and a cas
longer than anticipated and I cannot leave a patient that is under general anest
who had personally viewed the property and proposed building site and suppo
proposed building site, was home with an illness.
2. Mr. Pittman's suggestion as to where I should build my shop are impractical an
unreasonable burden to my eastern neighbors, the Wiggins.

Mr. Pittman's suggestion of building my shop along the eastern border of my property
4 reasons.

- 1. It would obstruct a large part of my eastern neighbors, the Wiggins, view of the
my proposed site would not obstruct Mr. Pittman's view or use of the lake. Ple
images.
2. The building would be clearly visible from the road. My proposed building site i
and multiple trees largely obscuring it from the public road.
3. It would prevent us from using our boat launch hindering our use and enjoyme
4. While it is possible to pour enough dirt to no longer risk flooding the structure,
go somewhere and some of it would run toward our existing structure greatly i
of flooding it.

The purpose of having property on Cross Lake is to enjoy the view of the lake and to en
activities. That is why all detached buildings in the neighborhood are built in the front y
the back yards or side yards by the lake.

My proposed building violates no Caddo Parish building codes and being outside of city
subject to city codes. There are no HOA or covenants to violate. Furthermore, Miss Tra
ssion:



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-643-6480 | shreveportcaddompc.com

**PZC PUBLIC HEARING – June 22, 2022
MEETING NOTICE AND AGENDA**

DATE: Wednesday, June 22, 2022
TIME: 3:00 p.m.
LOCATION: Government Plaza Chamber
505 Travis Street
Shreveport, LA 71101

1. **Work Session** (The PZC will meet in the MPC Conference Room on June 22, 2022 at 1:30 PM prior to the regularly scheduled meeting)
2. **Open Meeting** (*Meeting is being recorded*)
3. **Invocation**
4. **Pledge of Allegiance**
5. **Opening Remarks by Chair**
6. **Approval of Minutes** – June 2, 2022

CONSENT AGENDA

7. [CASE NUMBER 22-2-SP CONSENT-MINOR SUBDIVISION](#)

[Interactive Map](#)

PLANNER: Ben Koby
Parish Commission District: 9/ Atkins

Applicant: **Polaris Services, L.L.C.**
Owner: Kenneth and Laurie Buford
Location: TBD Overton Brooks Road (south side of Overton Brooks Rd., approx. 2,354 ft. west of Norris Ferry Rd.)
Existing Zoning: **R-A**
Request: **3-Lot subdivision**
Proposed Use: Single Family- Residential

8. [CASE NUMBER 22-4-SP CONSENT-MINOR SUBDIVISION](#)

[Interactive Map](#)

PLANNER: Ben Koby
Parish Commission District: 9/ Atkins

Applicant: **Savoy Granger**
Owner: Savoy Granger
Location: 9535 Powers Road (East side of Powers Rd., approx. 660 ft. south of Flournoy Lucas Rd.)
Existing Zoning: **R-1-7**
Request: **3-Lot Subdivision**
Proposed Use: Single-Family Residential

SCHEDULED PUBLIC HEARINGS

9. [CASE NUMBER 21-14-BAP APPEAL](#)

[Interactive Map](#)

PLANNER: Adam Bailey
Parish Commission District: 12/ Epperson, Sr.

Applicant: **Testament Real Estate, LLC**
Owner: Testament Real Estate, LLC
Location: 7115 GREENWOOD RD (South side of Greenwood Rd, approx. 2,238' east of Bert Kouns Industrial Loop Expy)
Existing Zoning: **R-A**
Request: **Appeal of Zoning Administrator Decision**
Proposed Use: Outdoor Storage Yard

DEFERRED AND CONTINUED FROM JUNE 2ND PUBLIC HEARING



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-643-6480 | shreveportcaddompc.com

PZC PUBLIC HEARING – June 22, 2022

10. [CASE NUMBER 22-11-P ZONING REQUEST](#)

[Interactive Map](#)

PLANNER: Walter Johnson
Parish Commission District: 2/ Johnson

Applicant: **Natasha Regard**
Owner: Natasha Regard
Location: 6956 N LAKESHORE DR (north side of the Fairlane Circle and N Lakeshore Drive T intersection)
Existing Zoning: **R-1-7**
Request: **R-1-7 to R-A**
Proposed Use: Single-family residential and livestock

11. [CASE NUMBER 22-2-CAP CLOSURE & ABANDONMENT](#)

[Interactive Map](#)

PLANNER: Walter Johnson
Parish Commission District: 11/ Lazarus

Applicant: **Caddo Parish Public Works Department**
Owner: Caddo Parish Public Works Department
Location: Unnamed Dedication (southwest corner of Keithville-Kingston Road and Mansfield Road)
Existing Zoning: **I-1**
Request: **Closure and Abandonment**
Proposed Use: Light Industrial Uses

12. [CASE NUMBER 22-3-SP PRELIMINARY PLAT](#)

[Interactive Map](#)

PLANNER: Emily Trant
Parish Commission District: 2/ Johnson

Applicant: **Falcon Bay, LLC**
Owner: Falcon Bay, LLC
Location: TBD Old Mooringsport Road (north side of Old Mooringsport Rd., approx. 2,350 ft. east of N Market St.)
Existing Zoning: **R-A**
Request: **Major Subdivision**
Proposed Use: 279-Lot Single-Family Residential Subdivision

13. [CASE NUMBER 22-3-BAP VARIANCE](#)

[Interactive Map](#)

PLANNER: Emily Trant
Parish Commission District: 2/ Johnson

Applicant: **Dana Wheeler**
Owner: Dana Wheeler
Location: 5247 NORFOLK RD (West end of Norfolk Rd.)
Existing Zoning: **R-1-7**
Request: **Yard Variance**
Proposed Use: Detached Garage

14. [CASE NUMBER 22-1-CTAP CODE TEXT AMENDMENT](#)

PLANNER: Adam Bailey
Parish Commission District: N/A

Applicant: **Caddo Planning and Zoning Commission**
Request: **Code Text Amendments to the Caddo Parish UDC**

—end of public hearing—

-
- 15. **Old Business**
 - Committee Chair Reports
 - 16. **New Business**
 - Research
 - 17. **Other Matters to be Reviewed by the Commission**
 - Director's Report
 - Public Comments
 - 18. **Chair / Board Member's Comments**
 - 19. **Adjournment**

ORDINANCE NO. 6247 OF 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGETS OF ESTIMATED REVENUES AND EXPENDITURES FOR THE BUILDING MAINTENANCE FUND, CAPITAL IMPROVEMENT FUND, GENERAL FUND, OIL AND GAS FUND, PUBLIC WORKS FUND, DETENTION FACILITIES FUND, CRIMINAL JUSTICE FACILITIES FUND, HEALTH TAX FUND AND THE RIVERBOAT FUND, FOR THE YEAR 2022 TO TERMINATE COMPLETED OR LAPSED CAPITAL PROJECTS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Caddo Parish Commission maintains an on-going capital improvement program;
and

WHEREAS, this program is funded from a variety of sources; and

WHEREAS, Section 6.07 of the Home Rule Charter provides for the termination of capital appropriations; and

WHEREAS, it is necessary to amend the budgets of several funds in order to reflect the termination of these capital appropriations.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, hereby terminates capital appropriations identified in Attachment #1 to this ordinance and that the Budgets of Estimated Revenues and Expenditures for the Building Maintenance Fund, Capital Improvement Fund, General Fund, Criminal Justice Facilities Fund, Oil and Gas Fund, Public Works Fund, Detention Facilities Fund, Riverboat Fund and the Health Tax Fund for the year 2022 are hereby amended as follows:

<u>Line Item</u>	<u>Budget Increase (Decrease)</u>
Capital Outlay Fund:	
Capital Expenditures	\$ (1,271,978)
Transfer to Building Maintenance	2,724
Transfer to Capital Improvement Fund	7,808
Transfer to General Fund	3,465
Transfer to Criminal Justice Facilities Fund	27,433
Transfer to Oil and Gas Fund	641
Transfer to Public Works Fund	1,228,938
Transfer to Health Tax Fund	153
Transfer to Detention Facilities Fund	360
Transfer to Riverboat Fund	456
Building Maintenance:	
Transfer from Capital Outlay Fund	2,724
Capital Improvement Fund:	
Transfer from Capital Outlay Fund	7,808
General Fund:	
Transfer from Capital Outlay Fund	3,465
Criminal Justice Facilities Fund:	
Transfer from Capital Outlay Fund	27,433
Oil and Gas Fund:	
Transfer from Capital Outlay Fund	641
Public Works Fund:	
Transfer from Capital Outlay Fund	1,228,938
Health Tax Fund:	
Transfer from Capital Outlay Fund	153
Detention Facilities Fund	
Transfer from Capital Outlay Fund	360
Riverboat Fund	
Transfer from Capital Outlay Fund	456

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 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 this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION FACT SHEET

CADDO PARISH COMMISSION

TITLE	
ORDINANCE TO AMEND VARIOUS BUDGETS TO REFLECT TERMINATION OF CAPITAL APPROPRIATIONS (Ordinance No. 6247 of 2022)	
ORIGINATING DEPARTMENT: Finance	
BACKGROUND INFORMATION: Budget amendment to terminate completed or lapsed capital projects and return the remaining balance on these projects to the original source of funding. Project listing attached.	
KEY STAFF CONTACT: Hayley Barnett	
AUTHORIZATION	
Department Head	<u>Hayley B Barnett</u> Date <u>07/20/2022</u>
Legal	_____ Date _____
Parish Administrator	_____ Date _____

PARISH OF CADDO
Attachment #1 - Ordinance # of 2022
2022 Project Closures

Project	Account#	Remaining Balance	Funding Source	Reason
FM BICKHAM - REPLACE HVAC - 2012	490-161-66-739	6,880.00	2009 Bonds	Complete
FM JUV JUST BLDG - BLDG RENOVATIONS - 201	490-161-62-4739	928.00	2009 Bonds	Complete
		<u>7,808.00</u>		
FM BICKHAM - LIGHTING UPGRADE - 2019	490-161-66-739	1,193.00	Courthouse Maintenance	Complete
FM CCAA - RETAINING WALL - 2019	490-161-60-4739	393.00	Courthouse Maintenance	Complete
FM COURTHOUSE - BLDG RENOVATIONS -2022	490-161-61-4739	72.00	Courthouse Maintenance	Complete
FM COURTHOUSE - CARPET - 2020	490-161-61-4739	200.00	Courthouse Maintenance	Complete
FM COURTHOUSE - NETWORK UPGRADES - 202	490-161-61-4739	2.00	Courthouse Maintenance	Complete
FM COURTHOUSE - PHONE - 2020	490-161-61-4739	864.00	Courthouse Maintenance	Complete
		<u>2,724.00</u>		
CCC - ROOF REPLACE - 2011	490-161-67-4739	27,433.00	Criminal Justice Facilities	Complete
		<u>27,433.00</u>		
CCC - PLUMBING UPGRADE - 2016	490-161-67-4739	360.00	Detention Facilities	Complete
		<u>360.00</u>		
ADMINISTRATION - VEHICLE PURCH - 2016	490-131-4740	2,000.00	General Fund	Complete
FM LSU EXT - LIGHTING UPGRADE - 2016	490-161-64-4739	1,465.00	General Fund	Complete
		<u>3,465.00</u>		
ANIMALMOSQUITO - SECURITY - 2021	490-312-4739	153.00	Health Tax	Complete
		<u>153.00</u>		
ANIMALMOSQUITO - SECURITY - 2020	490-312-4739	131.00	Oil and Gas	Complete
CCC - LOBBY - 2020	490-161-67-4739	217.00	Oil and Gas	Complete
CCC - SECURITY UPGRADE - 2021	490-161-67-4739	293.00	Oil and Gas	Complete
		<u>641.00</u>		
FM COURTHOUSE - WAREHOUSE PARK	490-161-61-4739	2,815.00	Public Works	Complete
ROAD AND BRIDGE - EQUIP PURCH - 2020	490-441-31-4743	1,937.00	Public Works	Complete
ROAD AND BRIDGE - HEAVY EQUIP PCH - 2019	490-441-31-4741	32,432.00	Public Works	Complete
ROAD AND BRIDGE - ROAD WIDENING - 2020	490-441-31-4721	127,936.00	Public Works	Complete
ROAD AND BRIDGE - SOUTHERN LOOP - 2018	490-441-31-4721	100,000.00	Public Works	Complete
ROAD AND BRIDGE - TYSON WATER - 2018	490-441-31-4728	55,608.00	Public Works	Complete
DRAINAGE - LINWOOD AVE BRG -2019	490-441-30-4722	881,667.00	Public Works	Complete
DRAINAGE - PINE HILL RD BRG - 2019	490-441-30-4722	26,543.00	Public Works	Complete
		<u>1,228,938.00</u>		
FM JUV JUST BLDG - EQUIP PURCH - 2012	490-161-62-4743	456.00	Riverboat	Complete
		<u>456.00</u>		
		<u>1,271,978.00</u>		

ORDINANCE NO. 6248 OF 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE OIL AND GAS FUND FOR THE YEAR 2022 TO PROVIDE AN APPROPRIATION FOR RELOCATION ASSISTANCE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, many citizens in Caddo Parish require relocation assistance due to substandard housing conditions, homelessness, or to escape a domestic violence situation; and

WHEREAS, many citizens are unable to pay the costs associated with relocating to a new home causing them to remain in unsustainable living conditions; and

WHEREAS, citizens requiring relocation assistance, need help with security deposits, first month rent, and/or moving expenses; and

WHEREAS, the Caddo Parish Commission would like to appropriate up to \$36,000 to help citizens relocate to a new living arrangement due to unsafe and/or unsanitary living conditions, homelessness, to leave a domestic violence situation, or other verifiable reason for needing relocation assistance; and

WHEREAS, the relocation assistance would be limited to a maximum of \$1,200 per family; and

WHEREAS, households receiving assistance must have a current monthly gross income or 2021 annual gross income of no more than 80% of the area median income; and

WHEREAS, the relocation funds cannot duplicate funding already received from another funding source; and

WHEREAS, Caddo Parish would contract with the Providence House to assist with the relocation assistance, given these agencies are experienced in assisting persons with relocation needs; and

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that the Budget of Estimated Revenues and Expenditures for the Oil and Gas Fund for the year 2022 is hereby amended as follows:

	<u>Budget Increase (Decrease)</u>
<u>Oil and Gas Fund</u>	
Relocation Assistance	
Providence House	\$ 36,000
Fund Balance	(\$ 36,000)

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 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 this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION AUTHORIZATION FORM

CADDO PARISH COMMISSION

TITLE

ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE OIL AND GAS FUND FOR THE YEAR 2022 TO PROVIDE AN APPROPRIATION FOR RELOCATION ASSISTANCE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Ordinance No. 6248 of 2022)

ORIGINATING DEPARTMENT: Commissioner Stormy Gage-Watts

BACKGROUND INFORMATION: Amending the budget of Estimated Revenues and Expenditures for the Oil and Gas Fund to provide an appropriation to Providence House in the amount of \$36,000 for relocation assistance to Caddo Parish citizens.

KEY STAFF CONTACT: Hayley Barnett

AUTHORIZATION

Department Head Hayley Barnett Date 07/26/2022

Legal _____ Date _____

Parish Administrator _____ Date _____

ORDINANCE NO. 6249 of 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE CAPITAL OUTLAY FUND AND THE OIL AND GAS FUND FOR THE YEAR 2022 TO PROVIDE AN APPROPRIATION FOR THE CONSTRUCTION OF A RONALD MCDONALD HOUSE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the Ronald McDonald House Charities Arkansas (RMHCA) engaged the University of Arkansas Clinton School of Public Service graduate program to conduct research in Shreveport/Caddo Parish to determine the need of a Ronald McDonald House; and

WHEREAS, the findings of the research overwhelmingly highlighted the need for housing to facilitate access to healthcare of infants and children; and

WHEREAS, the RMHCA board has made the Ronald McDonald House of Northwest Louisiana a top priority; and

WHEREAS, the economic study for the Ronald McDonald House indicates an annual economic- impacts of \$1.8 million a year; and

WHEREAS, the Caddo Parish Commission would like to appropriate funds for the Ronald McDonald House of Northwest Louisiana not to exceed \$167,000 per year for three years, contingent on monies being raised to support the project from private, non-public resources;

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that Budget of Estimated Revenues and Expenditures for the Capital Outlay Fund and the Oil and Gas Fund for the year 2022 is hereby amended as follows:

	<u>Budget Increase (Decrease)</u>
<u>Capital Outlay Fund</u>	
Ronald McDonald House	\$167,000
Transfer from Oil and Gas Fund	\$167,000
<u>Oil and Gas Fund</u>	
Transfer to Capital Outlay Fund	\$167,000
Fund Balance	(\$167,000)

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 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 this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION AUTHORIZATION FORM

CADDO PARISH COMMISSION

TITLE

ORDINANCE AMENDING THE 2022 BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE CAPITAL OUTLAY AND OIL AND GAS FUNDS AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

(Ordinance No. 6249 of 2022)

ORIGINATING DEPARTMENT: Burrell, Chavez, Taliaferro, Atkins

BACKGROUND INFORMATION: Amending the budget of Estimated Revenues and Expenditures for the Capital Outlay and Oil and Gas Funds to appropriate \$500,000 for the Ronald McDonald House of Northwest Louisiana.

\$167,000/year for 3 years starting in 2022.

KEY STAFF CONTACT: Hayley Barnett

AUTHORIZATION

Department Head Hayley B. Barnett Date 7/21/2022

Legal _____ Date _____

Parish Administrator _____ Date _____



Ronald McDonald
House Charities®
Arkansas

1501 W. 10th Street, Little Rock, AR 72202
Celebrating **40 Years** of Serving Families
rmhcarkansas.org | @rmhcarkansas
501.374.1956 | Keeping Families Close®

A RONALD MCDONALD HOUSE® FOR NORTHWEST LOUISIANA

Meet Liam



Born prematurely in
Shreveport
Liam was **diagnosed
with kidney failure**
and spent
55 days in the NICU

"We were there every
day, but the daily
round-trip drive, and
**being away from our
7-year-old daughter
was so difficult.**



R M H C

We were
overwhelmed when
Liam was sent to Dallas
for dialysis. Worried for
him and our finances.
**It was almost more
than we could bear.**

We were relieved to learn we could stay as long as needed at the Ronald McDonald House for free! Everything was provided - meals, laundry, and much more. It took so much stress off us and we were able to focus all our attention on Liam

The possibility of having a Ronald McDonald House here at home where families could be with their child would be amazing and is so needed."

55 NIGHTS WITHOUT A RONALD
MCDONALD HOUSE

At Ronald McDonald House we see families on the worst days of their lives. It is unimaginable to have a baby born so tiny that they are unable to leave the hospital for months, a child undergoing daily chemotherapy treatments, or one who is fighting for their life due to an unexpected critical illness or traumatic injury.

Although children and their parents are resilient - they need our help.

For more than 40 years, Ronald McDonald House Charities of Arkansas (RMHCA) has provided a **home away from home** for families while their child is receiving medical care treatment at one of Little Rock's hospitals - Arkansas Children's, Baptist Health Medical Center, or the University of Arkansas for Medical Sciences (UAMS).

All services provided to families are free of charge.

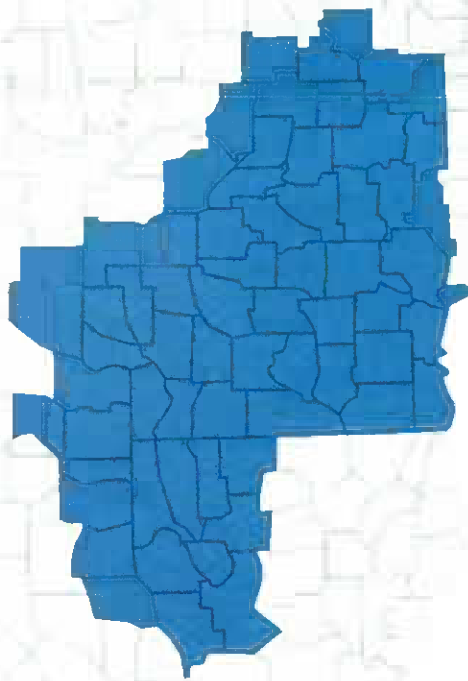
We hope to bring that same level of support to families by opening the first Ronald McDonald House in Northwest Louisiana.

Your financial support is needed, and we are seeking a one-time \$500,000 gift from Caddo Parish.

Recognition benefits for a gift at this level are listed in [Attachment A](#).

WHY NORTHWEST LOUISIANA

RMHC Arkansas Program Territory



RMHC
Arkansas

1000 North Main Street
Little Rock, AR 72202
501.223.1234
www.rmhc.org

Historically RMHCA's program area has been in central Arkansas, although we serve families from all over the country and world. In 2017 that program area was expanded to include Northwest Louisiana, as well as a small portion of Northeast Texas and Southeast Oklahoma.

Subsequently, RMHCA engaged the **University of Arkansas Clinton School of Public Service graduate program** to conduct research in Shreveport/Caddo Parish to determine the need for a Ronald McDonald House program.

Findings overwhelmingly highlighted the need for housing to facilitate access to healthcare for infants and children.

Consistently, the medical professionals who were interviewed shared needs for housing, food, daily essentials, and transportation. **It was shared that many times families could be there for surgery but could not stay to be with their child long term.**

PROJECT OVERVIEW

In late 2021 **RMHCA's board reviewed the Project results and labeled this new Ronald McDonald House program as a top priority for development, moving it in front of another project in Arkansas.**

Leadership reached out to Shreveport/Caddo Parish hospitals to determine interest in moving forward together. Willis-Knighton readily offered both counsel and a site for the first Ronald McDonald House that would serve the entire medical community.

The Ronald McDonald House will be a 3 or 4-story, 20,000 SF freestanding building. It will include 20 family suites, indoor and outdoor play spaces, a large kitchen and dining room, toy closet, and many other amenities including laundry rooms, daily essentials, snacks and home cooked meals.

We will recruit the best local talent to provide day to day leadership, support, and other services for families. With your help we hope to open this Ronald McDonald House as early as 2024 to serve families, providing top-tier comfort, family support and access to healthcare.

Assuming construction begins in 2022, our initial estimate indicated overall project cost at nearly \$8,000,000; dependent upon when adequate funding has been raised, construction costs may be greater and thus the overall project cost will likely be greater.

ECONOMIC IMPACT

The construction and operation of a Ronald McDonald House contributes to the economic stability of the community in which it operates. A construction project of this size will have a positive financial impact. Local contractors will be utilized for construction, House/family supplies, as well as professional and facility services will be sourced locally creating a significant economic impact. Banking relationships will be established locally as well as campaign funds are acquired.

Operating 24/7/365, we estimate the annual economic impact related to operating expenses for this Ronald McDonald House will be \$640,000. More than 50% of the operating expenses is related to salaries and benefits for the local team. The remainder will be allocated to purchased goods and services related to facility operations, family support and fundraising - purchased locally. The Ronald McDonald House will be an active partner in the community.

Additionally, we estimate \$1,168,000 will be spent in the community by families staying at the Ronald McDonald House. Although we provide so many things for families, we also know that they will still shop, purchase fuel, and dine out when they stay with us. We know that sometimes families need a change of scenery when their child is in crisis.

Combined impact will equate to more than \$1,800,000 being spent in the community each year. Detailed estimates are included in Attachment B.

Meet Molly



From Calhoun
Louisiana
Molly had a normal
pregnancy and
delivery when the
unexpected happened



RMHC

"When our daughter,
Thea, was born she
was unable to
swallow and had to
be transferred to
Shreveport for
emergency surgery
She had three
surgeries over the
course of five weeks.

I had a rough recovery and couldn't ride in the car
It was a rollercoaster of emotions, so having
a place to unwind, eat a meal, shower, and meet families
going through similar situations would have meant
everything. A Ronald McDonald House in this area
would help so many families."

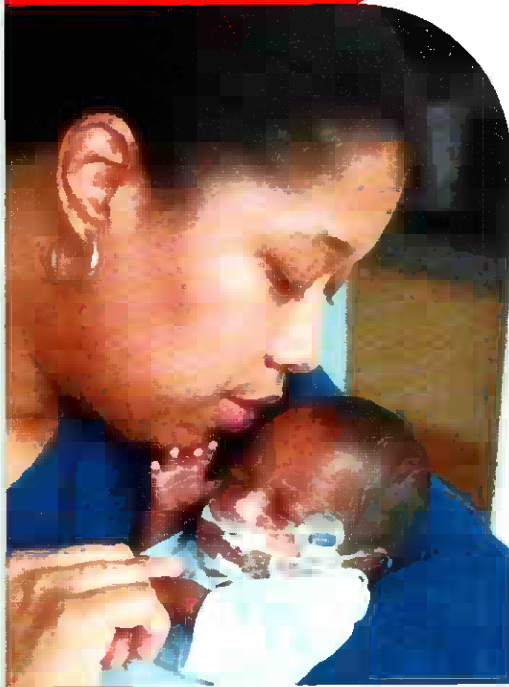
35 Nights Without A Ronald McDonald House

The Ronald McDonald House is built on the premise that nothing else should matter when a family is focused on the healing of their child. **When families hear the words that their child is critically ill, their lives stop instantly.**

When a child is sick, the entire family is sick, and the Ronald McDonald House provides a soft place to land and the support and services that a family needs.

At the Ronald McDonald House, families and children receive rest, nourishment, respite, and endless love and support.

Meet Brianna



A mother with a 15-month old toddler at home, a husband with a full-time job, and a baby born at 24-weeks. She spent 122 days with her newborn in the NICU



RMHC

"Each day I had to make a choice which child would receive my attention: my tiny sick baby or my 15-month old toddler?"

How do you choose between your children? **With a Ronald McDonald House, families will not have to choose.** There must be a way for a family's support system to stay intact otherwise the stress and trauma multiply exponentially. The idea of a Ronald McDonald House – I really have no words to tell you how valuable it will be. It will solve so much!"

122 Nights Without A Ronald McDonald House

GOOD FOR THE COMMUNITY, GOOD FOR LOCAL ECONOMY

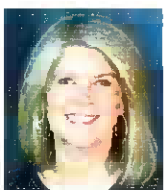
A Ronald McDonald House in Northwest Louisiana will positively impact families, healthcare access, and the community.

Current data indicates 22,000 people (adults and their children) will utilize the House annually - some will stay for only a few nights while others will stay for several weeks or months dependent upon their child's treatment. Others will visit during daytime hours for a brief respite from the hospital.

The impact of a critical diagnosis for a child differs for every family. One thing we know for sure – **every day there are families from Northwest Louisiana who are unable to be at their child's bedside due to financial and transportation hardships.**

Together we can ensure that children have their family by their side when they need them the most.

We look forward to helping create this meaningful program to your community. Your financial support is greatly needed to help make this dream a reality for families with a hospitalized child. Please let me know if you have questions at any time.



Gratefully,

Janell Mason, CEO

janell@rmhcarkansas.org | 501.539.0913 m | RMHCArkansas.org

ATTACHMENT A: Donor Recognition (\$500,000 Level)

With your permission we would recognize your gift in the following manner:

- Significant naming opportunity within the Ronald McDonald House
- Significant placement on the Founding Donor Wall
- News release announcing your gift (Concurrent with public announcement of the Project, when we have obtained 60% of construction cost in cash/gift pledges)
- Recognition on all campaign materials as a lead donor
- Recognition on signage at events (announcement, groundbreaking, foundation signing, topping out, grand opening)
- Social and other media campaigns
- Other opportunities as they arise

Additionally, we will provide:

- Updates on the status of the Project's fundraising progress
- Updates on the status of construction once it begins
- VIP Tours of the House at timely intervals during construction

ATTACHMENT B: Economic Impact

ESTIMATED ECONOMIC IMPACT FOR A RONALD MCDONALD HOUSE IN SHREVEPORT /CADDO PARISH

Estimated Annual Operating Expenses/Economic Impact (2024)		Ronald McDonald House
Salaries/Benefits		\$ 357,270.40
Family Support		\$ 113,000.00
Occupancy		\$ 57,000.00
Operations		\$ 62,000.00
Fundraising		\$ 50,000.00
TOTAL ESTIMATED OPERATING EXPENSES		\$ 639,270.40

2024 Estimated Commercial Economic Impact RMH Shreveport/Caddo Parish

The commercial economic impact information provided is an intentionally conservative estimate on what RMH families' (outside) expenses could be incurred during their stay. As the goal of RMH is to provide financial relief and a climate of respite for families in need, at no expense to them, they will undoubtedly use and take advantage of the many available commercial resources the community has to offer - positively impacting and adding to the economy of the area.

Factors	Variables	Commodity	Calculation	Economic Impact Estimate
		Meals from Commercial Businesses	Est - 1 meal of 3 daily will be sought from outside business	
Annual Family Stays	7,300 nights per year	Meals sought outside businesses (B, L, and D)	7,300 families	
Family Members Served	21,900	Number of individuals eating one meal a day from outside business	21,900	60 individuals a day
Family Day Use	5,400	Family member seeking outside business meals daily		1 meal a day outside
		Cost of meal		\$10 cost of meal per person
				TOTAL Economic Impact for Outside Dining
				\$219,000

Fuel Purchases	
7,300 families staying throughout the year Est - each family will purchase a conservative total of 20 gallons during their stay	20 gal. x \$4.00 gal
	\$80.00
TOTAL Economic Impact for Fuel Purchases	
\$584,000	

Incidental Purchases	
Incidental Shopping - it is estimated that each of the 7,300 families will spend a conservative \$50 on incidental purchases	\$50 x 7,300 families
TOTAL Economic Impact for Outside Dining	
\$365,000	

TOTAL ESTIMATED ADDITIONAL COMMERCIAL ECONOMIC IMPACT \$1,168,000

ORDINANCE NO. 6250 OF 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO CLOSE AND ABANDON A PORTION OF THE DEDICATION FOR AN UNNAMED ROAD IN THE PARISH OF CADDO, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, a request for the closure and abandonment of a portion of the dedication for an unnamed road has been received by the Parish of Caddo; and

WHEREAS, the Parish of Caddo has reviewed the request for the closure and abandonment of a portion of the dedication for an unnamed road and finds that portion of the unnamed road is no longer needed for Parish of Caddo public purposes; and

WHEREAS, the Parish of Caddo has reviewed the request for the closure and abandonment of a portion of the dedication for an unnamed road and finds that the closure and abandonment of a portion of the dedication for an unnamed road is in the best interest of the Parish of Caddo.

NOW, THEREFORE, BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that the closure and abandonment of a portion of the dedication for an unnamed road located in the Parish of Caddo be, and the same is hereby, closed and abandoned, and only to the extent, that said road was used as a public road; said portion of an unnamed road more specifically described as follows:

All of that portion of the dedication of an unnamed road located in the Parish of Caddo as shown in red hash marks on the attached plat marked Exhibit "A".

BE IT FURTHER ORDAINED, that a copy of this ordinance and plat marked Exhibit "A", displaying that portion of the dedication for an unnamed road to be closed and abandoned, shall be filed in the conveyance records of the Parish of Caddo.

BE IT FURTHER ORDAINED, that the property described hereinabove shall revert to the adjoining property owners or their successors, heirs or assigns subject to the reservation of an easement for utilities.

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 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 this ordinance shall become effective immediately upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

Cordero,
Christopher And
161432003001300

Baptist Church, North
Keithville, Inc.
161432000005900

Creech,
Daniel Edmond
161432022000100

Natchitoches Tire
Service, Inc.
161432000006300

Natchitoches Tire
Service, Inc.
161432000007700

Natchitoches Tire
Service, Inc.
161432000007800

Dean, David R. And
Janice A. Dean
161432000006200

Creech,
Daniel Edmond
161432022000100

Fox, Edmond Keith &
Leslie Strange Fox
161432000002200

Prospect Royalties
Llc 1% And
161432000009900

L.B.J & Associates,
Llc 4/15, Etal
161432004001900

Prospect Royalties
Llc 1% And
161432000009900

Mayberry,
Robbie Eugene
161432000001400

EXHIBIT "A"

MANSFIELD

MANSFIELD



Caddo Parish Commission
2017 Parish Seal
Address: 111532000000000
Phone: 985-688-1111
Fax: 985-688-1111
www.caddo-parish.com

RESOLUTION NO. 37 of 2022

BY THE CADDO PARISH COMMISSION:

A RESOLUTION URGING AND REQUESTING SOUTHWESTERN ELECTRIC POWER COMPANY, AMERICAN ELECTRIC POWER COMPANY, INC., AND PANOLA-HARRISON ELECTRIC COOPERATIVE TO ESTABLISH A MORATORIUM ON DISCONNECTION OR SHUTOFF OF UTILITY SERVICE TO INDIVIDUALS, AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, current climate conditions are requiring households to incur additional electrical expense to maintain reasonable temperature levels in homes;

WHEREAS, many residents in Caddo Parish are on fixed incomes or forms of support;

WHEREAS, many residents of Caddo Parish are elderly, chronically ill, or otherwise more susceptible to heat;

WHEREAS, one way to address the crisis is a moratorium on utility shutoffs and particularly a moratorium on electric utility shutoffs during the current climate crisis;

WHEREAS, further means of ameliorating the impact of the high utility bills are payment plans or waivers of late fees;

WHEREAS, Southwestern Electric Power Company has been paid \$1,523,620.19 and Panola-Harrison Electric Cooperative has been paid \$7,314.34 towards unpaid utility bills by the Parish from Emergency Rental Assistance Program funds; and

WHEREAS, the State of Louisiana currently has \$126 million in Emergency Rental Assistance 2 (ERAP2) funds that can be immediately deployed to Parishes to help assist residents with excessive utility bills;

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, regular and legal session convened, that the Caddo Parish Commission does hereby urge and request Southwestern Electric Power Company, its parent American Electric Power Company, Inc., and Panola-Harrison Electric Cooperative to establish moratoriums for electric utility shutoffs or disconnects in Caddo Parish until November 1, 2022.

BE IT FURTHER RESOLVED that the Caddo Parish Commission urges and requests the Louisiana Division of Administration to release funds from the Emergency Rental Assistance 2 (ERAP2) to Parishes to help assist residents who are not eligible to receive utility assistance through the Low Income Home Energy Assistance Program (LIHEAP) to help pay the difference in utility cost over the previous year.

BE IT FURTHER RESOLVED that the Caddo Parish Commission urges and requests Southwestern Electric Power Company, its parent American Electric Power Company, and Panola-Harrison Electric Cooperative to establish reasonable payment plans and waivers of late fees until November 1, 2022 for residents in Caddo Parish who are not more than sixty days late in paying their utility bills.

BE IT FURTHER RESOLVED that the Caddo Parish Commission urges and requests the City of Shreveport to also urge and request Southwestern Electric Power Company and its parent American Electric Power Company to declare a moratorium on utility shutoffs or disconnects and to suspend the collection of City franchise fees from the utility.

BE IT FURTHER RESOLVED that an electronic and physical (via certified mail) copy of the resolution be forward to Governor John Bel Edwards, Commissioner of Administration Jay Dardenne, Speaker of the House Clay Schexnayder, Senate President Paige Cortez, and all members of the North Louisiana Legislative Delegation.

BE IT FURTHER RESOLVED if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

State of Louisiana



Parish of Caddo
In the Name and By the Authority of The
Caddo Parish Commission

Resolution of Remembrance & Respect Bishop Fred A. Caldwell, Sr.

WHEREAS, the Caddo Parish Commission notes with deep regret the passing of individuals whose life and works have served as an example of the worthy values that benefit this community and this Parish; and

WHEREAS, Bishop Caldwell, Pastor of Greenwood Acres Full Gospel Baptist Church in Shreveport, went to be with the Lord on July 22, 2022, at the age of 76 years old; and

WHEREAS, Bishop Caldwell was called into the gospel ministry on April 24, 1977 and preached his first sermon at Avenue Baptist Church on June 12, 1977. He went on to help Greenwood Acres' Pastor Milton McElroy Flynn in the Summer of 1981, then later becoming Pastor at Greenwood Acres Full Gospel Baptist Church in 1983; and

WHEREAS, Bishop Caldwell had many successes during his life, including authoring four book, building KSYB Radio Station, and founding Greenwood Acres Christian College; and

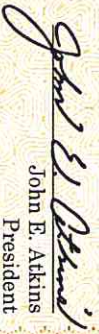
WHEREAS, Bishop Caldwell may be best remembered in the community for the love he had for his wife, Sister Mary K. Caldwell, and their two children, Timi D. Caldwell-Dixon and Fred A. Caldwell, II, as well as his sweet spirit and kind heart toward mankind. He spent his life preaching the Gospel, leading, and loving people; and

WHEREAS, he is also remembered for the warmth of his smile, his wisdom, and by his devotion to his family, his church and his community; he will be missed.

NOW, THEREFORE, BE IT RESOLVED, by the Caddo Parish Commission in legal session convened, that it does hereby express its deepest regrets at the passing of Bishop Fred A. Caldwell, Sr.

BE IT FURTHER RESOLVED, that the Commission does further convey to the family and friends of Bishop Caldwell its sincerest expressions of sympathy and consolation, and the prayer that they will be comforted in the knowledge of life that continues beyond this vale.

ATTEST:


John E. Atkins
President


Roy Burrell
Vice-President


Ken Epperson, Sr.
District 12




Michelle Nations
Assistant Commission Clerk

MINUTES OF THE MEETING OF THE
PROPERTY STANDARDS COMMITTEE
HELD ON THE 23RD DAY OF JUNE, 2022

The Caddo Parish Property Standards Committee met in legal session on the above date at 2:00 p.m., in the Government Plaza Chambers, with Mr. Hopkins, Chairman, presiding, and the following members in attendance, constituting a quorum: Commissioners Atkins, Hopkins, Johnson, and Lazarus (4). ABSENT: Commissioner Epperson (1).

The invocation and Pledge of Allegiance was given during the last committee meeting, so this committee decided to forgo it.

NEW BUSINESS

- Case No. 1: 9562 Wallace Lake Road, Shreveport

Mr. Wilson said that the mobile home with one house structure are dilapidated and falling in. The trailer has parts of walls missing with tarps placed over it. The roof on the house is falling in, and is open to the elements. Debris, junk, and inoperable vehicles are piled around the property.

This is the fifth time the property has been brought to the Property Standards Board, and the owner has attended all of the meeting. He was given ninety days to clean up the property on June 1, 2021 meeting, then given sixty days to clean it up at the October 18, 2021 meeting, then given another sixty days to clean it up at the March 14, 2022 meeting.

One inoperable boat has been removed by the owner; one old house structure has been demolished by the owner; and one inoperable car has been removed by the owner. Certified letters have been sent to the property owners and have been published in the Official Journal.

Mr. Donald Demarginy came before the Committee and said that he's been working to demolish the last structure that is on the property. He also mentioned that he's been in the hospital for the past forty-five days. He also said that he fixed the roofline on the trailer and plans to use it as a storage building.

Mr. Atkins wanted to know staff's recommendation at this time. Mr. Wilson said that it is his recommendation to work with Mr. Demarginy as he cleans up the property. He said that Mr. Demarginy is trying to clean up the property, but it is only him working on it.

It was **moved by Mr. Atkins**, seconded by Mr. Lazarus, *to follow staff's recommendations and continue to supervise the improvements and cleaning up of the property.*

Mr. Atkins said that he is not extending time, but would like to monitor and enforce cleaning up the property.

Mr. Hopkins said that this gives him concerns because he would like a "dead drop" date for this. Mr. Atkins understands.

At this time, Mr. Atkins' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Hopkins, and Lazarus (3). NAYS: None (0). ABSENT: Commissioners Epperson and Johnson (2). ABSTAIN: None (0).

Mr. Atkins appreciates the work that's been done on the property and offered help, if needed.

- Case No. 2: 5136 Old Mooringsport Road, Shreveport, LA

Mr. Wilson said that the house structure is dilapidated and abandoned, along with a dilapidated shed and carport. The dwelling is open to the elements. Junk and debris are piled around the property. There are also two inoperable vehicles on the property. The structure is inhabitable. Certified letters have been sent to the property owners and have been published in the Official Journal. Mr. Wilson's recommendation is to demolish the property.

It was **moved by Mr. Johnson**, seconded by Mr. Atkins, *to accept the documents attached to Case No. 2 and accept Public Works recommendation to demolish the property. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Atkins, Hopkins, Johnson, and Lazarus (4). NAYS: None (0). ABSENT: Commissioner Epperson (1). ABSTAIN: None (0).

There was no further discussion to come before the Commission, so the meeting was adjourned at 2:15 p.m.


Michelle Nations
Assistant Commission Clerk

**ORDINANCE AND RESOLUTION FACT SHEET
CADDO PARISH COMMISSION**

TITLE	
Ordinance 6244 of 2022	
An ordinance to amend volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to extend the notification area for mailed notices, to establish the provisions for the Neighborhood Participation Plan, and to otherwise provide with respect thereto.	
DATE: 06/	ORIGINATING DEPARTMENT:
The Shreveport Metropolitan Planning Commission of Caddo Parish (MPC)	
BACKGROUND INFORMATION	
The Caddo Parish Unified Development Code (UDC) undergoes regular review in order to ensure that the Code promotes sound, stable, and desirable development within the Caddo Parish, to correct errors in the text or to accommodate changed or changing conditions in a particular area.	
These proposed amendments are intended to introduce regulations for the Neighborhood Participation Plan (NPP). The purpose of the NPP is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.	
A neighborhood participation plan shall be completed as part of the application submittal process for any land development application the Executive Director, or his/her designee, deems necessary due to its sensitive nature, proximity to the neighborhood or where unusual circumstances, common sense and good judgment dictate. The Executive Director will evaluate each application on a case-by-case basis.	
The following Articles, or portions thereof where amended: Article 15, "Application Procedures."	
FINANCIAL IMPACT AND SOURCE OF FUNDING	
None	
EFFECT(S) OF PROPOSED ACTION	
Completion of the Neighborhood Participation Plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the NPP to guarantee or require that an application will be approved with or without any particular conditions.	
ALTERNATIVES/STAFF RECOMMENDATION	
See Exhibit "A" for memorandum describing these amendments in full detail; See Exhibit "B" for new section "15.4. Project Neighborhood Participation Plan;" See Exhibit "C" for MPC Staff Report	
KEY STAFF CONTACT	
Adam Bailey, Community Planning and Design Manager	
COORDINATION	
Department Head	(Initial)
Parish Administrator/CEO	(Initial)

ORDINANCE NO. of 2021

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, TO EXTEND THE NOTIFICATION AREA FOR MAILED NOTICES, TO ESTABLISH THE PROVISIONS FOR THE NEIGHBORHOOD PARTICIPATION PLAN, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the Caddo Parish Commission, on recommendation of the Shreveport-Caddo Parish Metropolitan Planning Commission, adopted the Caddo Parish Unified Development Code;

WHEREAS, the Metropolitan Planning Commission has determined that certain provisions in that Code should be changed to address recent issues and improve the application and administration of that Code and land use in the Metropolitan Planning Commission's jurisdiction within Caddo Parish;

WHEREAS, the Caddo Parish Commission, having considered the recommendations of the Metropolitan Planning Commission, agrees that such changes are desirable.

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that volume II of the code of ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, to establish a Neighborhood Participation Plan process and procedures within Article 15, Application Procedures, and shall be amended as follows:

I. Article 15 is amended to read as follows:

ARTICLE 15. - APPLICATION PROCEDURES

15.1- APPLICATION

* * * * *

C. Mailed Notice

1. General Requirements

- a. Written notice will be mailed by the Executive Director no less than 15 and no more than 30 days in advance of the scheduled hearing date to all property owners within ~~300~~ 1,500 feet of the property line of the subject property. The notice must include the date, time, place, and purpose of such hearing, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the Metropolitan Planning Commission or the Parish Commission, notification must also be mailed to the owner of the subject property.

* * * * *

Article 15, Section 15.4 is added by substituting Exh. B hereto.

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 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 this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

RECOMMENDED UDC AMENDMENTS.

The Caddo Parish Unified Development Code (UDC) serves as the official land use and development regulatory ordinance for the physical area of Caddo Parish, Louisiana that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission, and is outside of the corporate limits of the City of Shreveport, and was implemented in December 2017. Periodically, revisions to the UDC is required to reflect the changing nature of business within the planning limits of the MPC.

These proposed amendments create the provisions of a Neighborhood Participation Plan. The purpose of the Neighborhood Participation Plan is to achieve the following: (1) Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood; (2) Ensure that the citizens and property owners of Caddo Parish have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and (3) Facilitate ongoing communication between the applicant, interested citizens and property owners, MPC staff, and elected officials throughout the application review process.

The Neighborhood Participation Plan (NPP) is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the Neighborhood Participation Plan to guarantee or require that an application will be approved with or without any particular conditions.

There will be a Public Hearing to consider these amendments at the June 2 2022, PZC Meeting.

Explanations are given for each amendment shown.

1. **Amend "General Requirements" in ARTICLE 15. APPLICATION PROCEDURES, SECTION 15.2 NOTICE, Subsection 15.2.C. Mailed Notice.**

C. Mailed Notice

1. General Requirements

- a. Written notice will be mailed by the Executive Director no less than 15 and no more than 30 days in advance of the scheduled hearing date to all property owners within ~~300~~ **1,500** feet of the property line of the subject property. The notice must include the date, time, place, and purpose of such hearing, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the Metropolitan Planning Commission or the Parish Commission, notification must also be mailed to the owner of the subject property.

2. **Add new section to ARTICLE 15. APPLICATION PROCEDURES titled "15.4. PROJECT NEIGHBORHOOD PARTICIPATION PLAN" in the Caddo Parish UDC.**

[Note (3): See Exhibit "B" for new section 15.4. Project Neighborhood Participation Plan]

Explanation: *The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.*

ARTICLE 15. APPLICATION PROCEDURES

- 15.1 APPLICATION
- 15.2 NOTICE
- 15.3 PUBLIC HEARING
- 15.4 NEIGHBORHOOD PARTICIPATION PLAN

15.4 NEIGHBORHOOD PARTICIPATION PLAN

A. Purpose and Intent

1. Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood;
2. Ensure that the citizens and property owners of Caddo Parish have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens and property owners, planning staff, and elected officials throughout the application review process.
4. The neighborhood participation plan is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan may not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of this subsection to guarantee or require that an application will be approved with or without any particular conditions.

B. Applicability

1. A neighborhood participation plan shall be completed as part of the application submittal process for any land development application the Executive Director, or his/her designee, deems necessary due to its sensitive nature, proximity to the neighborhood or where unusual circumstances, common sense and good judgment dictate. The Executive Director will evaluate each application on a case-by-case basis.
2. A neighborhood participation plan is not required for any application for a Code text amendment.

C. Waiver of Neighborhood Participation Plan Requirements

If a neighborhood participation plan is required by the Executive Director of the MPC, the affected applicant may submit a written request for waiver citing rationale therefore. The Executive Director will document his or her decision and rationale of all waiver requests.

D. Participants

Participants in the neighborhood participation plan shall consist of the following:

1. Applicants and property owners or their duly authorized representatives listed on the development or variance application.
2. Homeowners associations, neighborhood associations, or any equivalent local group, and individuals. An inventory of all homeowners associations, neighborhood associations, or any equivalent local group, may be kept and made available for distribution at the Office of the Metropolitan Planning Commission.

E. Target Area

The level of citizen interest and area of involvement will vary depending on the nature of the application and the location of the Site. The target area may include the following:

1. Individuals located within five hundred (500) feet of the subject property;

2. The head of homeowners association, neighborhood association, or equivalent local group located within five hundred (500) feet of the subject property. In the case where there are no homeowners associations within the five hundred (500) foot radius, planning staff will provide the applicant a list of the five (5) nearest homeowners associations' contact information outside of the five hundred (500) foot radius line;
3. Other potentially affected property owners outside of the outside of the five hundred (500) foot radius line as determined by planning staff; and
4. Other interested parties who have requested that they be placed on a list of interested parties maintained by the Office of the MPC.
5. The applicant may not submit a neighborhood participation plan until after a pre-application meeting and consultation with planning staff.

F. Neighborhood Participation Meeting

If a neighborhood participation plan is required, the applicant shall schedule one meeting with the target area homeowners association, neighborhood association, or individuals as part of the submission of their land-use development or variance application. The meeting(s) shall include a presentation and a discussion about the proposed project, or request, subject to review by the appropriate body (depending on the type of application). Additional meetings may be scheduled by the applicant, if desired. Any scheduled neighborhood participation meeting shall be held at a reasonable time and at a reasonable location.

G. Neighborhood Participation Report

If a neighborhood participation plan is required, the applicant shall provide a written report on the results of its neighborhood participation meeting efforts. At a minimum, the neighborhood participation report shall include the following items:

1. Dates and locations of all meetings where entities and individuals were invited to discuss the applicant's proposal or a statement indicating the reasons if no meeting was held. No information pertaining to any meeting held more than one hundred eighty (180) days prior to the submittal of the application may be accepted as part of the neighborhoods participation report;
2. Content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters, publications, and petitions received in support of or in opposition to the proposed project, and any other materials pertaining to the notification process;
3. A list of individuals and entities that were invited and contacted to the meeting;
4. Copy of the meeting sign-in sheet showing the names, addresses, and contact information of the participants of the meeting.
5. A summary of the concerns and issues discussed during the meeting and how the applicant intends to address them. If the concern, issue, or problem is not being addressed, the applicant may state the reasons.



CADDO PARISH PLANNING AND ZONING COMMISSION
Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

STAFF REPORT
JUNE 22, 2022
AGENDA ITEM NUMBER: 14
MPC Staff Member: Adam Bailey
Parish Commission District: All Districts

CASE 22-1-CTAP: Code Text Amendments
APPLICANT: METROPOLITAN PLANNING COMMISSION
REQUEST: Code Text (Ordinance) Amendments to the Caddo Parish UDC

DESCRIPTION: The Caddo Parish UDC serves as the official land use and development regulatory ordinance for the area of Caddo Parish that falls within the jurisdiction of the Metropolitan Planning Commission’s planning area, but outside of the corporate limits of the City of Shreveport. The Caddo Parish UDC was implemented in December 2017. Periodically, revisions to both the Shreveport and Caddo Parish UDC’s are required to reflect the changing nature of business within the planning limits of the MPC.

Imagine a public participation scenario, called the ‘Neighborhood Participation Plan’ in which neighborhood stakeholders meet with the applicant of a proposed project, exploring creative solutions together in hopes of agreeing on a decision that is supported through consensus. Imagine—as well—that it becomes a requirement for the applicants of certain types of land development applications to actively seek and consider the input of neighborhood associations, and neighborhood residents, before the applicant goes before the MPC Board at a public hearing. Such a reality is not only possible; it is beginning to already take shape.

These proposed amendments create the provisions of a Neighborhood Participation Plan. The purpose of the Neighborhood Participation Plan is to achieve the following:

- Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood;
- Ensure that the citizens and property owners of [the City of Shreveport/Caddo Parish] have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
- Facilitate ongoing communication between the applicant, interested citizens and property owners, MPC staff, and elected officials throughout the application review process.

The Neighborhood Participation Plan (NPP) is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the Neighborhood Participation Plan to guarantee or require that an application will be approved with or without any particular conditions.

This staff report describes in detail the proposed amendments to the Caddo Parish UDC. A memorandum has also been posted on the MPC website for public review and comments.



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

STAFF REPORT

BACKGROUND: The Planning and Zoning Commission discussed these proposed code text amendments at its June 2, 2022 work session and was generally supportive of the proposed changes.

REMARKS: The Caddo Parish Unified Development Code (UDC) was implemented in December of 2017. The purpose of the UDC was to update, consolidate, and reformat the former subdivision and zoning regulations. It was acknowledged that upon adoption that additional corrections and policy amendments to these regulations would be forthcoming in the future. MPC Staff is proposing the following amendments at this time:

- Amending the mailed notice general requirements for public hearings in Article 15.
- Adding new application procedures for the Neighborhood Participation Plan to *Article 15*.

Staff is proposing the following amendment to the Caddo Parish UDC:

Amendment 1.

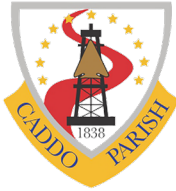
Amend Mailed Notice General Requirements in Article 15. On May 5th, the Caddo Parish Commission adopted a resolution urging and requesting the Temporary Caddo Parish Planning and Zoning Commission to increase the limits within which notice of public hearings on subdivision and zoning applications are required, from 300' to 1,500'.

Amendment 2.

Add new section *Project Neighborhood Participation Plan* in Article 15. The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.

APPROVAL STANDARDS: The purpose of Section 16.1.E.1 is to provide a uniform means for amending the text of the Unified Development Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so. In determining whether to recommend approval or denial of the proposed text amendment, the MPC shall weigh the relevance to which the proposed amendment:

- a. **Promotes the public health, safety, and welfare.**
The proposed text amendment promotes the public health, safety, and welfare.
- b. **Promotes the Master Plan and any adopted land use policies.**
The proposed text amendment is consistent with the Master Plan. The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.



CADDO PARISH PLANNING AND ZONING COMMISSION
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STAFF REPORT

- c. **Promotes intent of this Code.**
This amendment will simplify current practices, thus promoting the intent of the Code.
- d. **Corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**
The proposed amendment reflects changes in policy.
- e. **The extent to which the proposed amendment creates nonconformities.**
This amendment helps alleviate nonconformities, not create them.

**STAFF
RECOMMENDATION:**

Based on staff analysis, review of the above standards and facts of record, MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted. If approved by the Caddo Parish Commission, Article 15 of the Caddo Parish UDC would be amended, as described within. A majority vote of the PZC members present and voting is required to recommend approval to the Caddo Parish Commission.

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

- Deny the proposed code text amendment;
- Deny specific provisions and/or amendments, and approve any subsequent amendments and/or provisions; or
- Modify specific language in the proposed amendment and approve, as modified.

PUBLIC ASSESSMENT: There was no support. There was no opposition.

**PZC
RECOMMENDATION:**

The board voted 3/1 to recommend amendment 1 for approval. The board voted 4/0 to recommend amendment 2 for approval.

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED NORTH SIDE OF NORTH LAKESHORE DRIVE AT THE INTERSECTION OF FAIRLANE CIRCLE, CADDO PARISH, LA., FROM R-1-7 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT TO R-A RURAL-AGRICULTURAL ZONING DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located North side of North Lakeshore Drive at the intersection of Fairlane Circle, Caddo Parish, LA, more particularly described below, be and the same is hereby amended from R-1-7 Single-Family Residential Zoning District To R-A Rural-Agricultural Zoning District:

Beginning at the northwest corner of said Section 27, run south eight-nine degrees, twenty-seven feet east (S89°27'E) along the Section line for distance of four hundred thirty-nine and fifty-nine hundredths feet (439.59'); thence south zero degrees, thirty -three feet west (S00°33'W) nine hundred eighty-two feet (982') to the north right-of-way line of Lakeshore Drive; thence a simple curve to the right having a radius of one hundred seventy-six and eight tenths feet (176.8') for a distance of three hundred seventy-nine feet (379') to a point on the west line of said Section Twenty-Seven (27); thence north zero degrees, thirty-three feet east (N00°33'E) along Section line for one thousand three hundred forty-three and five-tenths feet (1,343.5') to the Point of Beginning. Said parcel containing twelve and eight-hundredths acres (12.08 acs.), more or less, Section 27, T18N, R15W, 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 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 this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

22-11-P
Natasha Regard

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Commission will hold a public hearing on Wednesday, June 22, 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 Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 22-11-P ZONING REQUEST: 6956 N LAKESHORE DR. Application by Natasha Regard for approval to rezone property located on the north side of the Fairlane Circle and N Lakeshore Drive T intersection, from R-1-7 Single-Family Residential Zoning District to R-A Rural-Agricultural Zoning District, being more particularly described as Beginning at the northwest corner of said Section 27, run south eight-nine degrees, twenty-seven feet east (S89°27'E) along the Section line for distance of four hundred thirty-nine and fifty-nine hundredths feet (439.59'); thence south zero degrees, thirty-three feet west (S00°33'W) nine hundred eighty-two feet (982') to the north right-of-way line of Lakeshore Drive; thence a simple curve to the right having a radius of one hundred seventy-six and eight tenths feet (176.8') for a distance of three hundred seventy-nine feet (379') to a point on the west line of said Section Twenty-Seven (27); I thence north zero degrees, thirty-three feet east (N00°33'E) along Section line for one thousand three hundred forty-three and five-tenths feet (1,343.5') to the Point of Beginning. Said parcel containing twelve and eight-hundredths acres (12.08 acs.), more or less, Section 27, T18N, R15W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission

draft

**CADDO PARISH PLANNING AND ZONING BOARD
SUMMARY MINUTES OF THE PUBLIC HEARING JUNE 22, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, June 22, 2022 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.

Members Present

Phyllis Hart
Damon Humphrey, Sr.
Lauren Marchive, III
Laura Neubert, Chairperson

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

Staff Present

Members Absent

None

The hearing was opened with prayer by **MR. HUMPHREY, SR.** . The Pledge of Allegiance was led by **MR. MARCHIVE, III.**

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. MARCHIVE, III, seconded by MR. HUMPHREY, SR., to approve the minutes of the June 2, 2022 public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. HUMPHREYS & MARCHIVE and Meses. HART & NEUBERT Nays: NONE. Absent: NONE

PUBLIC HEARING

CASE NO. 22-11-P ZONING REQUEST

Applicant: Natasha Regard
Owner: Natasha Regard
Location: 6956 N LAKESHORE DR (north side of the Fairlane Circle and N Lakeshore Drive T intersection)
Existing Zoning: R-1-7
Request: R-1-7 to R-A
Proposed Use: Single-family residential and livestock

Representative &/or support:

Walter D. White 7384 N. Lakeshore Shreveport, La 71107

Mr. White is a neighbor of the applicant and spoke of his support for the re-zoning request.

Brian White 7384 N. Lakeshore Shreveport, La. 71107

Mr. White is a neighbor of the applicant and spoke of his support for the re-zoning request.

draft

Mr. BERNSTEIN advised the gentleman to contact MPC to have their properties rezoned.

Opposition:

Connie Birmingham 4221 Pioneer Cove St Shreveport, La 71107

Mrs. Birmingham is a neighbor of the applicant and had concerns about what would be permitted on the property if approved.

MR. JEAN spoke to Ms. Birmingham's concerns.

A motion was made by MR. MARCHIVE, seconded by MR. HUMPHREY to recommend for approval.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. HUMPHREYS & MARCHIVE and Mses. HART & NEUBERT Nays: NONE. Absent: NONE

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:20 p.m.

Laura Neubert, Chair

Secretary



CADDO PARISH PLANNING AND ZONING COMMISSION

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STAFF REPORT

JUNE 22, 2022

AGENDA ITEM NUMBER: 10

MPC Staff Member: Walter Johnson

Parish Commission District: 2/Lyndon B. Johnson

CASE NUMBER 22-11-P: ZONING REQUEST

APPLICANT: NATASHA REGARD

OWNER: Luke & Natasha Regard

LOCATION: 6956 North Lakeshore Drive (North side of North Lakeshore Drive at the intersection of Fairlane Circle)

EXISTING ZONING: R-1-7, Single-Family Residential

REQUEST: R-1-7 to be restored to R-A

PROPOSED USE: Single-Family Residential

DESCRIPTION: The applicant is requesting the restoration of this property's zoning of approximately 12.38 acres of developed land from R-1-7 Single-Family Residential back to R-A, Rural Agriculture (its' original zoning) for the purposes of constructing a home and hosting animals. This site is surrounded by the R-1-7 district; to the far north, zoning is almost completely & contiguously classified as R-A.

There are no prior cases for this site, although nearby relevant cases include:

- BAP-35-84 - Request for mobile home site. Denied.
- BAP-27-01 - 7264 Lakeshore; Secondary residential structure. Approved.
- BAP-15-85 - Special Exception Use request for mobile home. Approved.
- BAP-22-90 - Special Exception Use request for mobile home. Denied by the ZBA and approved upon appeal to District Court
- BAP-16-84 - Requested Variance in back yard. Withdrawn by applicant.

Nearby neighborhoods include West Cooper Road and Lakeview.

REMARKS: Rezoning from R-1-7 to R-A is requested for the purpose of building a single-family residence. The permitted uses would not be substantially different than what is already allowed in the vicinity.

As stated in Article 4.2 of the Caddo parish Unified Development Code (UDC), R-A is defined as "R-A Rural Agricultural Zoning District. The intent of the R-A Rural Agricultural District is to permit single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations, and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district."

The permitted by right uses in an R-A zoning district include Agriculture, Animal Shelter - Operated by Public Authority, Bed and Breakfast, Cemetery, Community Center, Community Garden, Conservation Area, Day Care Home, Dwelling - Manufactured Home, Dwelling - Single-Family Detached, Educational Facility - Primary or Secondary, Group Home, Place of Worship, Public Park, Wireless Telecommunications - Stealth Design

Several standards must be considered when analyzing a rezoning request, such as compatibility to

The information stated herein is the result of discussion by a staff review team. The Caddo Parish Planning and Zoning Commission will use all information made available to them in making their decision. 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, all as applicable.



CADDO PARISH PLANNING AND ZONING COMMISSION

Office of the MPC | 505 Travis Street, Suite 440 | Shreveport, LA 71101 | 318-673-6480 | shreveportcaddompc.com

STAFF REPORT

the existing uses and zoning of nearby property, if the request is consistent with the recommendations of the Master Plan Future Land Use Map, and if the request reflects the trend of development, if any.

Based on mapped aerial views of the surrounding area, the subject parcel is surrounded by residential developed land along with low-density residential subdivisions. The most densely populated area in the vicinity is zoned R-1-7 (Single-Family Residential) requiring lot sizes to be at least 7,000 square feet. The properties along North Lakeshore Drive, south of the subject site are zoned R-1-7, Single-Family Residential.

The 2030 Great Expectations Master Plan's Future Land Use Map designates this area as "Residential Low". However, there has not been any market pressure to convert the existing large rural lots into a more urban pattern. Allowing this property to return to R-A would be consistent with the existing neighborhood pattern without forcing more density which could be seen as out of character with the current neighborhood environment.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that the Parish Planning and Zoning Commission is warranted to recommend the UDC restoration zoning from the current R-1-7 to the R-A Rural Agricultural District.

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

- a. Recommend denial of the Rezoning request.
- b. Recommend approval for a district other than what was request by the applicant.

PUBLIC ASSESSMENT: Two people spoke in support. One person spoke in opposition.

PZC

RECOMMENDATION: The board voted 4/0 to recommend the application for approval.

22-11-P

PERCH POINT

LAKES HORE

R-1-7

R-1-7
to
R-A

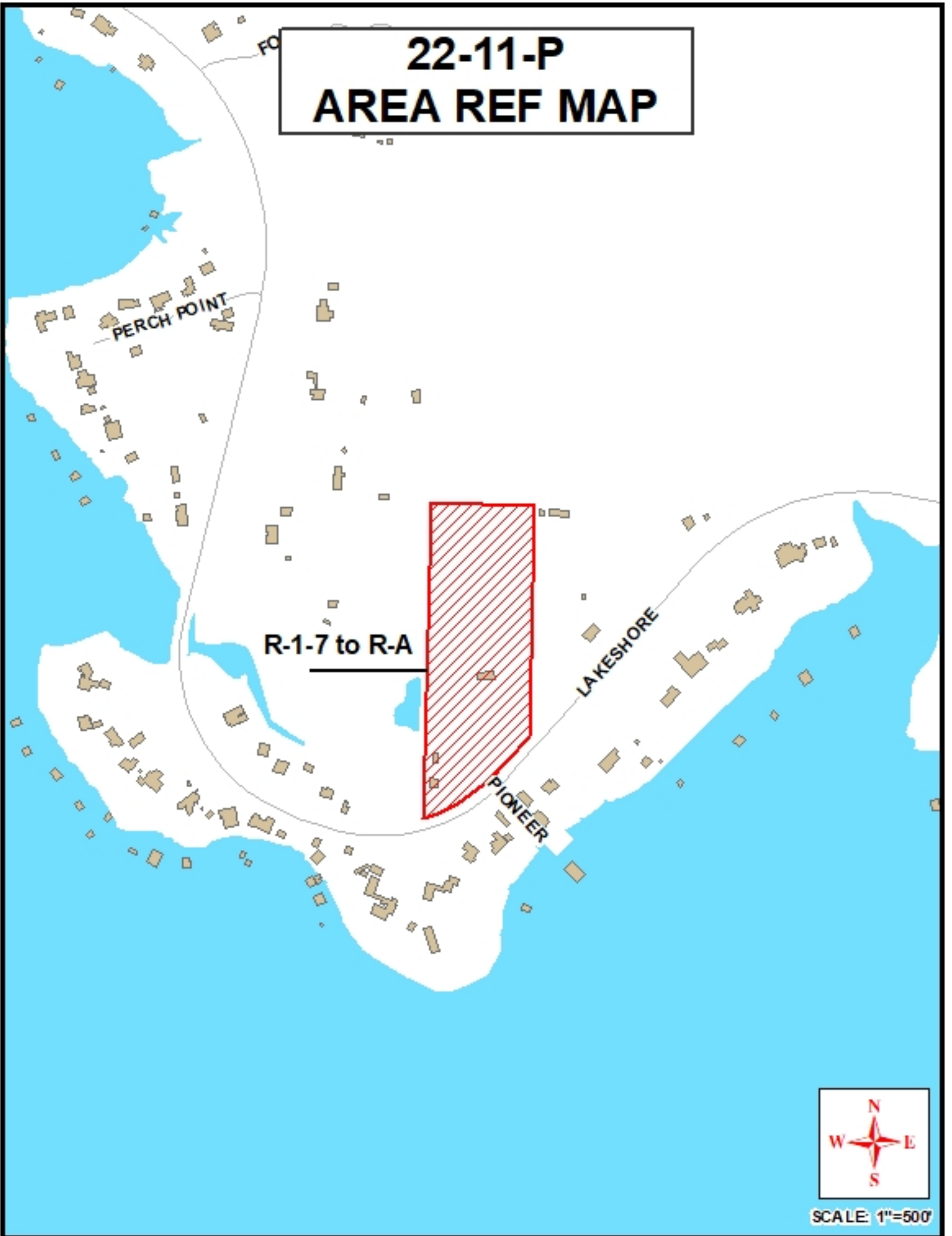
PIONEER

500' NOTIFICATION
AREA



SCALE: 1"=200'

22-11-P AREA REF MAP



SCALE: 1"=500'



POSTED
BY LAW
KEEP OUT



WUP
PLUMBING
318
LA. LIC. #



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

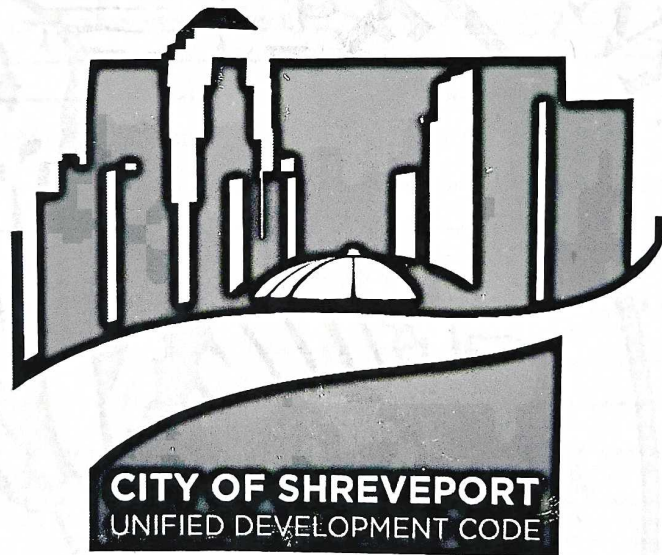
6956



Metropolitan Planning Commission
Shreveport | Caddo Parish

Unified Development Code Development Application

UDC Development Application and Review Packet



Land Development Department

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

www.shreveportcaddompc.com



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: _____	
PROPERTY INFORMATION:			
Project Name: <u>Regard Lakeshore House</u>		Associated Cases: _____	
Project Address/Location: <u>6956 N Lakeshore dr. Shreveport, LA 71107</u>			
Current Zoning District: <u>R-1-7</u>		Proposed Zoning District (if applicable): <u>R-A</u>	
Parcel Number(s): _____			
CASE TYPE			
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning)	<input type="checkbox"/> Planned Unit Development (PUD)	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment	
<input 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: _____	
PARCEL DESCRIPTION: <i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i>			
The zoning use to be R-A and then changed in 2017. There is two horse barns out there and we need it to be re-zoned back to R-A so we can have animals and also have a temporary mobile home on the property while the house is being built.			
GENERAL LOCATION OF PROPERTY: <i>(street address and/or frontage, and distance to cross street)</i>			
<u>6956 N Lakeshore dr. Shreveport, LA 71107</u>			
PROPOSED USE OF THE PROPERTY:			
<input checked="" 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 type="checkbox"/> Industrial			
Provide a brief explanation, attach additional sheets, if necessary <u>We are building a house to live in.</u>			
ZONING INFORMATION		BUILDING INFORMATION	
Current Zoning District(s): _____	Proposed Zoning District(s): _____	Proposed Building Use(s): <u>Residential Living</u>	
If more than one district, provide the acreage of each: _____		Existing Building(s) sq. ft. gross: _____	
Special Purpose Overlay District (if applicable): _____		Proposed Building(s) sq. ft. gross: _____	
Total Site Acres: <u>12.38</u>		Total sq. ft. gross (existing & proposed): _____	
Off-Street Parking Required: _____		Proposed height of building(s): _____	Number of stories: _____
Off-Street Parking Provided: _____		Ceiling height of First Floor: _____	
DIMENSIONAL STANDARDS			
Lot Area (square footage): _____		Lot Coverage (Total Area in square feet): _____	
Lot Coverage Percentage of Total Lot Area: _____			
STORMWATER INFORMATION			
Existing Impervious Surface: _____ acres/square feet		Hazard Flood Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: _____ acres/square feet		Red River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Cross Lake Watershed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



UDC DEVELOPMENT APPLICATION

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: The property owner's notarized signature is mandatory. 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: Same as property owner Company: _____

E-mail: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State: _____ Zip: _____

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: _____ Company: _____

E-mail: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State: _____ Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION: Check if Primary Contact

Name: Natasha Regard Company: _____

E-mail: info@natasharegard.com Phone: 318-401-1837 Fax: _____

Address: 6956 N Lakeshore dr. Shreveport, LA 71107 City: Shreveport State: LA Zip: 71107

Designee Contact Name: _____ Email Address: _____ Phone Number: _____

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

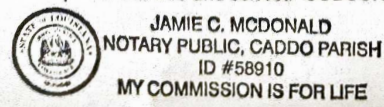
I will represent the application myself; OR I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests 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.

Natasha Regard 12 May 2022 Natasha Regard 12 May 2022
Property Owner Signature Date Applicant Signature Date

STATE OF Louisiana, COUNTY/PARISH OF Caddo Parish:

BEFORE ME, a Notary Public, on this day personally appeared NATASHA REGARD (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information regarding property ownership herein is true and correct." SUBSCRIBED AND SWORN TO before me, this the 18 day of MAY 2022



Jamie C. McDonald
Notary Public in the and for the State of LOUISIANA

ORDINANCE NO. 6246 OF 2022

BY THE CADDO PARISH COMMISSION:

AN ORDINANCE AMENDING THE BUDGET OF ESTIMATED REVENUES AND EXPENDITURES FOR THE RIVERBOAT FUND FOR THE YEAR 2022 TO PROVIDE AN ADDITIONAL APPROPRIATION FOR ROBINSON'S RESCUE AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

WHEREAS, the mission of Robinson's Rescue is to eliminate euthanasia of dogs and cats in Northwest Louisiana via an aggressive, comprehensive spay and neuter program; and

WHEREAS, Robinson's Rescue, since its inception, has partnered with the Caddo Parish Commission to provide low cost, high quality spay and neuter surgeries for pets belonging to citizens of Caddo Parish; and

WHEREAS, Robinson's Rescue's 2022 appropriation is \$35,000; and

WHEREAS, the Caddo Parish Commission would like to increase Robinson's Rescue's appropriation by \$10,000; and

WHEREAS it is necessary to amend the 2022 Budget to provide an additional appropriation of \$10,000 for Robinson's Rescue; and

NOW, THEREFORE, BE IT ORDAINED, by the Caddo Parish Commission in due, legal and regular session convened, that Budget of Estimated Revenues and Expenditures for the Riverboat Fund for the year 2022 is hereby amended as follows:

	<u>Budget Increase (Decrease)</u>
<u>Riverboat Fund</u>	
NGO Appropriations – Robinson's Rescue	\$10,000

BE IT FURTHER ORDAINED, that the cooperative endeavor agreement that governs the distribution of this money will specify that the funds of up to \$10,000 will only be released as a reimbursement for work that is in excess of the previous year's services and documentation will provide the proof of eligibility and additional service.

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 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 this ordinance shall take effect upon adoption.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

Parish Attorney

Date

ORDINANCE AND RESOLUTION AUTHORIZATION FORM

CADDO PARISH COMMISSION

TITLE	
ORDINANCE TO APPROPRIATE FUNDS FOR ROBINSON'S RESCUE (Ordinance No. 6246 of 2022)	
ORIGINATING DEPARTMENT: Commissioner Young	
BACKGROUND INFORMATION: Amending the 2022 budget of Estimated Revenues and Expenditures for the Riverboat Fund to provide an additional \$10,000 to Robinsons Rescue	
KEY STAFF CONTACT: Hayley Barnett	
AUTHORIZATION	
Department Head	<u>Hayley Barnett</u> Date <u>6/28/22</u>
Legal	_____ Date _____
Parish Administrator	_____ Date _____