

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 SOUTH SIDE OF LOCUST HILL ROAD APPROXIMATELY 1870' WEST OF HIGHWAY 79, CADDO PARISH, LA., FROM R-A RURAL-AGRICULTURAL ZONING DISTRICT TO R-A (PUD) RURAL-AGRICULTURAL PLANNED UNIT DEVELOPMENT 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 South side of Locust Hill Road approximately 1870' west of Highway 79, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **from R-A Rural-Agricultural Zoning District to R-A (PUD) Rural-Agricultural Planned Unit Development Zoning District:**

8.943 ACS. M/L- LOT 1, REDWINE SUBDIVISION, Section 34, T17N, R16W, Caddo Parish, Louisiana.

BE IT FURTHER ORDAINED that the rezoning of the property described herein is approved subject to compliance with the following stipulations:

The applicant requests the following uses in addition to those allowed within the R-A base zoning district:

- Animal Care Facility

1. Article 5. – Uses section 5.2 Use Matrix.

- a. Currently within the UDC the use of animal care facility is not a use within the current R-A zoning district, the matrix does not express or provide a pathway for this use; due to the potential negative impacts of the use it's not permitted within a residential zoning district and would typically be located within a commercial setting so that it can be controlled and managed. In providing ordinance relief regarding the use, it will allow for the applicant to have the use of an animal care facility within a residential zoning district.

Ordinance relief:

- All commercial Interior parking requirements.
- All commercial Irrigation system requirements.

1. Article 8. – Off-Street Parking and Loading 8.3 Required off-street vehicle and bicycle parking spaces.

- a. Animal care facilities require 1 space per 300 sf GFA. 5 spaces are required, but due to the nature of the business being by appointment only and operated on a residence, the applicant is requesting ordinance relief. There is an existing concrete parking area that will accommodate the applicant's business model. Staff believes that adequate parking is not being met; therefore, parking should be installed as required by the code.If

providing ordinance relief for the off-street parking, the applicant would not be required to have additional parking outside what they currently use residentially.

2. Article 10. – Landscape and Tree Preservation section 10.1. Landscape Plan Approval.

- a. The applicant has indicated that they would only be able to meet some of the landscaping requirements, as discussed with the applicant it was identified that the normal processing and need of an Irrigation plan would not be as feasible due to the size of the property and the location of the water meter and structures on the property. The facility is located next to the residential structure on the property which is at the end of the driveway which is a considerable distance from the water meter. As indicated by the applicant, in the installation of the irrigation system, they will have run the system to the facility which would result in an unreasonable expense. The applicant has however indicated that they plan to water the plants and use drought resistant plants to help alleviate the necessity to water the plants on a cycle. The applicant has also indicated that they are planning to use an alternative watering method for irrigation to help resolve the irrigation issue. If granted ordinance relief regarding irrigation, they will not have to submit the typical set of irrigation documents necessary for approval.

The complete proposed site amenities offered in exchange for the requested use and ordinance relief includes:

- Installation of direction sign with additional landscaping
- Structured drop-off and pick-up visiting hours.
- Noise control methods and measures.
- Controlled lighting within hours of operations only.
- Regular maintenance on property with additional upkeeping.
- Enhanced architectural building design.

1. Installation of Directional Signage & Landscaping.

- a. The applicant plans to add a monument sign that will be designed and placed at the split in the driveway. This applicant stated that this sign should help address the concern from the neighbor, as it was brought up during the meeting that the applicant's customers sometimes enter the neighbor's property. The applicant also indicated that they are planning to use drought resistant plants, for landscaping around the sign. It should help the sign be more appealing and help resolve the issue of his customers bothering the neighbor.

2. Structured Visiting Hours.

- a. The applicant indicated that they would have a structured window of operation for their customers to drop-off and pick-up their pets. The customers will be required to visit and conduct business within this window of time. This should address issues with incoming traffic-flow that this use could bring to this area. The applicant planned to operate on an appointment basis, and those without an appointment would not be able visit the property outside of the window of operation.

3. Noise Control Measure.

- a. In the event that the Dogs become noisy they will be brought indoors and will only be allowed on supervised walks. This

should address the neighbors' concerns regarding noise being brought about by the dogs that are within the facility.

4. Controlled Lighting.

- a. The outdoor lighting will be shielded and directed downwards to minimize the light pollution so that it does not disturb the neighbors. The applicant has also indicated that they plan to turn off the lights at around 10pm every night and the interior lighting will be dimmed to decrease light exposure.

5. Regular Maintenance.

- a. The applicant also intends to do regular maintenance for the property to keep it visually appealing to customers, this includes the enhancement of landscaping on the property, instead of using typical plants the applicant plans to use water resistant plants around the sign and add some additional plants around the facility. The applicant also lives on the property so the maintenance and upkeep of the property would be more structured and regularly conducted.

6. Enhanced Building Elements.

- a. In examining the construction plans of the structure, the building is a bit more enhanced in its design elements. The main support structure is a 40'x40' pole barn style structure with 6x6 columns every 10" around the perimeter of the building. The roof and exterior walls are metal. The roof is 26 gauge, and the walls are 24 gauge. The appearance of the façade for the structure is more modern in design and resembles that of a housing structure. The shutters on the exterior of the building add a residential character to the building, making it stand out in comparison to a regular barn like structure.

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

23-21-P
Brandon Redwine

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 29, 2023**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, November 29, 2023 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

Laura Neubert, Chairperson
Jake Brown
Constance L. Green
Phyllis Hart
Damon Humphrey, Sr.
Lauren Marchive, III

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Kamrin Hooks, Executive Assistant/Planner 1
Jomari Smith, Planner 1
Emily Trant, Land Development Coordinator
Adam Bailey, Community Planning & Design Manager

Members Absent

None

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

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 Caddo Parish Planning And Zoning Commission are subject to appeal to the appropriate governing body, the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Caddo Parish Planning and Zoning Commission.

A motion was made by MR. MARCHIVE, III, seconded by MR. HUMPHREY, SR., to approve the minutes of the October 27, 2023 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

PUBLIC HEARING

CASE NO. 23-21-P PLANNED UNIT DEVELOPMENT & SITE PLAN

Applicant: BRANDON REDWINE
Owner: BRANDON REDWINE
Location: 9655 Locust Hill Rd (South side of Locust Hill Rd approx. 1870' west of Hwy 79.)
Existing Zoning: R-A
Request: (PUD) Planned Unit Development
Proposed Use: Dog Boarding Facility for home based business

Representative &/or support:

Brandon Redwine 9655 Locust Hill Road, Greenwood, LA, 71033

Redwine explained that he wanted to turn the existing building on his property into a boarding place for dogs. He explained that only one property is nearby, and they have shown support for the building being used for a boarding place for dogs. GREEN asked for the applicant to give background information as to why he wants to utilize this building for boarding dogs. Redwine stated that he has always had dogs and while on vacation he would want a more secure place for them to stay. GREEN

draft

then asked the applicant how he would market the business, to which Redwine stated the marketing would be online and have time slots. Redwine informed the Board that the property will stay properly maintained as it is the property that him and his family live on. MARCHIVE asked if the applicant wanted relief from the irrigation system for landscaping and the required number of parking spaces. He said yes because the property is small and based on how appointments will be made, only three parking spots are needed.

Opposition: None.

A motion was made by MR. MARCHIVE, III seconded by MR. BROWN to recommend this application for approval.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BROWN, HUMPHREYS & MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: NONE

END OF PUBLIC HEARING

OLD BUSINESS

CLARKE informed the Board that it would be best to have the slate of officers selected by December so voting can happen on December 27, 2023, for the new officers to take place in January.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:40 p.m.

Laura Neubert, Chair

Phyllis Hart, Secretary



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STAFF REPORT

NOVEMBER 29, 2023

AGENDA ITEM NUMBER:

MPC Staff Member: Jomari Smith

Parish Commission District: 12/Ken Epperson

CASE NUMBER 23-21-P: PLANNED UNIT DEVELOPMENT (PUD) & PRELIMINARY SITE PLAN

APPLICANT: Brandon Redwine
OWNER: Brandon Redwine
LOCATION: 9655 Locust Hill Rd.
EXISTING ZONING: R-A
REQUEST: R-A to R-A(PUD)
PROPOSED USE: Animal Care Facility - Dog Boarding

DESCRIPTION: The applicant is requesting to turn an already existing structure on their property into a Dog Boarding Facility, the building was used for a different use before being used for this current use. the property is currently zoned R-A, and they are seeking approval to have a R-A PUD (Planned Unit Development) for an Animal Care Facility. The use is not permitted-by-right within that zoning district and is currently permitted only within the commercial zoning districts. The property is approximately 9 acers in size, with one main point of access that leads to the facility and residential structure. This property is surrounded by R-A (Residential Agricultural) on all sides, and the nearest associated use is located towards Hwy 79 and is outside of the MPC planning jurisdiction.

This property does not have any associated case history, however within proximity to the property we have the following cases:

- BAP-5-95: A Special exception use for a secondary residential structure; approved w/ stipulation.
- P-12-00: A rezoning, R-A to R-A-E for an oil field equipment storage & truck yard; Approved w/ stipulations.

There are no nearby neighborhoods within proximity that are identified within Caddo Parish MPC Planning Limits.

REMARKS: PUD approval is subject to a 2-year expiration as described in Article 16.7, subparagraph F of the Caddo Parish UDC.

Pursuit of a PUD designation allows an applicant to request ordinance relief across a variety of areas within one application, including: permitted uses from other zoning districts, specific use approvals, variances, etc. In exchange, the applicant agrees to provide substantive amenities that benefit the surrounding area or the tenant/property owner exclusively, align with the goals of the Master Plan or otherwise provide some added aesthetic benefit. This tool provides the highest level of flexibility for projects that have a complex coupling of uses and potential impacts and offers the premier opportunity to claim benefits for the site and the surrounding area.

The applicant hosted a neighborhood participation meeting on July 3rd at 7:30pm at their property so that individuals within the community will have the opportunity to tour the site and see the dog

The information stated herein is the result of discussion by a staff review team. The Planning Commission and its Members will use all information made available to them in making their decision. A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.



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boarding facility at the applicant's property. The applicant indicated that the NPP went relatively well, and some individuals were not initially in support, however after having a few of their questions answered they did not have a further problem regarding the use. The applicant indicated that six individuals attended the meeting and most of the individual are near by neighbors that live along Locust Hill Rd.

MASTER PLAN

CONSIDERATIONS:

In review of the Master Plan and the current Caddo Parish UDC regulations, the use of an Animal Care Facility which includes dog boarding under that use is not a permitted use within the R-A zoning district, currently there is not a pathway forward to have the use without having to rezone the property. The 2030 Master Plan for the City of Shreveport does make a recommendation for the area to be used for Rural Enterprise. The concept of rural enterprise is that of supplementary & ancillary uses and businesses, this use with low visitation is a compatible use with the masterplan. The applicant has indicated that the use will not incur unwarranted traffic to the area and strive to maintain the rural character when in operation. This use will not have a large negative impact in the area and community due to the size of the properties and the location of the facility on the property.

REQUESTED USES & ORDINANCE

RELIEF:

In the organization of the case and examination of the application, the applicant has asked for the selected list of ordinance relief from the UDC, in order to allow the use and be relived from ordinance requirements that are more appropriate for a commercial development.

The applicant requests the following uses in addition to those allowed within the R-A base zoning district:

- Animal Care Facility

1. Article 5. – Uses section 5.2 Use Matrix.

- a. Currently within the UDC the use of animal care facility is not a use within the current R-A zoning district, the matrix does not express or provide a pathway for this use; due to the potential negative impacts of the use it's not permitted within a residential zoning district and would typically be located within a commercial setting so that it can be controlled and managed. In providing ordinance relief regarding the use, it will allow for the applicant to have the use of an animal care facility within a residential zoning district.

Ordinance relief:

- All commercial Interior parking requirements.
- All commercial Irrigation system requirements.

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providing ordinance relief for the off-street parking, the applicant would not be required to have additional parking outside what they currently use residentially.

2. **Article 10. – Landscape and Tree Preservation section 10.1. Landscape Plan Approval.**

- a. The applicant has indicated that they would only be able to meet some of the landscaping requirements, as discussed with the applicant it was identified that the normal processing and need of an Irrigation plan would not be as feasible due to the size of the property and the location of the water meter and structures on the property. The facility is located next to the residential structure on the property which is at the end of the driveway which is a considerable distance from the water meter. As indicated by the applicant, in the installation of the irrigation system, they will have run the system to the facility which would result in an unreasonable expense. The applicant has however indicated that they plan to water the plants and use drought resistant plants to help alleviate the necessity to water the plants on a cycle. The applicant has also indicated that they are planning to use an alternative watering method for irrigation to help resolve the irrigation issue. If granted ordinance relief regarding irrigation, they will not have to submit the typical set of irrigation documents necessary for approval.

PROPOSED SITE

AMENITIES:

The applicant has proposed a listed number of amenities which should help alleviate some of the relative issues and impacts that this use would have with it being used on a residential zoning district. The applicant has also received comments for some additional amenities from the neighbors.

The complete proposed site amenities offered in exchange for the requested use and ordinance relief includes:

- Installation of direction sign with additional landscaping
- Structured drop-off and pick-up visiting hours.
- Noise control methods and measures.
- Controlled lighting within hours of operations only.
- Regular maintenance on property with additional upkeeping.
- Enhanced architectural building design.

1. **Installation of Directional Signage & Landscaping.**

- a. The applicant plans to add a monument sign that will be designed and placed at the split in the driveway. This applicant stated that this sign should help address the concern from the neighbor, as it was brought up during the meeting that the applicant's customers sometimes enter the neighbor's property. The applicant also indicated that they are planning to use drought resistant plants, for landscaping around the sign. It should help the sign be more appealing and help resolve the issue of his customers bothering the neighbor.

2. **Structured Visiting Hours.**

- a. The applicant indicated that they would have a structured window of operation for their customers to drop-off and pick-up their pets. The customers will be required to visit and conduct business within this window of time. This should address issues with



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incoming traffic-flow that this use could bring to this area. The applicant planned to operate on an appointment basis, and those without an appointment would not be able visit the property outside of the window of operation.

3. **Noise Control Measure.**

- a. In the event that the Dogs become noisy they will be brought indoors and will only be allowed on supervised walks. This should address the neighbors' concerns regarding noise being brought about by the dogs that are within the facility.

4. **Controlled Lighting.**

- a. The outdoor lighting will be shielded and directed downwards to minimize the light pollution so that it does not disturb the neighbors. The applicant has also indicated that they plan to turn off the lights at around 10pm every night and the interior lighting will be dimmed to decrease light exposure.

5. **Regular Maintenance.**

- a. The applicant also intends to do regular maintenance for the property to keep it visually appealing to customers, this includes the enhancement of landscaping on the property, instead of using typical plants the applicant plans to use water resistant plants around the sign and add some additional plants around the facility. The applicant also lives on the property so the maintenance and upkeep of the property would be more structured and regularly conducted.

6. **Enhanced Building Elements.**

- a. In examining the construction plans of the structure, the building is a bit more enhanced in its design elements. The main support structure is a 40'x40' pole barn style structure with 6x6 columns every 10" around the perimeter of the building. The roof and exterior walls are metal. The roof is 26 gauge, and the walls are 24 gauge. The appearance of the façade for the structure is more modern in design and resembles that of a housing structure. The shutters on the exterior of the building add a residential character to the building, making it stand out in comparison to a regular barn like structure.

PRELIMINARY SITE PLAN CONSIDERATION:

In order to reach the dog boarding facility, you have to drive to the end of the driveway which is approximately 870' long and 12' wide and is composed of gravel aggregate. When having multiple cars traveling along this driveway, it can cause issues, as the driveway is limited in width as typically only one vehicle is meant to travel on the driveway at a time. Which gives reasons as to why limited vehicle traffic is warranted. When at the beginning of the driveway, you should be able to observe and locate the proposed amenities as stated within the report. This would be signage that indicates the direction of the facility, which will address issues of visitors being confused about what driveway to utilize upon arrival.

When a customer reaches the end of the driveway they would be able to observe the location of the primary residential structure and the dog boarding facility. The use of an animal care facility requires the applicant to have parking spaces for the use, which he has indicated on the site plan. The parking is limited; however, it should be accommodating for the limited amount of traffic that the applicant is planning on having. If ordinance relief is



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granted, the applicant will have the ability to have keep the configuration of parking as observed on the current site-plan or they can create parking that is lesser in design.

The existing structure being used as the dog boarding facility is 40'x40' in size and the building has two main entrances, a regular door and set of French doors. The building seems to have a gated release that opens into the enclosed outdoor area, which will allow for the dogs to run. This enclosed area is surrounded by a 6' wooden picket fence, which is the designated space which by the UDC standards checks off an additional standard needed for the operations of the facility. The building does have additional design elements such as shutters which help tie the building into the existing character of the property.

In review of the provided site plan and the supporting documents presented by the applicant, he has indicated and provided all the necessary elements regarding the site and has met many of the requirements for the use of a dog boarding facility. If the application is approved with the requested ordinance relief for irrigation, the applicant will not be required to submit a set of irrigation plans, and instead use an additional form of irrigation such as manually watering. As stated, the applicant will still be required to provide an alternative landscaping plan which will be subject to review by the MPC Executive Director which must be approved prior to the issuance of permits as well as any additional documents.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that: approval is warranted with the stipulation that the parking be installed as required by the code.

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

1. Approve the requested R-A(PUD) with full ordinance relief and amenities.
2. Deny the requested R-A(PUD) designation.

PUBLIC ASSESSMENT: 1 person spoke in support. No opposition was present.

MPC BOARD RECOMMENDATION: The Board voted unanimously to approve this application.

23-21-P

R-A

Hwy 79

Locust Hill

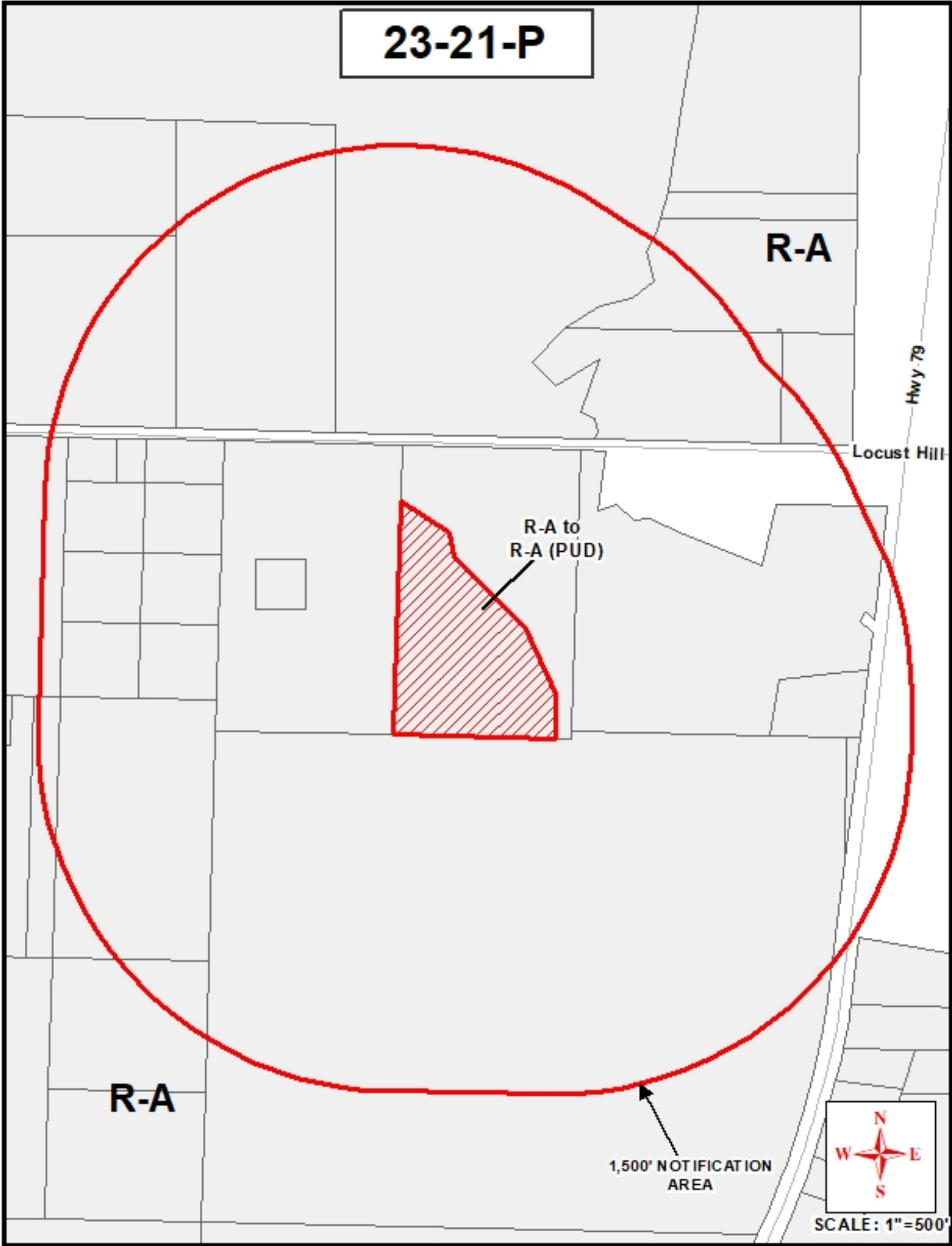
R-A to
R-A (PUD)

R-A

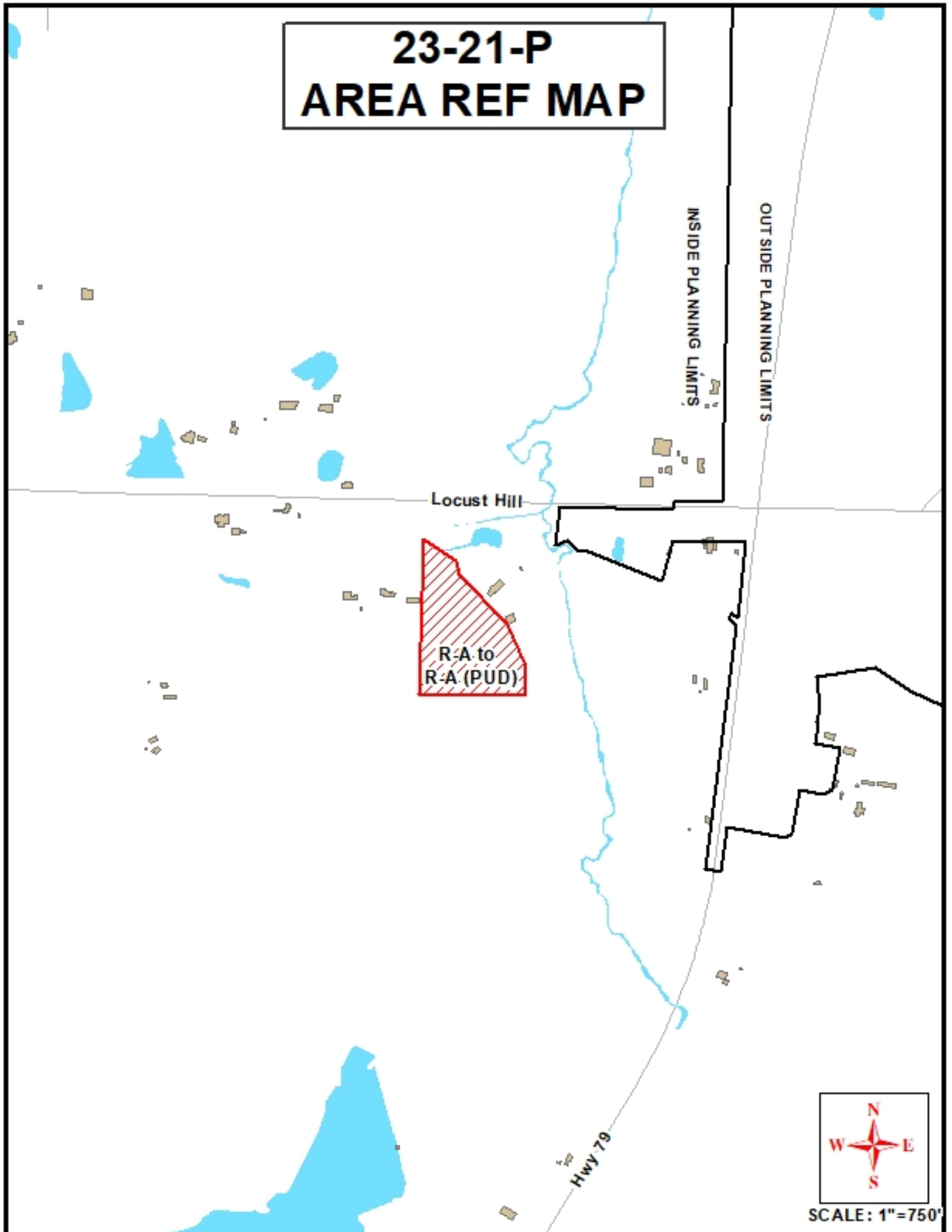
1,500' NOTIFICATION
AREA



SCALE: 1"=500'



23-21-P AREA REF MAP



INSIDE PLANNING LIMITS

OUTSIDE PLANNING LIMITS

Locust Hill

R-A to
R-A (PUD)

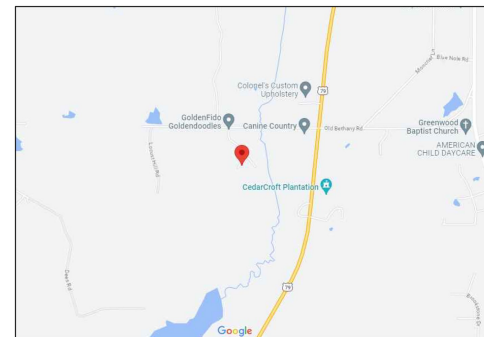
HWY 79



SCALE: 1" = 750'

REDWINE KENNEL

NE/4 OF SECTION 34, T17N-R16W, CADDO, PARISH, LOUISIANA

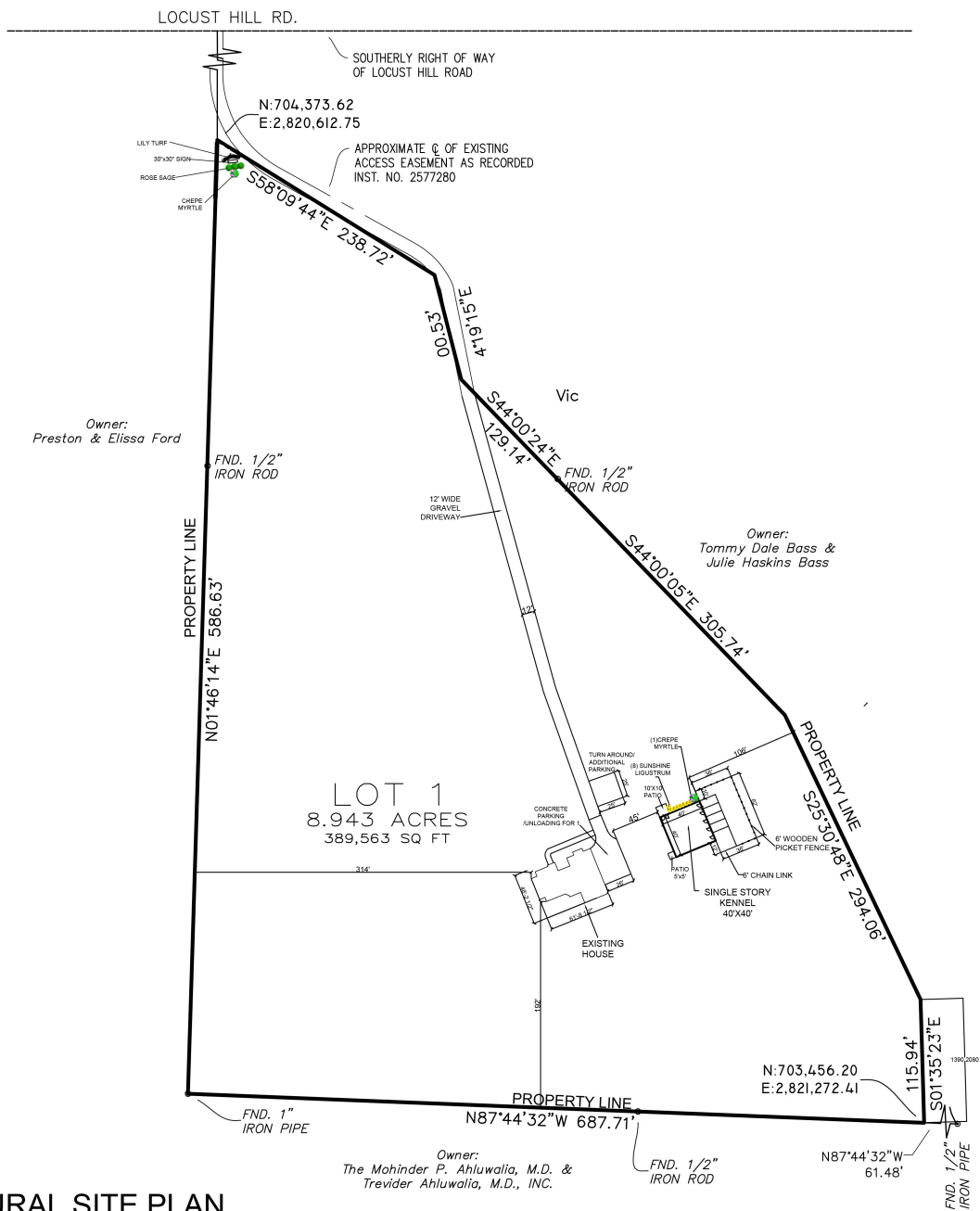


VICINITY MAP

SITE PLAN

OWNER:
BRANDON REDWINE
 9655 LOCUST HILL RD GREENWOOD
 LA 71033

NE/4 OF SECTION 34,
 T17N-R16W, CADDO, PARISH,
 LOUISIANA
 LOT SIZE: 8.943 ACRE

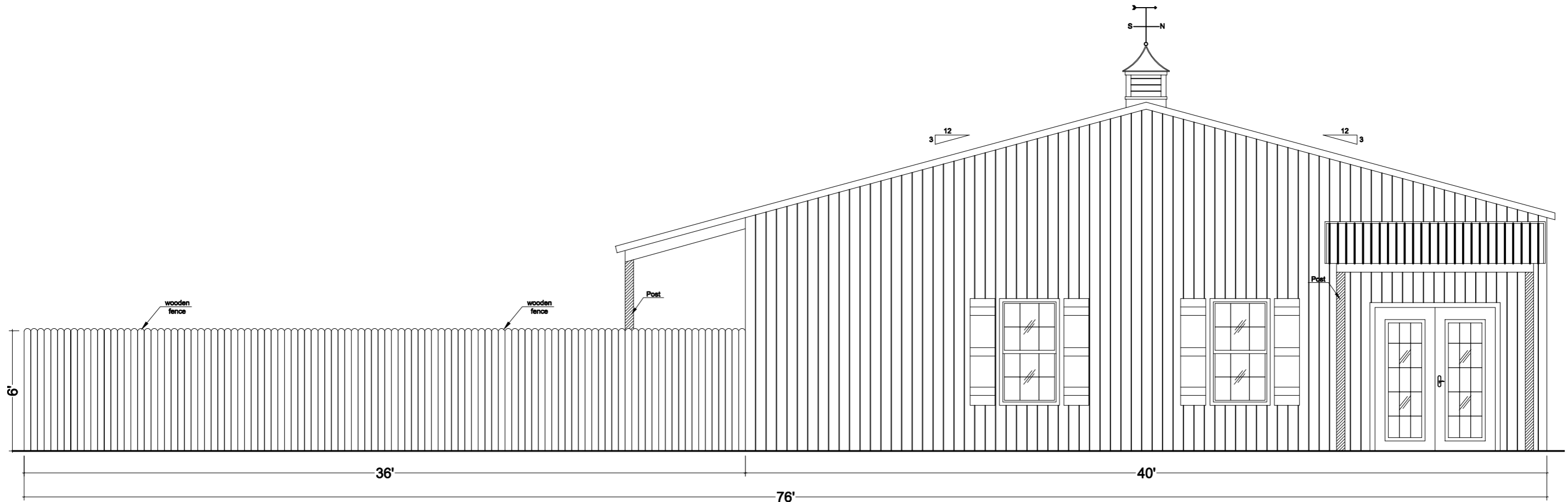


ARCHITECTURAL SITE PLAN

Scale 1"=100'

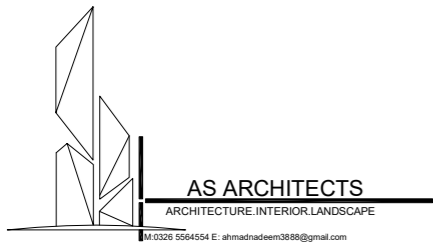


issued
drawn
Da
Revis
SITE PLAN
Sheet
1



FRONT ELEVATION
 SCALE = 1/4" = 1'-0"

CONSULTANTS :



APPROVAL & SIGN :

© AS Architects

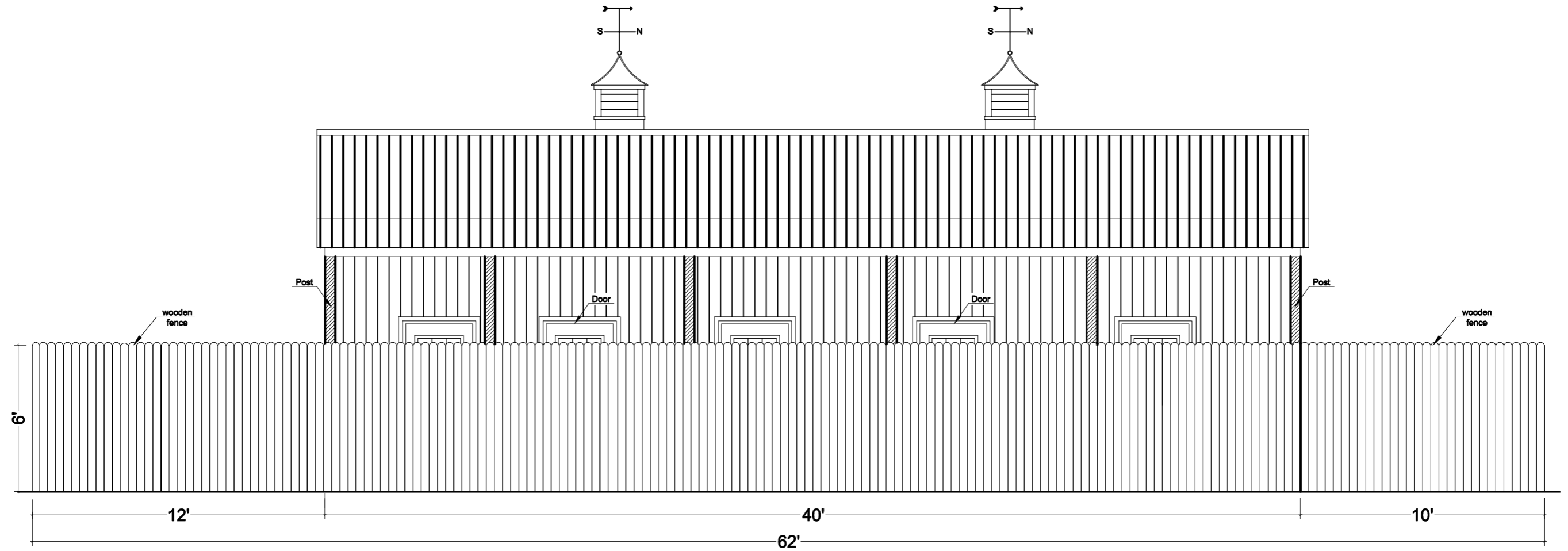
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CLIENT:

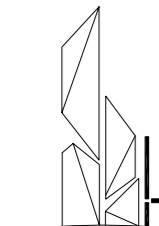
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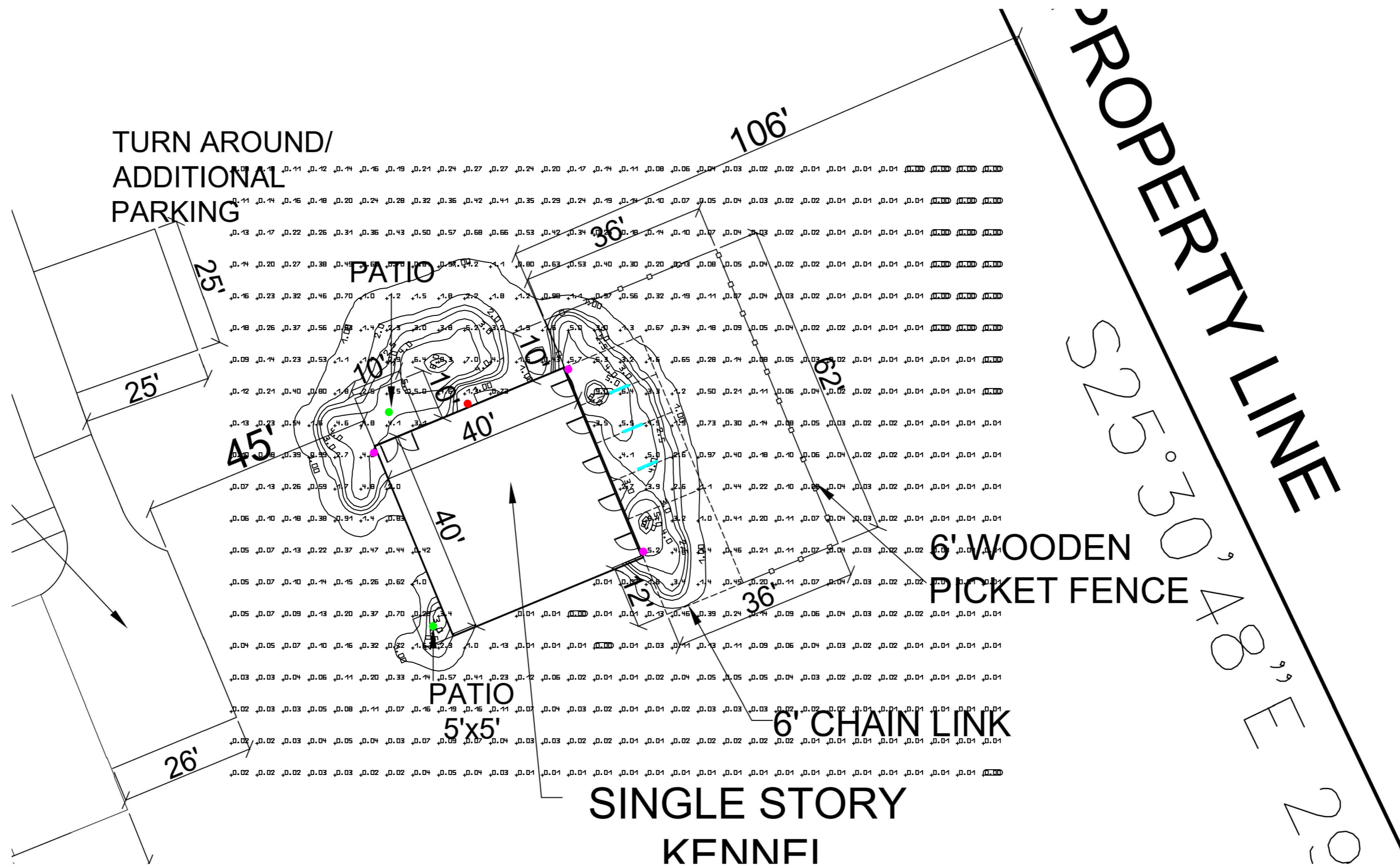
FRONT ELEVATION

JOB ARCHITECT:	CHECKED BY :	REVISION DATE:
AS Architects	AS	
SCALE:	DRAWN BY:	REVISION DATE:
1/4 = 1'-0"	AS	
DATE:	DRAWING NO.	REVISION DATE:
SEP - 2023	AR - 01	



SIDE ELEVATION
 SCALE = 1/4" = 1'-0"

CONSULTANTS :	APPROVEL & SIGN :	<p>© AS Architects</p> <p>All right reserved. No parts of this drawing may be circulated, reproduced, stored in retrieval system, or transmitted, in any form, or by any means-electronic,mechanical, photocopying, recordin. or otherwise whithouth the prior permission of AS Architects .</p>	DRAWING TITLE:		
 <p>AS ARCHITECTS ARCHITECTURE, INTERIOR LANDSCAPE <small>M:0326 5564554 E: ahmadnadeem388@gmail.com</small></p>		CLIENT:	SIDE ELEVATION		
		JOB ARCHITECT: AS Architects	CHECKED BY : AS	REVISION DATE:	
		SCALE: 1/4 = 1'-0"	DRAWN BY: AS	REVISION DATE:	
DATE: SEP - 2023	DRAWING NO. AR - 01	REVISION DATE:			



Statistic						
Symbol	Quantity	Manufacture	Catalog Number	Lumens Per Lamp	Light Loss Factor	Wattage
●	1	-----	-----	5000 lm		55.5 W
●	2	-----	-----	1800 lm		20 W
●	3	-----	-----	1500 lm		16.6 W
—	3	-----	-----	1000 lm		11.1 W

#	Description	Symbol	Min	Max	Avg	Min/Avg	Min/Max
1	CALCULATION AREA	+	0.002 fc	9.04 fc	0.57 fc	0.004	0.000

PHOTOMETRIC PLAN



←
Kennel
Name

*Property
Line*









Redwine Kennel – Neighborhood Participation Plan Report

Contact Name: Brandon Redwine

Meeting Date: July 3, 2023

Meeting Location: Redwine Kennel 9655 Locust Hill Rd Greenwood, LA 71033

Meeting Start Time: 7:00 PM

Meeting End Time: 8:00 PM

Number of people in attendance: 8

Date of Filing of Land Use Application:

General Introduction:

For this neighborhood meeting, we reached out to local residents and business owners, including our next-door neighbors and Catherine Allred from Canine Country. The primary method of outreach was through invitation letters sent in the mail, supplemented by personal communication where necessary. The meeting's agenda was centered around discussing our proposal to convert existing structures on our property into a luxury long-term dog boarding business, operating strictly by appointment.

The format of the meeting was mainly a casual conversation and tour of the existing kennel to be repurposed. In attendance representing us were myself, Brandon Redwine, and my spouse, as the property owners.

Summary of Concerns and Issues Raised at the Meeting:

1. **Concern about the conversion of our property into a commercial operation and potential future expansion:**

Applicant Response: We clarified the difference between a commercial zoning and a PUD. Emphasizing that our PUD restricts us to the specific approved use and any future expansions or changes to our business model would necessitate additional community consultations and approvals, mitigating the fear of our business unexpectedly growing into a larger operation.

2. **Concern about a potential increase in traffic:**

Applicant Response: We clarified that our business model operates strictly on an appointment-only basis, which should keep traffic to a minimum, and not cause any more traffic than the current residential use.

3. **Concern about customers getting lost and going to the wrong property:**

Applicant Response: To ensure our customers do not mistakenly go to the wrong property, we have offered to install a clearly visible sign at the driveway split to direct customers to the correct location. Additionally, customers would have spoken to us before arriving and will be given clear directions.

4. **Concern about additional wear and tear on the shared bridge:**

Applicant Response: We reassured our neighbors that given the low volume of traffic associated with our long-term stay model, the bridge should not experience significant additional wear and tear beyond the usual residential traffic.

5. **Concern about the noise from barking dogs:**

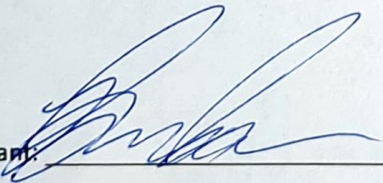
Applicant Response: To control noise, we have a policy in place to keep any excessively noisy dogs indoors and on a leash when outdoors. This should mitigate any potential noise concerns.

The following documents will be submitted 2-weeks prior to the Public Hearing:

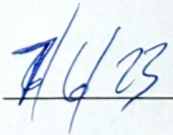
- Copy of the letter that was mailed to neighbors
- Meeting sign-in sheet
- Meeting minutes
- Copy of the plan that was presented at the neighborhood meeting

I, the undersigned, as the applicant or an authorized representative of the applicant, do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.

Signature of Applicant: _____



Date: _____



Printed Name of Applicant: Brandon Redwine

23-21-P - Planned Unit Development (PUD)

Project Address Information:

Address: 9655 Locust Hill Rd
City: Greenwood
State: LA
Zip: 71033

Project Details:

Designation: Caddo Parish
Status: Open
Project Name: 9655 Locust Hill Rd
Project Number: 23-21-P
Project Description: Dog Boarding Facility for a home based business at residency. Developed as a (SPUD) small planned unit development.
Application Category: Planning Case - Parish
Parcel Legal Description: 8.943 ACS. M/L- LOT 1, REDWINE SUBDIVISION, Section 34, T17N, R16W, Caddo Parish, Louisiana.
General Location of Property: South side of Locust Hill Rd approx. 1870' west of Hwy 79.
Council:
Caddo Parish Commissioner District: 12 - Epperson
Request: (PUD) Planned Unit Development,
Proposed Use: Dog Boarding Facility for home based business.
Subdivision:

GEO Number: 171634004000100
Township: 17
Section: 34
Range: 16
Existing Zone: R-A (PUD)

Project Fees:

Planned Unit Development (Site Plan)
PUD Site Plan Review

Contact information:

Applicant:			
		Brandon Redwine	9655 Locust Hill Rd Greenwood,, LA 71033
	Mobile: (318) 230-3306	Home:	Office:
Architect:			
		Brandon Redwine	9655 Locust Hill Rd Greenwood, LA 71033
	Mobile: (318) 230-3306	Home:	Office:
Business Owner:			
		Brandon Redwine	9655 Locust Hill rd Greenwood, LA
	Mobile: (318) 230-3306	Home:	Office:
Engineer:			

Engineer:		Brandon Redwine	9655 Locust Hill Rd Greenwood, LA 71033
	Mobile: (318) 230-3306	Home:	Office:
Property Owner:			
		Brandon Redwine	9655 Locust Hill Rd Greenwood, LA 71033
	Mobile: (318) 230-3306	Home:	Office:

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, November 29, 2023 at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA**, for the purpose of considering the following subdivision applications &/or amendments to the Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 23-21-P: 9655 Locust Hill Road. Application by Brandon Redwine for approval to rezone property located on the (South side of Locust Hill Road approximately 1870' west of Highway 79), from (R-A Rural-Agricultural Zoning District to R-A PUD Rural-Agricultural Planned Unit Development Zoning District), being more particularly described as (8.943 ACS. M/L- LOT 1, REDWINE SUBDIVISION, Section 34, T17N, R16W), Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission