

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 OF EAST FLOURNOY LUCAS APPROXIMATELY 840 FEET WEST OF ELLERBE ROAD, CADDO PARISH, LA., FROM R-1-7 SINGLE FAMILY ZONING DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL 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 of East Flournoy Lucas approximately 840 feet west of Ellerbe Road, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **R-1-7 SINGLE FAMILY ZONING DISTRICT TO C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT:**

Lot 11 & East 33.48 Ft Of Lot 10, & West 29.74 Ft Of Lot 12, Blk 2, Forbing Factory subn. Section 8, T16N, R13W, 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BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.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

23-33-P
MOHR AND ASSOCIATES, INC.

**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. 23-33-P ZONING REQUEST

Applicant: MOHR AND ASSOCIATES, INC.
Owner: Progressive Pet Care, LLC
Location: 273 E FLOURNOY LUCAS RD (S side of E Flournoy Rd, approx. 830 ft W of Ellerbe Rd (LA-523)
Existing Zoning: R-1-7, C-1
Request: Special Use Permit & Site Plan Approval
Proposed Use: Animal Care Facility

Representative &/or support:

Andy Craig 1324 N Hearne Ste.301, Shreveport, LA, 71107

Craig stated that once this project started that is when his company realized that only half of the property was commercial property. No further discussion ensued.

draft

Opposition: None.

A motion was made by MR. MARCHIVE, III seconded by MR. HUMPHREY, SR. 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

STAFF REPORT – CITY OF SHREVEPORT

NOVEMBER 15, 2023

AGENDA ITEM NUMBER: #
MPC Staff Member: Staci Matz
City Council District: Choose an item.
Parish Commission District: 10/Mario Chavez

CASE NUMBER 23-33-P: **ZONING REQUEST**
APPLICANT: MOHR & ASSOCIATES
OWNER: Progressive Pet Care, LLC
LOCATION: 273 East Flornoy Lucas Road
EXISTING ZONING: R-1-7 & C-1
REQUEST: Rezone property from R-1-7 & C-1 to C-1
PROPOSED USE: Animal Care Facility “Progressive Pet Care”

DESCRIPTION: The applicant is requesting approval to rezone the eastern 17,778 square feet of the lot to C-1 neighborhood commercial zoning to combine and construct an animal care facility on the two adjacent parcels directly to the west. All parcels are owned by Progressive Pet Care, LLC. This parcel is currently split zoned with the western side of the parcel zoned C-1 and the eastern portion of the parcel zoned R-1-7. The parcels to the north are zoned C-2, corridor commercial zoning and are part of a larger planned unit development (PUD). The parcels to the east of the site are zoned R-1-7, single-family residential. The parcels to the west of the site are zoned C-1, neighborhood commercial, as well as R-1-7, single-family residential. The parcels to the south of the site are zoned R-1-7, single-family residential.

There are no prior cases for this parcel.

Prior cases in the surrounding area listed:

- P-5-18 A rezoning request for an R-1-7 to C-2 for commercial multi-tenant strip center approved for alternate C-1 zoning.
- Special Exception Use BAP-6-87 for home business welding shop that was approved with stipulations.
- Special Exception Use BAP-5-99 for expanded home occupation that was approved by the ZBA.
- C-62-14 a rezoning request for an R-A to B-2 with MPC approval for a YMCA and grocery anchored shopping center or other uses permitted with in this zoning classification that was approved with stipulations.

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

REMARKS: The applicant is requesting approval to rezone the approximately 17,778 square feet of the mixed zoned parcel from R-1-7 to C-1, Neighborhood Commercial District. The intention of this rezoning is to allow the property to apply for a Special Use Permit to construct an animal care facility.

STAFF REPORT – CITY OF SHREVEPORT

As stated in Article 4.3 of the Unified Development Code (UDC), C-1 is defined as "The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in character of the surrounding residential neighborhood. Residential dwelling units are allowed above the ground floor." The permitted by right uses in C-1 zoning district include Agriculture, Amusement Facility – Indoor, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Bus Transfer Station, Community Center, Community Garden, Cultural Facility, Day Care Center, Dwelling – Above the Ground Floor, Educational Facility - Primary or Secondary, Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Government Office, Lodge/Meeting Hall, Medical/Dental Office, Office, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Restaurant, Retail Goods Establishment, Soup Kitchen, Soup Kitchen - Accessory, Specialty Food Service, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications (Eligible Facility), Temporary Farmers' Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise and Temporary Seasonal Sales.

The property is located directly across the street from a large shopping plaza with Kroger as the anchor tenant. This shopping plaza has many retail stores, as well as a gas station. Approximately 235' to the Northeast of the parcel is a C-2 zoned parcel with an existing CVS pharmacy.

The Future Land Use Map's designation of the property is Low-Density Residential which is an indication of the intended character of the area. The proposed C-1 zoning classification uses are a slightly higher intensity. The large shopping plaza and retail area across the street does, however, make this placement in the area more aligned with the current uses.

Per UDC requirements, the applicant hosted a neighborhood participation (NPP) meeting on October 26, 2023, at 5:00pm. There were six (6) people in attendance, only 2 of those in attendance were outside of the project scope. One person was observing to get information on how to run a NPP meeting. The other person that showed up was in support of the project. There was no opposition to the project. The meeting adjourned at 5:20pm.

STAFF

ASSESSMENT: **Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that an approval of the rezoning request from R-1-7, single-family residential to C-1, Neighborhood Commercial is warranted.**

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

- a. Deny the requested rezoning.**
- b. Approve a zoning district other than what is requested.**



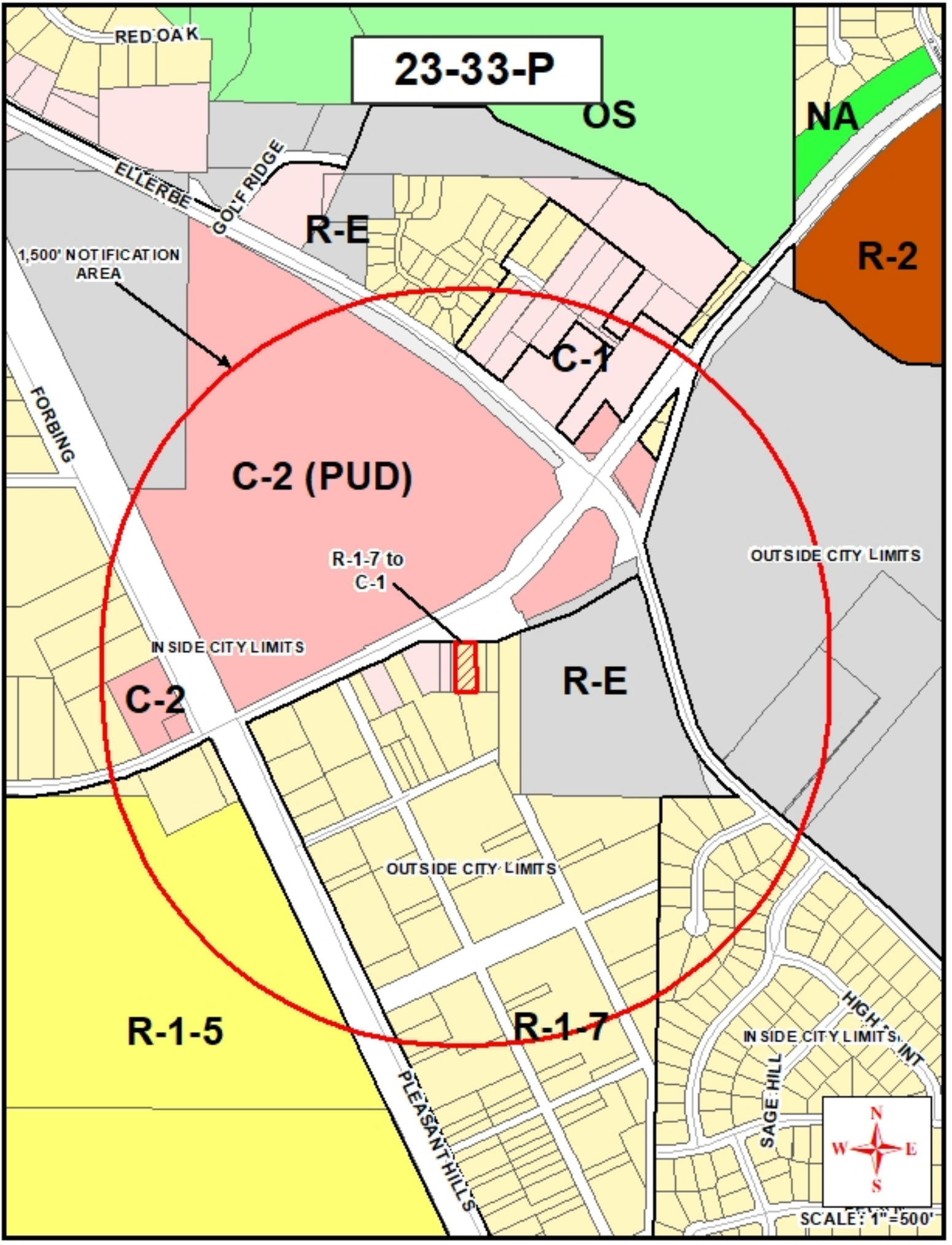
505 Travis Street, Suite 440 | Shreveport, LA 71101
318-673-6480 | fax 318-673-6461 | www.shreveportcaddmpc.com

STAFF REPORT – CITY OF SHREVEPORT

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

**MPC BOARD
RECOMMENDATION:** The Board voted unanimously to recommend this application for approval.

23-33-P



1,500' NOTIFICATION AREA

C-2 (PUD)

R-1-7 to C-1

INSIDE CITY LIMITS

OUTSIDE CITY LIMITS

C-2

R-E

OUTSIDE CITY LIMITS

R-1-5

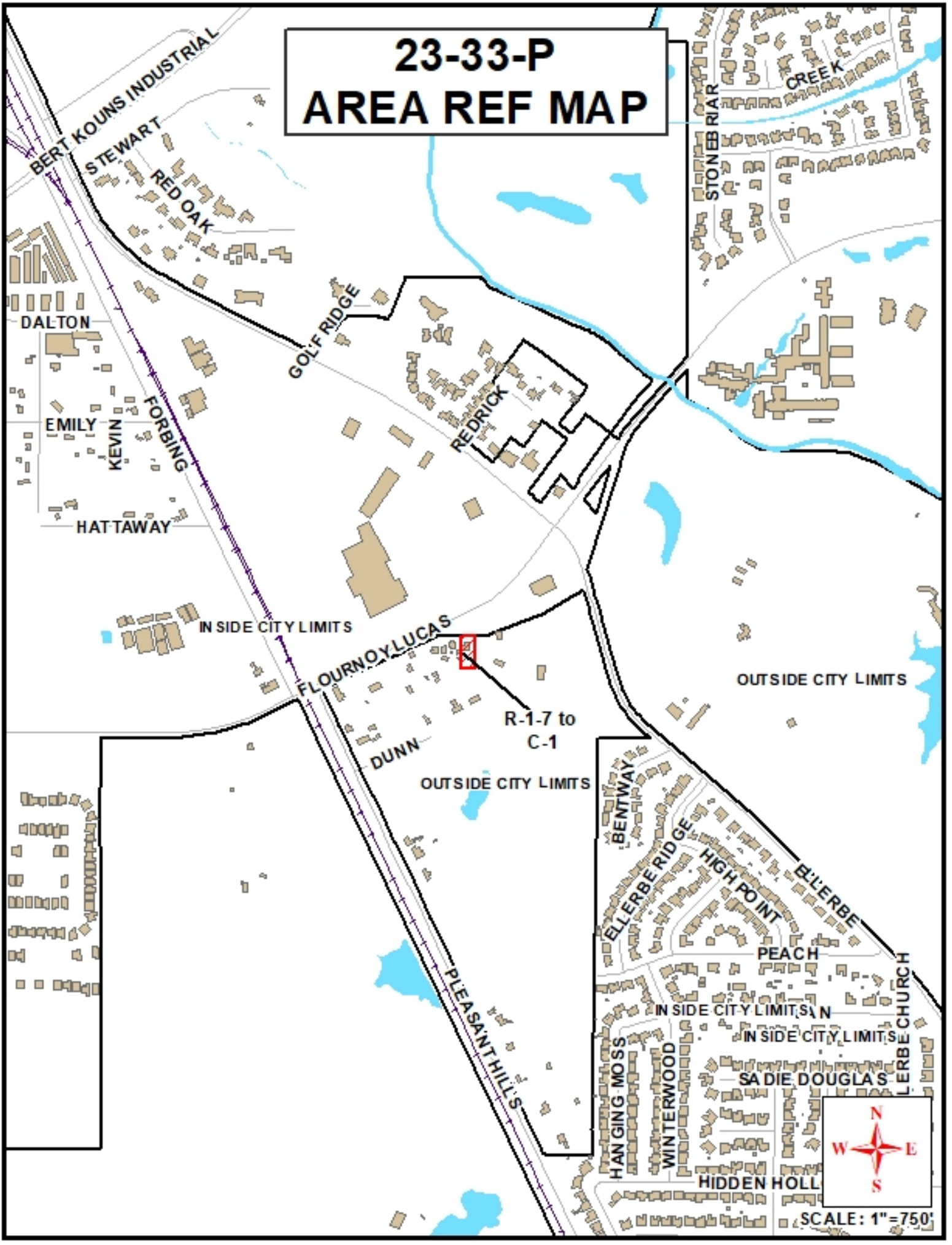
R-1-7

INSIDE CITY LIMITS



SCALE: 1" = 500'

23-33-P AREA REF MAP



IN SIDE CITY LIMITS

OUTSIDE CITY LIMITS

R-1-7 to
C-1




















OUTSIDE CITY LIMITS

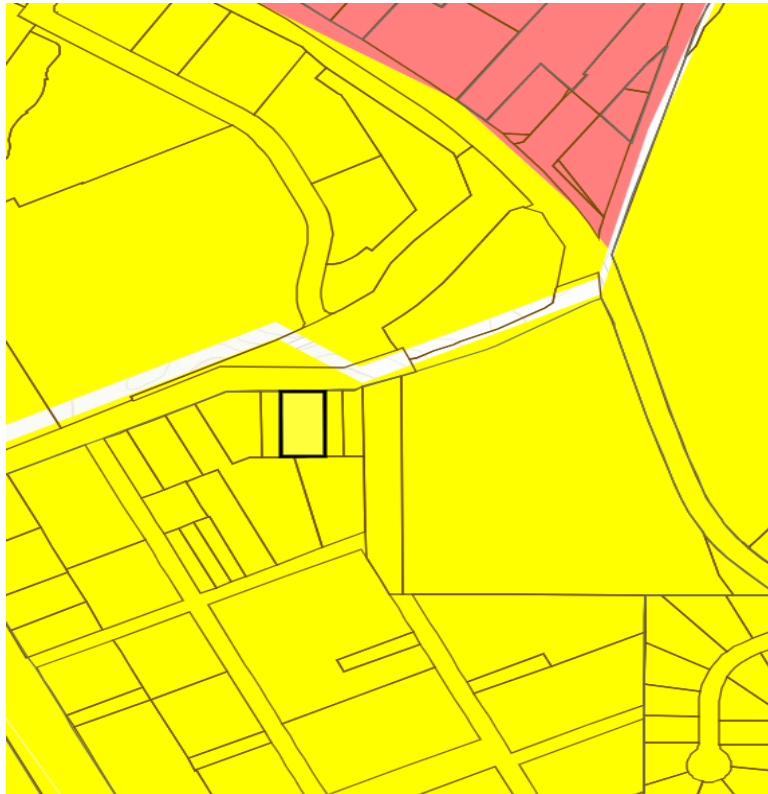


SCALE: 1" = 750'

23-185-C

Future Land Use Map

 Rural Enterprise	 General Commercial	 Parks and Open Space	 Surface Water
 Residential Low	 Urban Village Mixed use	 Parks and Open Space (Potential New)	 Planning Area
 Residential Medium	 Major Mixed Use Center	 Institutional	 City of Shreveport
 Residential High	 Light Industrial/Business Park	 Transportation	 Streets
 Neighborhood Commercial	 Industrial		 Railroads



NPP MINUTES
PROGRESSIVE PET CARE
October 26, 2003

The meeting was held on site at the Flournoy-Lucas Road address and commenced at 5:07 PM.

Two representatives of the owner were present, one representative of the contractor was present and the engineer/surveyor was in attendance.

One neighbor showed up and was in support of the project.

One person was in attendance just to observe the process for a possible future project, so had no opinion about the referenced case.

The site plan, access and utility service were discussed as well as the need for the SUP for the proposed facility in the tract to be rezoned.

The meeting was adjourned at about 5:20 PM.



Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
318-673-6480 | fax 318-673-6461

UDC DEVELOPMENT APPLICATION

The following application is required for all properties within the MPC's five-mile Caddo Parish Planning Limits. Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY		
Date: _____ Planner: _____ Case No: _____ Application Fee: _____		
1. PROPERTY INFORMATION		
Project Name: Progressive Pet Care	Associated Case: Site Plan and Subdivision Plat approval will be requested	
Project Address/Location: 267, 269 and 273 East Flouroy Lucas Road		
Current Zoning District: C-1 and R-1-7	Proposed Zoning District (if applicable): C-1 w/SUP	Parcel Number(s): 161308-005-0047-00; 161308-005-00458-00; and 161308-005-0011-00
2. 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: _____
3. PARCEL DESCRIPTION		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i>		
Lots 7-11 and West 2974 feet of Lot 12, Block 2, Forbing Factory Subdivision and half of adjacent abandoned right of way		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i>		
267, 269 and 273 East Flournoy-Luca Roa; 735 feet to Pleasant Hills Drive		
5. PROPOSED USE OF THE PROPERTY		
<input 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial		
<i>Provide a brief explanation, attach additional sheets, if necessary</i>		
Veterinary Clinic		



Land Development

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UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): C-1 & R-1-7 - Proposed Zoning District(s): C-1/SUP		Proposed Building Use(s): Veterinary Clinic	
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: 3,995	
Total Site Acres: 1.370		Total sq. ft. gross (existing & proposed): 3,995	
Off-Street Parking Required: 14		Proposed height of building(s): 25'7" Number of stories: 1	
Off-Street Parking Provided: 15		Ceiling height of First Floor: 9'6"	
8. DIMENSIONAL STANDARDS			
Lot Area (square footage): 59,664		Lot Coverage (Total Area in square feet): 59.664	
Lot Coverage Percentage of Total Lot Area: 100			
9. STORMWATER INFORMATION			
Existing Impervious Surface: .3 acres/square-foot		Hazard Flood Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface: .45 acres/square-foot		Red River <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Cross Lake Watershed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



UDC Caddo Parish
Revised August 21, 2020

Land Development
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UDC DEVELOPMENT APPLICATION

CONTACT INFORMATION	
IMPORTANT NOTE ABOUT PROJECT CONTACT	<p>If property owner designates an agent as the coordinator for the project, that person or their authorized agent will receive the agenda, recommendations, and case information and will be responsible for providing case information to other parties as required. All contact for this project will be made through the applicant and agent.</p> <p>NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS. All property owners must sign this application. If 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 the applicant owns 5% or more, attach separate sheet if necessary.</p>
APPLICANT CONTACT INFORMATION:	
Name: <u>Same as Engineer Contact listed below</u>	<input type="checkbox"/> Check if Primary Contact
E-mail: _____	Company: _____
Address: _____	Phone: _____ Fax: _____
	City: _____ State: _____ Zip: _____
ARCHITECT CONTACT INFORMATION:	
Name: _____	<input type="checkbox"/> Check if Primary Contact
E-mail: _____	Company: _____
Address: _____	Phone: _____ Fax: _____
	City: _____ State: _____ Zip: _____
ENGINEER CONTACT INFORMATION:	
Name: <u>J. Andrew Craig, PE, PLS</u>	<input checked="" type="checkbox"/> Check if Primary Contact
E-mail: <u>acraig@mohrandassoc.com</u>	Company: <u>Mohr and Associates, Inc</u>
Address: <u>1324 North Heame Avenue #301</u>	Phone: <u>318.686.7190</u> Fax: _____
	City: <u>Shreveport</u> State: <u>LA</u> Zip: <u>71107-6529</u>
CURRENT PROPERTY OWNER CONTACT INFORMATION:	
Name: <u>Julie Barnes & Tara Barnes, Members</u>	<input type="checkbox"/> Check if Primary Contact
E-mail: _____	Company: <u>Progressive Pet Care, LLC</u>
Address: <u>10007 Longmont Circle</u>	Phone: _____ Fax: _____
	City: <u>Shreveport</u> State: <u>LA</u> Zip: <u>71106</u>
Designee Contact Name: <u>Julie Barnes & Tara Barnes, Members</u>	Email Address: _____ Phone Number: _____
PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:	
<p>_____ I will represent the application myself; OR <input checked="" type="checkbox"/> I hereby designate <u>Mohr and Associates, Inc</u> (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.</p>	
ACKNOWLEDGEMENT:	
<p>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.</p>	
Property Owner Signature	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <u>9.14.23</u> Date </div> <div style="text-align: center;"> Applicant Signature </div> <div style="text-align: center;"> <u>9-13-23</u> Date </div> </div>

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. 23-33-P: 273 East Flournoy Lucas Road. Application by Mohr and Associates, Inc. for approval to rezone property located on the (South of East Flournoy Lucas approximately 840 ft west of Ellerbe Road), from (R-1-7 Single-Family Residential Zoning District to C-1 Neighborhood Commercial Zoning District), being more particularly described as (Lot 11 & East 33.48 Ft Of Lot 10, & West 29.74 Ft Of Lot 12, Blk 2, Forbing Factory subn. Section 8, T16N, R13W), Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission