

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 EAST SIDE OF DAVID RAINES ROAD OF AUDREY LANE, APPROXIMATELY 530' NORTH OF 7TH STREET, CADDO PARISH, LOUISIANA, FROM R-A RURAL-AGRICULTURAL ZONING DISTRICT TO R-1-7 SINGLE-FAMILY RESIDENTIAL 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 east side of David Raines Road of Audrey Lane, approximately 530' north of 7th Street, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **R-A Rural-Agricultural Zoning District to R-1-7 Single-Family Residential Zoning District:**

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 8, RUN THENCE NORTH 01°07'10" EAST A DISTANCE OF 340.03 FEET, THENCE RUN SOUTH 89°34'40" EAST A DISTANCE OF 2263.31 FEET, THENCE RUN SOUTH 45°12'51" EAST A DISTANCE OF 284.42 FEET, THENCE RUN SOUTH 45°15'50" EAST A DISTANCE OF 202.03 FEET, THENCE RUN NORTH 89°34'40" WEST A DISTANCE OF 2615.33 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 19.039 ACRES), Section 8, T18N, R14W, Caddo Parish, Louisiana.

BE IT FURTHER ORDAINED, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications 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BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.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

23-40-P
Raley and Associates, INC.

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING JANUARY 24, 2024**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, January 24, 2024 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

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

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Henry Bernstein, Parish Attorney's Office
Adam Bailey, Community Planning & Design Manager
Emily Trant, Land Development Coordinator
Reginald Jordan, Zoning Administrator
Kamrin Hooks, Executive Assistant
PeiYao Lin, Community Planner 1

Staff Present

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 MS. NEUBERT, seconded by MR. HUMPHREY, SR., to approve the minutes of the December 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. 23-40-P: ZONING REQUEST

Applicant: **RALEY AND ASSOCIATES, INC.**
Owner: Capital One Investments, Inc
Location: End of King Oaks Loop (east side of David Raines Road of Audrey Ln, approx. 530' N of 7th Street.)
Existing Zoning: **R-A**
Request: **R-A to R-1-7**
Proposed Use: Dwelling - single-family.

Representative &/or support:

Reggie Lewis 4913 Shed Rd, Bossier City, LA, 71111

Lewis stated that he was there on behalf of the developer to answer any questions. NEUBERT asked Lewis how large the lots are, Lewis stated the lots are 60x140. NEUBERT then asked based on lot sizes, what is the appropriate zoning for it, to which TRANT answered R-1-7.

Opposition:

Doris Perry 2812 Freddie St, Shreveport, LA, 71107

Perry stated that the area does not need anymore section 8 housing or apartments.

MARCHIVE informed the speakers that only a rezoning was before the Board, they were not voting on whether the subdivision would be approved. Perry then asked why only certain people received a letter about the proposed rezoning.

CLARKE stated that everyone who lives within a 1500 square foot radius of the property receives a letter. Which encompasses the extent of legal notification requirements. CLARKE also restated that 2 participation meetings were held.

Diane Rice 2961 Nina St, Shreveport, LA, 71107

Rice stated that the area is high in crime, and no new houses are needed.

Virgie Jackson 2957 Freddie St, Shreveport, LA, 71107

Jackson stated that she thought the entirety of the Cooper Road was a part of the city. BROWN stated that this property is right outside of the city limits, and they do not pay city taxes.

JEAN read the UDC definition of a R-1-7 Zoning District, The R-1-7 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 7,000 square foot lots that reflect the predominant pattern of single-family residential development in the City of Shreveport. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

CLARKE read the UDC definition of a R-A 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.

MARCHIVE asked could the owner of this land subdivide the property under the R-A zoning, to which CLARKE answered yes, but they would have to be 1 acre lots and the developer does not want 1 acre lots.

Rebuttal:

Reggie Lewis 4913 Shed Rd, Bossier City, LA, 71111

Lewis stated that the housing would not be section 8 housing, the houses would be well kept and maintained. Lewis stated that Councilwoman Taylor was present at the neighborhood participation meeting and stood in agreement that the crime was not coming from within the King Oaks Subdivision, it is outside people coming into the area.

GREEN informed the public that even if you do not receive a letter, all are welcome to the participation meeting.

HUMPHREY asked Lewis to give a distinction between section 8 housing and the housing that they are developing.

Lewis stated he does not know but the project developer Freeman could answer his question.

A motion was made by MR. MARCHIVE, III seconded by MS. NEUBERT to suspend the rules.

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

D. James Freeman 3104 Breard St, Monroe, LA, 71201

Freeman stated that Section 8 housing is fully subsidized housing, which is income dependent. King Oaks is a low-income house tax credit development, meaning the rent does not change. MARCHIVE asked if the King Oaks Subdivision was comprised of all rental homes. Freeman stated that yes, they are all rental homes.

NEUBERT asked Freeman to specify what the average turnover rate for the residents in the King Oaks Subdivision is. He stated that for single families it is about 20-25%. NEUBERT asked if there would be a throughfare between the development and the existing development. Freeman stated that Audrey Lane ends before it gets to where the subdivision will be, and they are wanting to extend the public street to connect to the property. He stated, however, that it will be one way in or out as there is not a logical way to connect it to the road and to combat crime in the area.

NEUBERT asked for clarification on crime in the area, to which Freeman stated that crime is everywhere and while it cannot be stopped completely it can be lessened based on the management of the property. Freeman then stated that Councilwoman Taylor found out that the security cameras on the King Oaks subdivision properties can be tied into the cities monitoring system. NEUBERT asked Freeman to explain the voluntary investment contributions to the area, to which he stated that they made a long-term commitment to give back to the community. No further discussion ensued.

draft

A motion was made by MS. NEUBERT seconded by MR. BROWN to go back to regular session.

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

A motion was made by MR. HUMPHREY, SR. seconded by MS. NEUBERT 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 CHAIRMAN BROWN that he should recommend members to the committees at the next meeting.

NEW BUSINESS

CLARKE informed the Board and public that the Masterplan update has begun, and a community engagement process will be done to provide accurate knowledge and engage neighborhoods. He stated that the update will take about a year, and they will be sure to get around to every neighborhood and subdivision.

NEUBERT asked if the parish would be updating as well, to which CLARKE answered that they have expressed interest in updating the plan to reflect the projected goals they have for the area.

Virgie Jackson 2957 Freddie St, Shreveport, LA, 71107

Jackson stated that the people who live in the MLK area, wants to make it beautiful and stop the influx of crimes. She then asked the Board if having cows, horses and chickens was allowable with the possible new zoning of the area. BROWN stated that chickens would be allowed, but not cows or horses.

NEUBERT stated that hopefully with this step, continual development will happen in the MLK area.

Diane Rice 2961 Nina St, Shreveport, LA, 71107

Rice stated that she thought if you lived in a house for 7 years you could start buying to own the home. MARCHIVE answered while that could be correct that the intent of the developer is to develop rental homes only, that will not be purchasable.

NEUBERT stated that attending NPP meeting will allow for a relatively unlimited time to voice concerns and receive detailed answers for questions asked.

GREEN then stated that getting involved in what goes on in the communities will ensure every person will have affordable, beautiful housing where they feel safe and with that feeling they will naturally keep it clean and manicured. No further discussion ensued.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 3:58 p.m.

Jake Brown, Chair

Lauren Marchive, III, Secretary



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
JANUARY 24, 2024**

AGENDA ITEM NUMBER: 6

MPC Staff Member: Kamrin Hooks

Parish Commission District: 2/Gregory Young

CASE NUMBER 23-40-P: ZONING REQUEST

APPLICANT: RALEY AND ASSOCIATES, INC.
OWNER: Capital One Investments, Inc.
LOCATION: End of King Oaks Loop(east side of David Raines Road of Audrey Ln, approx. 530' N of 7th street.)
EXISTING ZONING: R-A
REQUEST: R-A to R-1-7
PROPOSED USE: Dwelling – single-family

SUMMARY OF REPORT: This request is to rezone property from R-A, Rural-Agricultural to R-1-7, Single-Family Residential. This rezoning will be the next phase of the existing King Oaks subdivision, Unit 6. The R-1-7 zoning district would be compatible with existing residential land uses in the area. While the proposed rezoning is not in accordance with the Future Land Use Map, rural enterprise and residential low have similar characteristics with low density and intensity uses. Staff concludes that approval is warranted based on adjacent land uses and density.

DESCRIPTION: The applicant is requesting to rezone approximately 23.651 acres of land from R-A Rural-Agricultural Zoning District to R-1-7 Single-Family Residential Zoning District for the next phase of the King Oaks Subdivision. The property is surrounded by the R-A zoning district to the north, west and east. The properties south of the site are zoned R-1-5, Single-Family Residential Zoning District and R-1-7, Single-Family Zoning district.

There are several previous cases associated with this property: rezoning request from R-A to R-1D Urban Single-family Detached District, which was approved and expired- P-27-01, rezoning request from R-A to R-1D PUD, Urban Single-family Detached Planned Unit Development, which was approved and expired – P-3-07 and a rezoning request from R-A to R-1H PUD Urban One Family Residence Planned Unit Development, which was approved and expired – P-8-07. Other nearby relevant cases include SC-87-05, SC-88-05, SC-88-06 and SC-89-06 for the King Oaks Subdivision units 1-4, all were approved. As well 19-306-AXM an annexation case that was denied by the City Council.

Nearby neighborhoods include Martin Luther King and North Highland.

REMARKS: As stated, the applicant is requesting to rezone the site for the next phase of the King Oaks subdivision, Unit #6 which will be a 74-lot residential subdivision with 1500 square foot homes on each lot. As outlined in the case history, the property was approved to rezone single-family residential in 2001 and 2007, but did not develop within 2 years therefore the rezoning expired and reverted to R-A.



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

As stated in Article 4.2 of the Unified Development Code (UDC), R-1-7 is defined as *"The R-1-7 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 7,000 square foot lots that reflect the predominant pattern of single-family residential development in the City of Shreveport. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted."* The permitted by right uses in R-1-7 zoning district include *Agriculture, Bed and Breakfast, Bus Transfer Station, Community Center, Community Garden, Day Care Home, Dwelling - Single-Family Detached, Group Home, Place of Worship, Public Park*

Soup Kitchen, Accessory, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers) and Wireless Telecommunications – Modifications, Farmers' Market, Temporary Outdoor Events and Temporary Subdivision Sales Office.

Rezoning this property to R-1-7 residential low would not be completely out of character as it is a continuation of an existing subdivision and is adjacent to properties with primarily residential low land use. Both rural enterprise and residential low are lower density districts with less intense uses compared to other districts.

The Future Land Use Map in the Shreveport-Caddo 2030 Great Expectations Master Plan advises that the area remain Rural Enterprise which includes a range of uses such as single-family houses on large lots, agricultural uses, conservation subdivision residential development that preserves the rural character, nature creation, schools, and churches. An R-1-7 zoning is a residential low district including single family homes on smaller lots, schools, and churches. Therefore, this zoning is not in line with the Future Land Use Map.

An NPP meeting was held December 18, 2023, with 5 attendees and the developer, James Freeman and Nick Turrentine with Standard Enterprises, Inc. Concerns brought up at the meeting included:

- Drainage – according to the meeting report everyone agreed that the King Oaks subdivision did not have a drainage problem.
- Safety Issues – the developer stated the subdivision would not connect to David Raines because of security concerns, proper lighting would be installed as well as security cameras.
- Investment into the MLK neighborhood – Freeman committed to providing more financial support in the community by supporting nearby schools and school related programs.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval is warranted due to consistency with adjacent land uses and density.

Alternatively, the Parish Planning and Zoning Commission could recommend denial of the application in accordance with the Future Land Use Map.



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

PUBLIC ASSESSMENT: 2 spoke in support. 3 spoke in opposition.

PZC

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

23-40-P

R-A

1,500' NOTIFICATION AREA

OUTSIDE CITY LIMITS

R-A to R-1-7

IN SIDE CITY LIMITS

R-1-7

R-1-5

R-2

POUNCEY

R-3

5TH

FREDDIE

STAFFORD

DAVID RAINES

KNOX

HILL

PEACH

AUDREY

AVOCADO

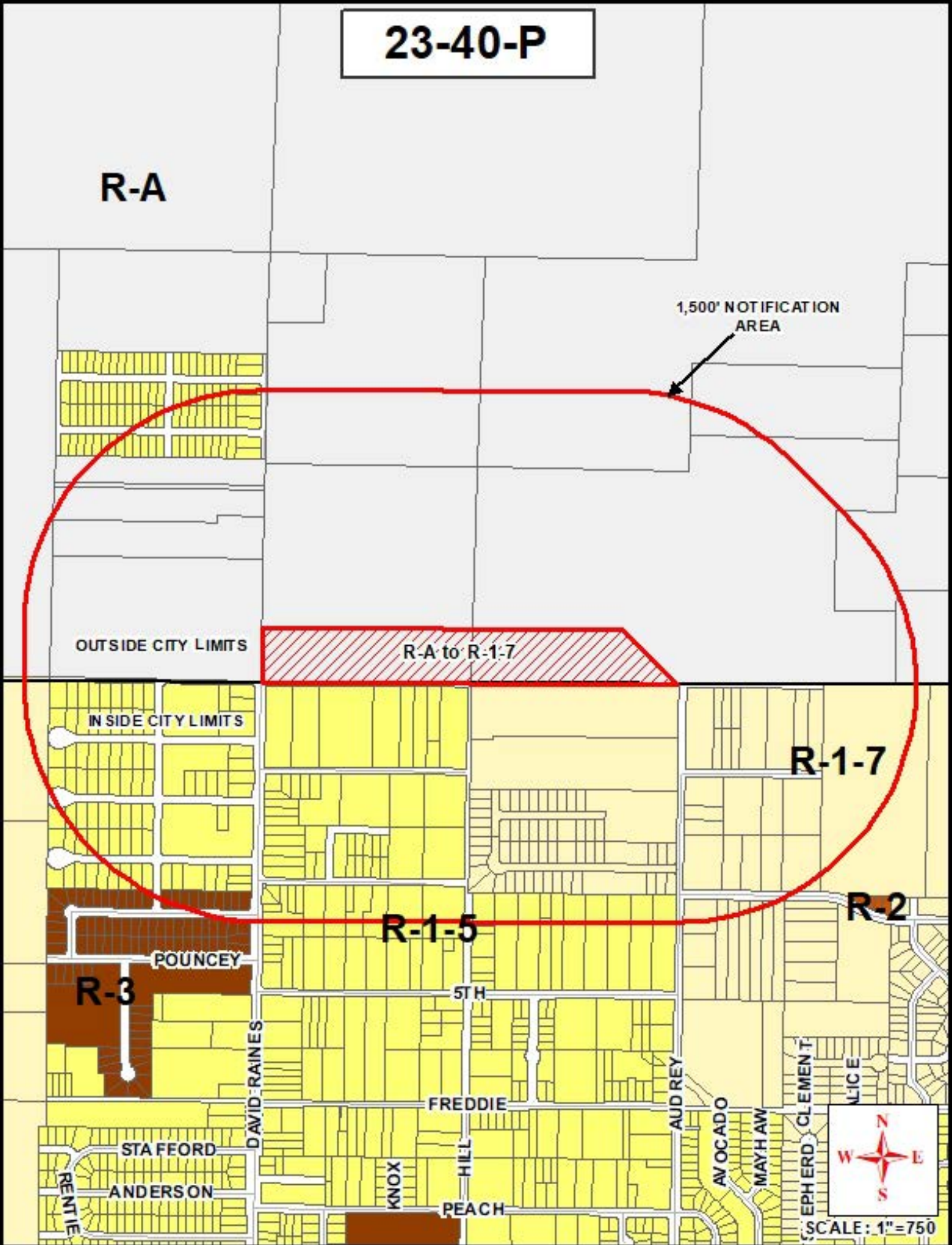
MAYHAW

EPHRAIM CLEMENT

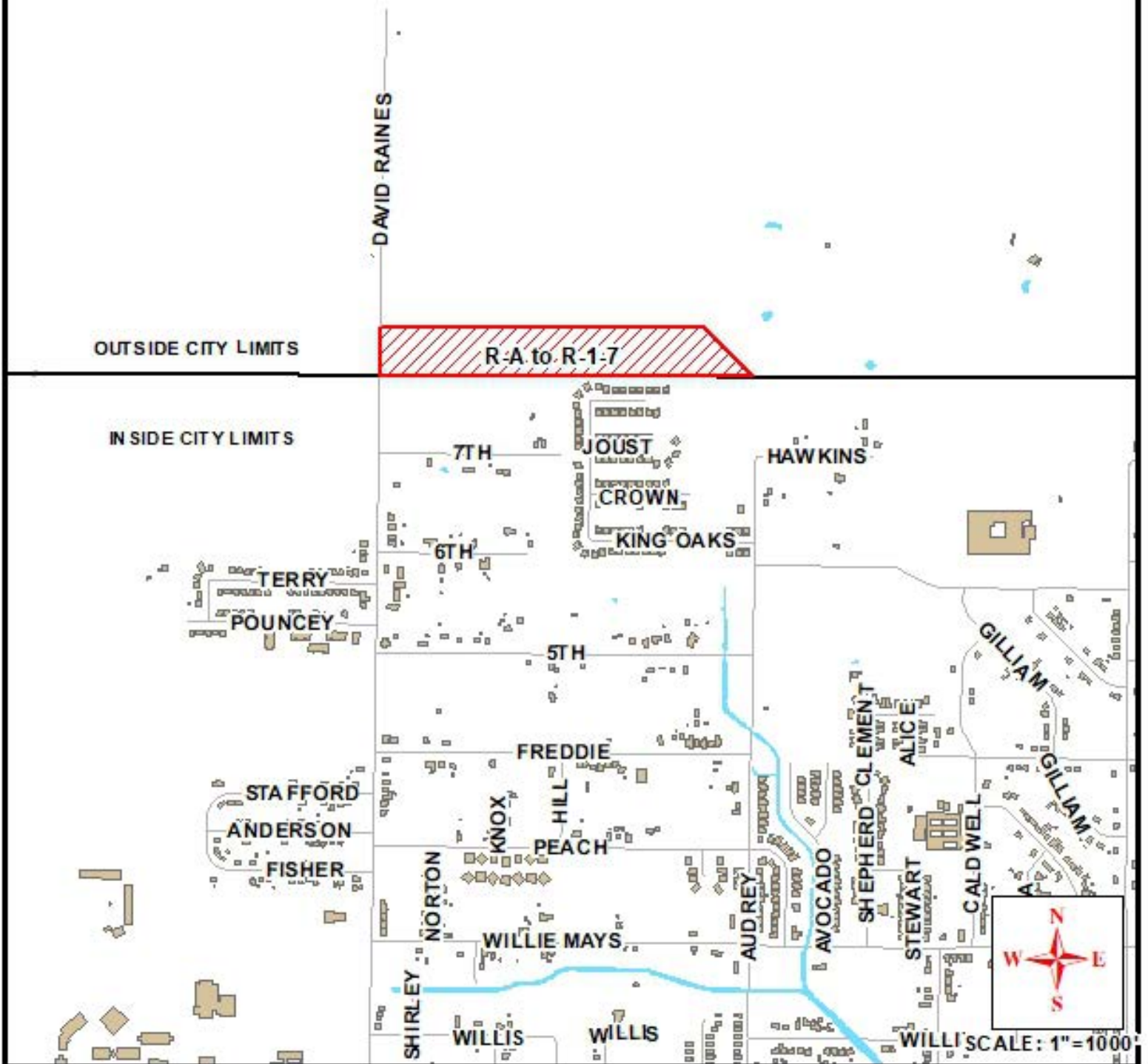
LICE

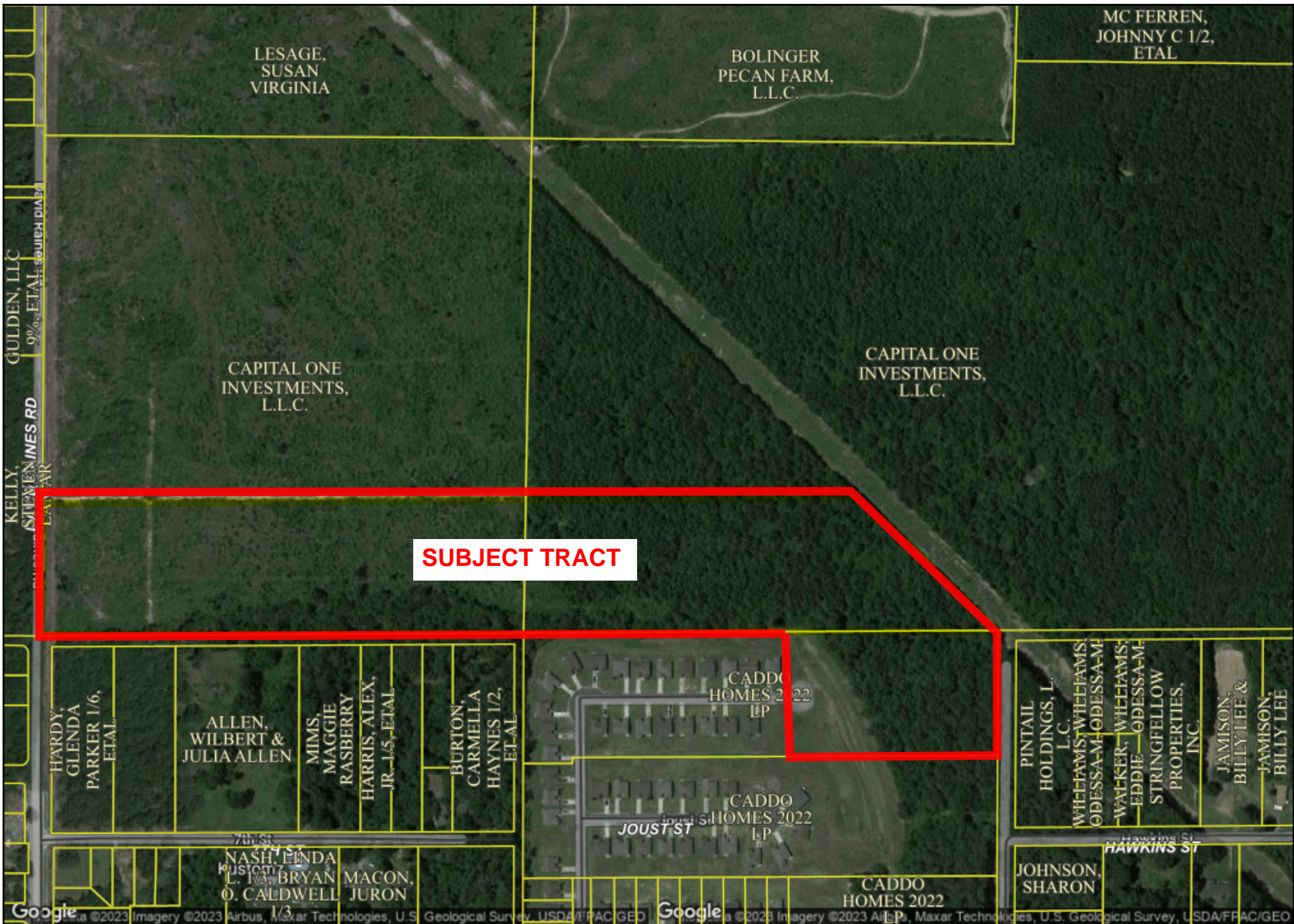


SCALE: 1"=750'



23-40-P AREA REF MAP





SUBJECT TRACT

1 inch = 338 feet

Created By travis@raleyardassociates.com on 11/20/2023 2:47:27 PM via DataScout OneMap

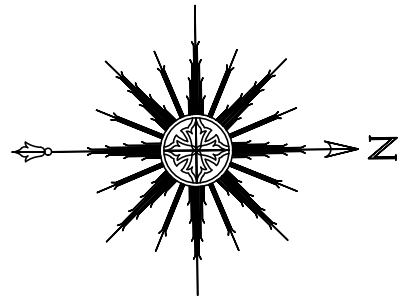
This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

KING OAKS UNIT No. VI

BEING A SUBDIVISION LOCATED IN SECTIONS 8 & 17, TOWNSHIP 18 NORTH, RANGE 14 WEST, CADDO PARISH, LOUISIANA
TOTAL AREA = 23.651 ACRES.

CURVE TABLE			
C#	LENGTH	RADIUS	CHORD
C1	39.27	25.00	S 44°33'12" E 35.36
C2	39.27	25.00	N 45°26'48" E 35.36
C3	9.40	100.00	S 02°11'51" E 9.40
C4	48.49	100.00	S 18°46'52" E 48.01
C5	16.20	100.00	S 37°18'49" E 16.19
C6	34.31	50.00	N 18°49'22" W 33.64
C7	28.00	100.00	S 53°14'13" E 27.91
C8	49.42	100.00	S 75°25'07" E 48.92
C9	38.71	50.00	N 67°23'46" W 37.75
C10	39.27	25.00	S 44°34'40" E 35.36
C11	39.27	25.00	N 45°25'20" E 35.36
C12	36.60	45.00	S 67°07'12" W 35.60
C13	36.60	45.00	S 66°16'31" E 35.60
C14	62.58	56.89	S 75°19'54" W 59.47
C15	45.02	56.89	N 50°28'53" W 43.86
C16	45.02	56.89	N 05°08'08" W 43.86
C17	45.02	56.89	N 40°12'37" E 43.86
C18	52.66	56.89	N 89°24'12" E 50.80
C19	20.95	56.89	S 53°31'30" E 20.84
C20	59.77	75.00	N 22°23'02" W 58.20
C21	58.07	75.00	N 67°23'46" W 56.63

SEE PAGE 2 OF 2



Nov. 16, 2023



REQ'D. SETBACKS:

- 30' FRONT YARD
- 20' REAR YARD
- 5' SIDE YARD
- 10' CORNER LOT

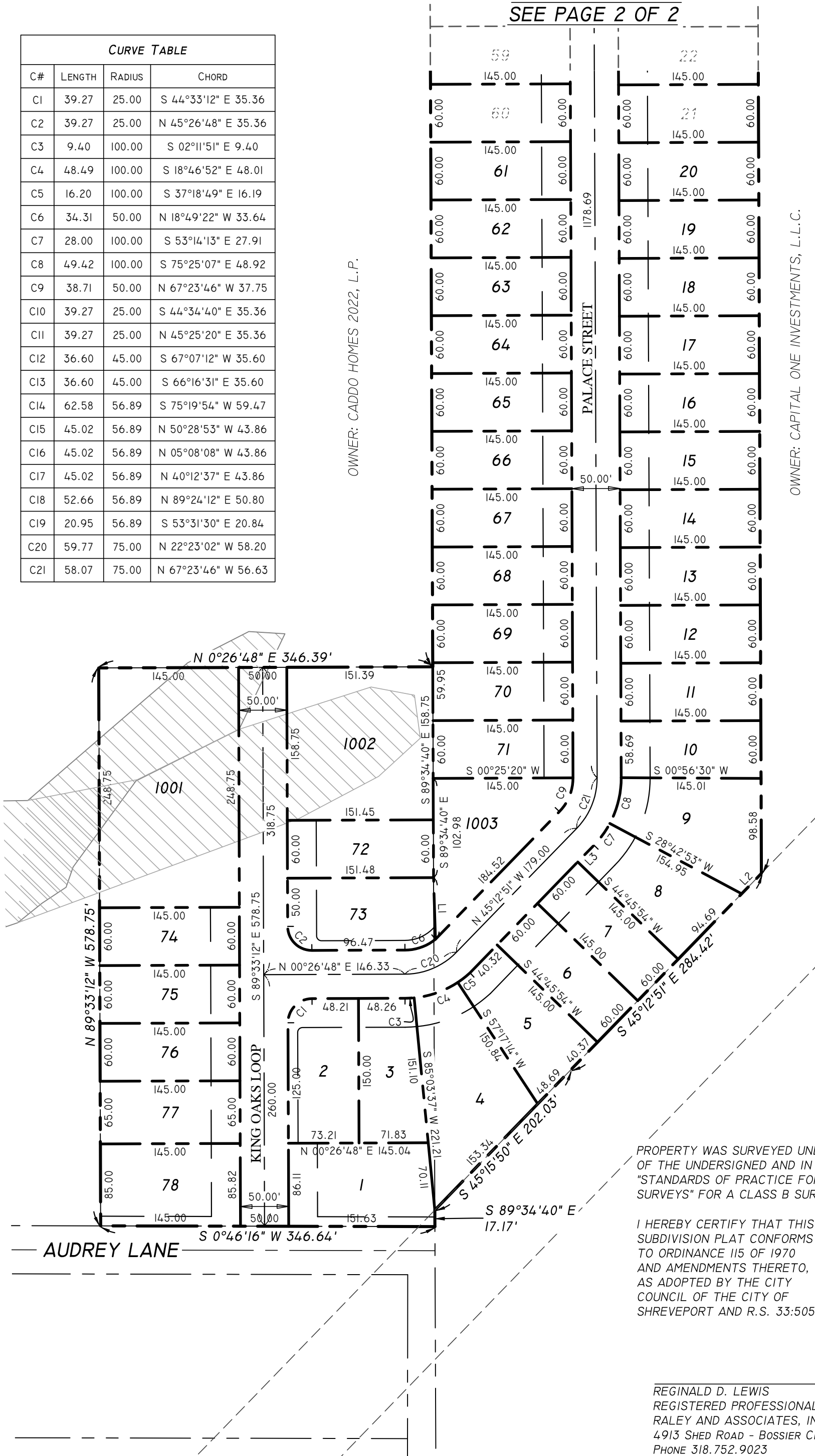
LEGEND:

- FND. = FOUND
- I.P. = IRON PIPE
- I.R. = IRON ROD
- U.S. = UTILITY SERVITUDE
- D.S. = DRAINAGE SERVITUDE

LINE TABLE		
L#	LENGTH	DIRECTION
L1	63.92	N 88°52'31" E
L2	29.36	S 45°12'51" E
L3	24.20	S 45°12'51" E
L4	10.46	S 89°34'40" E
L5	29.14	N 89°34'40" W

OWNER: CADDO HOMES 2022, L.P.

OWNER: CAPITAL ONE INVESTMENTS, L.L.C.



PROPERTY WAS SURVEYED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LA. "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS B SURVEY.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ORDINANCE 115 OF 1970 AND AMENDMENTS THERETO, AS ADOPTED BY THE CITY COUNCIL OF THE CITY OF SHREVEPORT AND R.S. 33:5051

PRELIMINARY

THIS DOCUMENT IS FOR THE PURPOSE OF REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE SALES OR FOR THE BASIS FOR THE ISSUANCE OF A PERMIT. DOCUMENT PREPARED UNDER THE DIRECT SUPERVISION OF REGINALD D. LEWIS, PLS LICENSE NO. 4838

DATE: 11/16/23

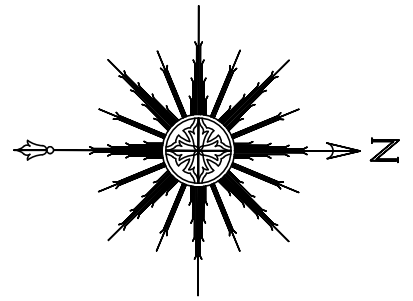
REGINALD D. LEWIS
REGISTERED PROFESSIONAL LAND SURVEYOR -LA. LIC. NO. 4838
RALEY AND ASSOCIATES, INC.
4913 SHED ROAD - BOSSIER CITY - LA. 71111 -
PHONE 318.752.9023

KING OAKS UNIT No. VI

BEING A SUBDIVISION LOCATED IN SECTIONS 8 & 17, TOWNSHIP 18 NORTH, RANGE 14 WEST, CADDO PARISH, LOUISIANA
TOTAL AREA = 23.651 ACRES.

REQ'D. SETBACKS:

30' FRONT YARD
20' REAR YARD
5' SIDE YARD
10' CORNER LOT



Nov. 16, 2023
0 50 100
SCALE: 1"=100'

LEGEND:

FND. = FOUND
I.P. = IRON PIPE
I.R. = IRON ROD
U.S. = UTILITY SERVITUDE
D.S. = DRAINAGE SERVITUDE

APPROVED:

SHREVEPORT CITY ENGINEER _____ DATE _____

SHREVEPORT-CADDO PARISH METRO. PLANNING COMMISSION _____ DATE _____

DIRECTOR OF PUBLIC WORKS _____ DATE _____
CADDO PARISH, LOUISIANA

NOTES:

IT SHALL BE UNLAWFUL FOR LOTS TO BE SOLD IN THIS SUBDIVISION UNTIL ALL STREETS AND DRAINAGE SHOWN ON THIS PLAT ARE COMPLETED BY THE OWNER OR DEVELOPER. IT SHALL ALSO BE UNLAWFUL TO SELL ANY LOTS IN THIS SUBDIVISION UNTIL ALL SIDEWALKS, STREETLIGHTS, CENTRAL SEWER SYSTEMS AND WATER SYSTEMS ARE COMPLETED BY THE OWNER OR DEVELOPER IF REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SHREVEPORT.

PER ORDINANCE, THE MINIMUM FINISH FLOOR ELEVATIONS TO BE THE GREATER OF 18" ABOVE THE HIGHEST ADJACENT TOP OF CURB OR 12" ABOVE THE BASE FLOOD ELEVATION AS ESTABLISHED BY FEMA FOR THIS AREA.

THE BASIS OF BEARINGS USED FOR THIS MAP IS GRID, ESTABLISHED FROM THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 (2011) POSITION (EPOCH 2010.00) ADJUSTMENT, AS DETERMINED FROM C4GNET RTN.

BOUNDARY BASED ON PROPERTY BOUNDARY SURVEY BY TRAVIS STRUDIVANT, PLS AT RALEY AND ASSOCIATES, INC. DATED 7-10-2020.

SUBDIVISION IS LOCATED IN ZONES "X" & "A" AS GRAPHICALLY PLOTTED, PER FIRM MAP NO. 22015C 0406D, DATED 9/26/2008.

SURVEYOR DOES NOT GUARANTEE THAT ALL SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN ON THIS SURVEY. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR HAS NOT MADE A COMPREHENSIVE TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

*LOTS 1001 - 1003 ARE NOT RESIDENTIAL BUILDING SITES AND ARE PRIVATELY OWNED AND MAINTAINED COMMON AREAS. THE PARISH AND / OR ANY OTHER PUBLIC OR PRIVATE UTILITY, THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, EXCLUSIVELY AND IN PERPETUITY, MAY GO UPON LOTS 1001 - 1003 TO INSTALL, MAINTAIN AND REMOVE FACILITIES APPROPRIATE TO THEIR USE.

DEDICATION:

THE UNDERSIGNED OWNER(S) HEREBY DEDICATE(S) TO THE PUBLIC USE IN PERPETUITY THE STREET RIGHTS OF WAY AND THE SERVITUDES FOR UTILITIES AND FOR DRAINAGE SHOWN ON THIS SUBDIVISION PLAT. FOR VALUABLE CONSIDERATION, THE UNDERSIGNED OWNER(S) HEREBY GRANT(S) UNTO AEP/SWEPKO, BELLSOUTH TELEPHONE COMPANY, AND/OR ANY OTHER PUBLIC UTILITY, PUBLIC OR PRIVATE, THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, EXCLUSIVELY AND IN PERPETUITY, AS A COVENANT RUNNING WITH THE LAND, THE RIGHT TO GO UPON THE SERVITUDES FOR UTILITIES HEREIN ESTABLISHED TO INSTALL, MAINTAIN AND REMOVE FACILITIES APPROPRIATE TO THEIR SERVICE, TO HAVE INGRESS AND EGRESS THERETO OVER ADJACENT LOTS AND LANDS, TO TRIM AND / OR CUT AND REMOVE TREES OR OTHER OBSTRUCTIONS AS MAY INTERFERE WITH OR ENDANGER LIFE OR THE OPERATION OF SUCH FACILITIES OR THEIR EFFICIENCY; LOT OWNER RESERVES RIGHT TO OVERHANG SERVITUDES ON SIDE LOT LINES BY 1'6" WHEN OVERHANG IS 8'0" ABOVE GROUND; AND FURTHER, AGREES TO HOLD HARMLESS THE CITY AND/OR PARISH OF BOSSIER FROM DAMAGES DUE TO CHANGES IN STREET GRADES, BINDING HEREIN THEIR HEIRS, SUCCESSORS AND ASSIGNS.

RECORD OWNER(S):
COMPANY

NAME _____ DATE _____

PROPERTY WAS SURVEYED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LA. "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS B SURVEY.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ORDINANCE 115 OF 1970 AND AMENDMENTS THERETO, AS ADOPTED BY THE CITY COUNCIL OF THE CITY OF SHREVEPORT AND R.S. 33:5051

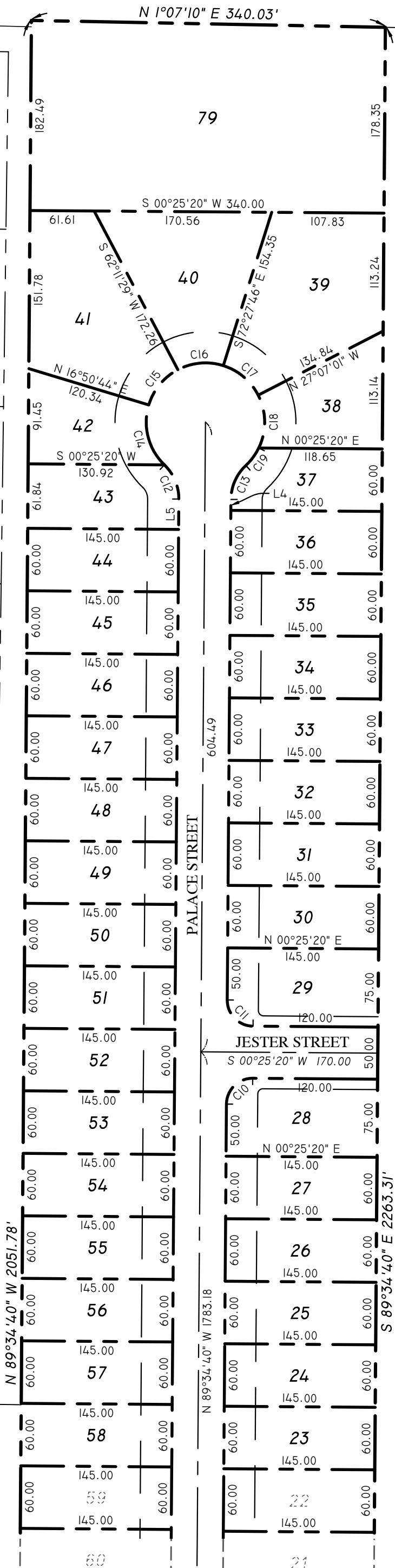
PRELIMINARY

THIS DOCUMENT IS FOR THE PURPOSE OF REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE SALES OR FOR THE BASIS FOR THE ISSUANCE OF A PERMIT.

DOCUMENT PREPARED UNDER THE DIRECT SUPERVISION OF REGINALD D. LEWIS, PLS LICENSE NO. 4838

DATE: 11/16/23

REGINALD D. LEWIS _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR -LA. LIC. NO. 4838
RALEY AND ASSOCIATES, INC.
4913 SHED ROAD - BOSSIER CITY - LA. 71111 -
PHONE 318.752.9023

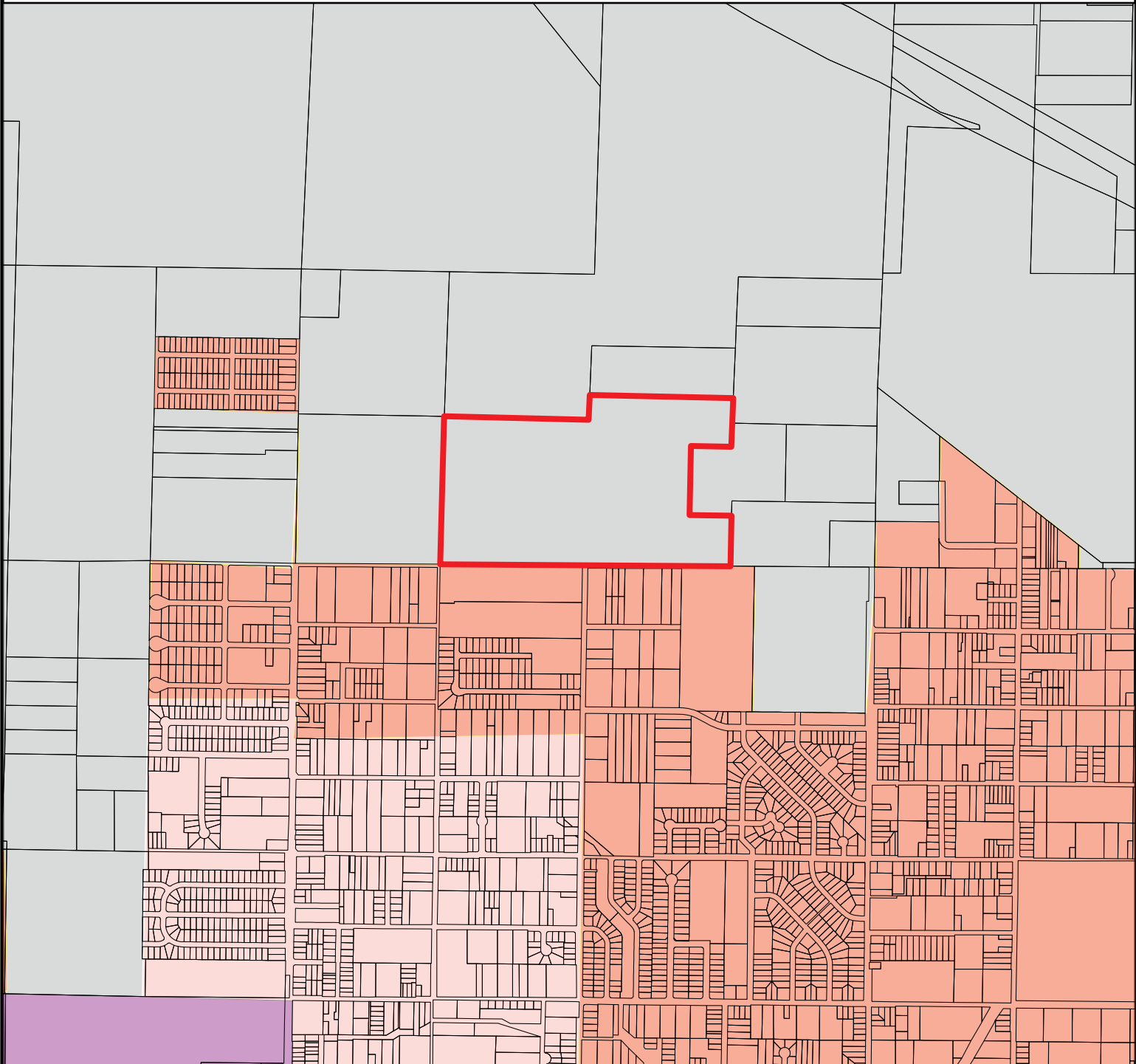


OWNER: CADDO HOMES 2022, L.P.

OWNER: CAPITAL ONE INVESTMENTS, L.L.C.

23-40-P Future Land Use Map

- Residential Low
- Residential Medium
- Rural Enterprise
- Institutional



0 0.13 0.25 0.5 Miles





**NEIGHBORHOOD PARTICIPATION MEETING FOR
KING OAKS SUBDIVISION UNIT NO. VI
SHREVEPORT MPC CASE #23-40-P
NPP meeting date December 18, 2023**

NPP discussion items:

1. Before the meeting started, two (2) attendees stated they were opposed to the development because the proposed houses are not intended for private ownership by the occupants.
2. There were five (5) attendees from the MLK neighborhood. Also in attendance were the developer, Mr. James Freeman and Nick Turrentine (Standard Enterprises, Inc.) and the King Oaks Subdivision on-site property manager.
3. Concerns about foot traffic through the nearby woods that's reportedly related to criminal activity was discussed. Some attendees felt like the proposed subdivision would make this foot traffic situation worse.
4. Apparently, the sounds of gun shots are common in the area. That was interpreted by the developer as somewhat accusatory, as if these gun shots were coming from the King Oaks development. The on-site property manager stated that there has never been any confirmed gunfire coming from the King Oaks tenants. This activity was coming from off-site. Shreveport Councilwoman Tabitha Taylor confirmed that she rarely gets calls or complaints from the King Oaks residents
5. Having the subdivision well lit was a concern. Mr. Freeman stated he would have street lights installed by SWEPCO as part of the proposed development. He also stated the proposed development will not connect to David Raines Rd., because of security concerns.
6. Having security cameras installed on the light poles was discussed. Shreveport Councilwoman Tabitha Taylor said she would like the cameras to be connected to SPD's Crime Prevention center.
7. Some requested the proposed houses have single garages in lieu of carports. The developer said that was not likely to happen because of how the housing program is structured, but he would look into it.


Professional Engineers Licensed in:

Alabama, Arizona, Arkansas, Colorado, Connecticut, District of Columbia, Florida, Georgia, Idaho, Indiana, Iowa, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Nevada, New Mexico, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, Wisconsin

8. Drainage was discussed, but everyone agreed that King Oaks subdivision does not have a drainage problem.
9. Although not a part of this proposal, Rosenwald Subdivision drainage (flooding) was discussed by Councilwoman Taylor and Mr. Freeman. They agreed to discuss the flooding issue in greater detail at a later date.
10. Having Standard Enterprises, Inc., invest in the MLK community by supporting nearby schools and school related programs was important to the attendees. Mr. Freeman committed to providing more financial support in the community.

Overall, the meeting lasted almost 2-hours and went very well. Many topics were discussed....some related to the proposed King Oaks subdivision and some that were not.

Respectfully submitted,



Reggie D. Lewis, P.E., P.L.S.
Raley and Associates, Inc.



SPEED
LIMIT
15

2454









NO
DUMPING

NO
DUMPING

NO
DUMPING

931

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



DEAD END







MPC 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 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, or write "managing partner" by the signature. **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: James Freeman Company: Standard Enterprises, Inc.

E-mail: jamesf@standardenterprises.com Phone: 318 387 2662 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: REGGIE D. LEWIS Company: RALEY AND ASSOC., INC.

E-mail: reggie@raleyanassociates.com Phone: 318 752 9023 Fax: 318 752 9025

Address: 4913 Shed Rd. City: Bossier City State: LA. Zip: 71111

OWNER CONTACT INFORMATION: Check if Primary Contact

Name: Michael Woods Company: Capital One Investments

E-mail: _____ Phone: _____ Fax: _____

Address: P.O. Box 467 City: Anaheim State: CA Zip: 92815

PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

____ I will represent the application myself; OR ____ I hereby designate REGGIE D. LEWIS (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 property owner of the property and further certify that the information provided on this development application is true and correct.


11-10-23

11-10-2023

Owner Signature Date Applicant Signature Date

STATE OF LOUISIANA, PARISH OF:

BEFORE ME, a Notary Public, on this day personally appeared Michael Woods (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 herein is true and correct." **SUBSCRIBED AND SWORN TO** before me, this 10th day of November, 20 23.



 #87348
Notary Public in the and for the State of Louisiana



MPC DEVELOPMENT APPLICATION

Prior to any development application being accepted by the MPC, a Pre-Application Meeting is required for all applicants. Please call (318) 673-6480 to schedule a Pre-Application Meeting.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY

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

PROPERTY INFORMATION:

Project Name: King Oaks Sub'd Unit VII Associated Cases: N/A
Project Address/Location: N. End of King Oaks Loop, Shreveport, LA.
Current Zoning District: RA Proposed Zoning District: R-1-7 Parcel Number(s): _____

CASE TYPE

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> PUD Site Plan (Administrative) |
| <input type="checkbox"/> Use Approval | <input type="checkbox"/> Final Plat | <input type="checkbox"/> PUD Rezoning and Preliminary Site Plan |
| <input type="checkbox"/> Extended Use Approval | <input type="checkbox"/> Re-Plat | <input type="checkbox"/> Public Right-of-Way Closure and Abandonment |
| <input type="checkbox"/> Amend Ordinance Stipulations | <input type="checkbox"/> Administrative Revised Plat | <input type="checkbox"/> Administrative Use Approval: Non-Residential |
| | <input type="checkbox"/> Administrative Use Approval: Residential | <input type="checkbox"/> Other: _____ |

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

GENERAL LOCATION OF PROPERTY: (street address and/or frontage, and distance to cross street)

North of the existing King Oaks Subdivision Unit No. 4

PROPOSED USE OF THE PROPERTY:

- Single-Family Residential Multi-Family Residential Mixed-Use Commercial Industrial

Provide a brief explanation, attach additional sheets, if necessary single family site built homes (approx. 1500 s.f. each)

ZONING INFORMATION

BUILDING INFORMATION

Current Zoning District(s): <u>RA</u>	Proposed Zoning District(s): <u>R-1-7</u>	Proposed Building Use(s): <u>74 lot residential sub'd</u>
If more than one district, provide the acreage of each: <u>N/A</u>	Existing Building(s) sq. ft. gross: <u>N/A</u>	Existing Building(s) sq. ft. gross: <u>N/A</u>
Overlay District (if applicable): <u>N/A</u>	Proposed Building(s) sq. ft. gross: <u>N/A</u>	Proposed Building(s) sq. ft. gross: <u>N/A</u>
Total Site Acres: <u>± 20 ACS.</u>	Total sq. ft. gross (existing & proposed): <u>N/A</u>	Total sq. ft. gross (existing & proposed): <u>N/A</u>
Inside City Limits: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Proposed height of building(s): <u>N/A</u>	Proposed height of building(s): <u>N/A</u>
Off-Street Parking Required: <u>No</u>	Number of stories: <u>1</u>	Number of stories: <u>1</u>
Off-Street Parking Provided: <u>No</u>	Ceiling height of First Floor: <u>N/A</u>	Ceiling height of First Floor: <u>N/A</u>

STORMWATER INFORMATION

Existing Impervious Surface: <u>0</u> acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed Impervious Surface: <u>4</u> acres/square feet	Red River	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Cross Lake Watershed	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, January 24, 2024 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. 23-40-P: End of King Oaks Loop. Application by RALEY AND ASSOCIATES, INC. for approval to rezone property located on the (east side of David Raines Road, approx. 530' N of 7th Street), from (R-A Rural-Agricultural Zoning District to R-1-7 Single-Family Residential Zoning District), being more particularly described as (BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 8, RUN THENCE NORTH 01°07'10" EAST A DISTANCE OF 340.03 FEET, THENCE RUN SOUTH 89°34'40" EAST A DISTANCE OF 2263.31 FEET, THENCE RUN SOUTH 45°12'51" EAST A DISTANCE OF 284.42 FEET, THENCE RUN SOUTH 45°15'50" EAST A DISTANCE OF 202.03 FEET, THENCE RUN NORTH 89°34'40" WEST A DISTANCE OF 2615.33 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 19.039 ACRES), Section 8, T18N, R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission