

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 NORTHEAST CORNER OF SOUTHERN LOOP AND WALLACE LAKE ROAD, CADDO PARISH, LA., FROM R-A RURAL-AGRICULTURAL ZONING DISTRICT TO C-UV(PUD) URBAN VILLAGE COMMERCIAL ZONING DISTRICT, 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 Northeast corner of Southern Loop and Wallace Lake Road, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **from R-A Rural-Agricultural Zoning District to C-UV Urban Village Commercial Zoning District:**

12.69 ACS M/L FROM THE SW COR. OF SE/4 SEC. 19(16-13), SAID POINT BEING S.89 DEG. 11 MIN. 20 SEC. E. 2403.60FT. MARKING THE COMMON COR. OF SECS. 19 & 30 OF (16-13) AND SEC. 24 & 25 OF (16-14), THENCE N. 89 DEG. 11 MIN. 20 SEC. W. 10.20FT. THENCE N. 00 DEG. 53 MIN. 01 SEC. E. WITH THE E. LINE OF WALLACE LAKE RD. PASSING AT A DISTANCE OF 25 FT. THE INTERSECTION WITH THE S. R/W LINE OF SOUTHERN LOOP AND CONTINUING ON FOR A TOTAL OF 190.24 FT. ON THE N. R/W LINE OF SOUTHERN LOOP AND THE PT. OF BEGINNING.; THENCE N. 00 DEG. 53 MIN. 01 SEC. E. WITH THE E. R/W OF WALLACE LAKE ROAD, 465.24 FT., THENCE S. 89 DEG. 16 MIN. 42 SEC. E. 1125.48 FT., THENCE S. 00 DEG. 42 MIN. 14 SEC. W. 556.06 FT., THENCE THE NEXT 5 COURSES WITH THE N. R/W LINE OF SOUTHERN LOOP: N. 79 DEG. 55 MIN. 16 SEC. W. 100FT., N. 75 DEG. 59 MIN. 12 SEC. W. 68.38 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2944.79 FT. , A CHORD BEARING N. 84 DEG. 33 MIN. 53 SEC. W 476.84 FT., N. 72 DEG. 58 MIN. 37 SEC. W. 70.15 FT. N. 89 DEG. 16 MIN. 55 SEC. W. 419.17 FT. TO THE PT. OF BEGINNING Section 19, T16N, R13W, 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 use to be allowed within the base C-UV zoning district:

- Gas Station

The applicant also requests the following ordinance relief for the development of the gas station:

- Front build-to-zone requirements.
- Corner side build-to-zone requirements.

*Note – this ordinance relief is only requested for the development of the gas station. Future phases of development will be required to meet the UDC requirements.

Proposed site amenities in exchange for the requested ordinance relief include the following:

- Enhanced design of the fuel pump canopy that will match the design and materials of the convenience store.
- Irregular shaped detention pond.

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

24-2-P
KWM DEVELOPMENT, LLC

**CADDO PARISH PLANNING AND ZONING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING FEBRUARY 28, 2024**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, February 28, 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, Chairperson
Lauren Marchive, III
Laura Neubert
Constance L. Green
Phyllis Hart

Staff Present

Alan Clarke, Executive Director
Adam Bailey, Community Planning & Design Manager
Henry Bernstein, Parish Attorney's Office
Kamrin Hooks, Executive Assistant/Planner 1
Christian Terrell, Planner 1
PeiYao Lin, Community Planner 1

Members Absent

Damon Humphrey, Sr.

The hearing was opened with prayer by **MS. GREEN** . 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. MARCHIVE, III, to approve the minutes of the January 24, 2024 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS

PUBLIC HEARING

CASE NO. 24-2-P PLANNED UNIT DEVELOPMENT & SITE PLAN

Applicant: KWM DEVELOPMENT, LLC
Owner: KWM DEVELOPMENT, LLC
Location: 0 Southern Loop (NE corner of Southern Loop and Wallace Lake Rd)
Existing Zoning: R-A
Request: R-A to C-UV (PUD)
Proposed Use: Gas station and convenience store

Representative &/or support:

Chris Elberson 5925 Line Ave Ste.3, Shreveport, LA, 71106

Elberson stated that he was speaking on behalf of the applicant, he stated that they are wanting to build upon the success of Provenance and the development will fit in with the existing neighborhood. He stated that while working with the MPC staff that he was informed the C-UV zoning would be the best zoning for the area. Elberson stated the first stage will be a convenience store with a gas station. He stated that currently with the C-UV zoning there are no hour limitations, but the owner will be working with the neighbors to establish one that works with the community.

NEUBERT asked Elberson if he was aware of the stipulations in the report and to speak about the setback and detention pond. Elberson stated that in this initial part of the process, the entirety of the detention pond will be developed. He stated that the Staff has deemed screening appropriate, and the owners are interested in screening or putting a fence on the east and north side of

the property. NEUBERT asked for clarification on the request for setback variances. Elberson stated that it would be more appropriate to push the building deeper into the lot than to have it close to the property. He stated they could get by without the variance.

MARCHIVE stated they wondered how the aesthetics would work with the fuel pumps on the other side as the elevations only show one side. He also stated that a legal lot of record needed to be made, as well as a lighting plan. Elberson stated those concerns would be addressed prior to permitting.

Opposition:

Geoff Westmoreland 330 Marshall St Ste.1000, Shreveport, LA, 71101

Westmoreland stated he was present to voice concerns about the possible development. He stated that Provenance owns all contiguous land to the north and east of the property and they are concerned because as the development moves west, they do not know if it will be residential, commercial, or contiguous to the area. He stated the biggest concern is hours of operation and they oppose anything close to 24-hour operation. Westmoreland stated the latest he would be okay with is a close time of 2am. He stated that as it is right off I-49, they do not want there to be a place to stop for people coming off the interstate as it is close to residential area. He stated that concerns are alcohol sales, and they would not be okay with packaged liquor and light emanating off the property is also a concern. He asked if a limit on hours of operation could be regulated. GREEN asked for clarification that he was not objecting to the zoning change, but wanted more information on what was being developed, to which he answered correct, he was not objecting. MARCHIVE asked if hours of operation are already addressed in the PUD, to which CLARKE answered no it would need to be addressed.

Rebuttal:

Chris Elberson 5925 Line Ave Ste.3, Shreveport, LA, 71106

Elberson stated the owner has no problem with an hours of operation and 5am to midnight was proposed. No opposition came from the proposed time.

A motion was made by MR. MARCHIVE, III seconded by MS. NEUBERT to approve the application with all stipulations.

1. MARCHIVE stated the stipulations would be as noted: Amend the detention pond amenity by heavily landscaping around the detention pond.
2. Additional amenity that restricts lighting to cut off luminaires.
3. Additional amenity that restricts business hours for the gas station between 5 am and 12 am

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BROWN, MARCHIVE and Meses. GREEN, HART & NEUBERT Nays: NONE. Absent: Messrs. HUMPHREYS

END OF PUBLIC HEARING

OLD BUSINESS

NEUBERT stated that the sub-committee from 2023, for the Masterplan Update had GREEN, NEUBERT and BROWN on the committee. She stated that they left with the understanding that the works they put together would need to be seen by the Board. BROWN stated they needed to establish the Masterplan/ UDC, and nominations Board. BROWN stated that MARCHIVE, BROWN and GREEN will be on the Masterplan/UDC committee. BROWN stated that they originally had about 32 zoning districts in the Parish UDC, but they whittled it down to about 10 zoning districts.

BERNSTEIN stated that where they are now is needing a consultant and getting the Parish administrators and commissioners to fund it.

NEURBERT stated that something that is being overlooked is the work on the Masterplan done by the MPC staff. She stated that instead of using a consultant, the staff could be used to offset the money that would be spent on the consultants.

BROWN asked if they could make a resolution or something that is just an idea to the commission to see if they can get the UDC changed. BERNSTEIN stated a long-range committee would work with what they are asking. He stated they could submit their request for a code-text amendment.

NEUBERT stated that she feels like all the changes they made in the Masterplan committee should be brought to the rest of the Board and everyone should unanimously agree with the changes. The Board agreed.

NEW BUSINESS

draft

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 4:13 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

FEBRUARY 28, 2024

AGENDA ITEM NUMBER: 8

MPC Staff Member: Emily Trant

Parish Commission District: 9/John Atkins

CASE NUMBER 24-2-P: PLANNED UNIT DEVELOPMENT (PUD) & PRELIMINARY SITE PLAN

APPLICANT: KWM Development, LLC

OWNER: KWM Development, LLC

LOCATION: NE corner of Wallace Lake Road and Southern Loop

EXISTING ZONING: R-A

REQUEST: R-A to C-UV (PUD)

PROPOSED USE: Gas station with convenience store

SUMMARY OF REPORT: This application is a request to rezone property from R-A to C-UV (PUD) for a mixed-use development. The applicant sought approval of a PUD in order to permit the use of a gas station within the base C-UV zoning designation. The C-UV district is compatible with the Master Plan recommendations. MPC staff believes that approval is warranted.

DESCRIPTION: The applicant has requested to rezone approximately 12 acres of undeveloped land for the purpose of a mixed-use development from R-A, Rural Agriculture to C-UV (PUD) Urban Village Commercial Planned Unit Development. The subject property is surrounded by an R-2 (PUD), Multi-Family Residential Planned Unit Development District to the north and east. The properties on the NW, SW, and SE corner of the Southern Loop and Wallace Lake Road intersection are undeveloped land within the R-A, Rural Agricultural District.

There are no prior cases at this site. Nearby relevant cases include: Approval of an R-2 PUD for residential and neighborhood commercial uses (The Grove at Garrett Farms C-34-18); approval of an R-2 PUD for mixed density residential and mixed commercial uses (Provenance Development P-7-04); approval to rezone from R-A to C-UV (22-24-P); approval to rezone from R-A to B-2 and B-2-E (P-6-17); approval to rezone from R-A to B-2 (P-7-17); approval to rezone from R-A to R-A-E for a landscape contractors office (P-2-95).

Nearby neighborhoods include: Provenance, The Grove at Garrett Farms, Wallace Lake, Wallace Lake Heights

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

The applicant intends on developing the subject tract of land for a mix of commercial and residential uses. The C-UV base zoning district permits a mixed commercial and residential development; however, a gas station is not permitted. A straight rezoning to a commercial zoning district that permits all requested uses, such as C-2 Corridor Commercial, could have been requested; however, the applicant is sensitive to the future development goals for the vicinity. Pursuit of a PUD designation



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STAFF REPORT

allows the 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 Thursday, November 16th at 5:15pm. There were 6 people in attendance, aside from the applicants and Councilman. The NPP was an opportunity to discuss the project and identify amenities that would be meaningful to the community.

MASTER PLAN CONSIDERATIONS:

The C-UV Zoning District is intended for large developments characterized by a mix of commercial uses and higher density residential, creating a coordinated mixed-use environment that is pedestrian-friendly and incorporates public space within the overall design. Although this portion of the Southern Loop and Wallace Lake intersection is more rural in character, there is interest in developing for commercial uses; it's important to maintain a commercial development pattern that is consistent with what has been established and envisioned for this sector of the planning limits. The 2030 Great Expectations Master Plan Future Land Use Map shows this area as Urban Village Mixed Use. An urban village type development may seem odd in an area of the planning limits that is more rural in character, but a look into the Future Land Use Policy Map provides some insight. This development is located less than a mile from an existing transportation choice (I-49), meeting a strategy of the Master Plan that avoids new development where major infrastructure extensions would be required. Although far removed from the core of the city, I-49 provides a direct route to several business districts within the city limits. The request for the C-UV district and a mixed-use development honors the vision of the Master Plan.

REQUESTED USES & ORDINANCE

RELIEF: The applicant requests the following use to be allowed within the base C-UV zoning district:

- Gas Station

The applicant also requests the following ordinance relief for the development of the gas station:

- Front build-to-zone requirements.
- Corner side build-to-zone requirements.

***Note – this ordinance relief is only requested for the development of the gas station. Future phases of development will be required to meet the UDC requirements.**

PROPOSED SITE AMENITIES:

Proposed site amenities in exchange for the requested ordinance relief include the following:

- Enhanced design of the fuel pump canopy that will match the design and materials of the convenience store.
- Irregular shaped detention pond.



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The proposed amenities are intended to address concerns that were raised at the Neighborhood Participation Plan meeting. Attendees of the NPP indicated that the fuel pump canopy should be architecturally compatible with the building including the fascia of the canopy and the roof. A south elevation of the canopy has been submitted which matches the architecture of the building; however, a west elevation must be submitted to ensure the fascia is harmonious as well. In terms of the detention pond, a standard detention pond will adequately address storm water and drainage; however, sometimes this standard design can be visually unappealing. An irregularly shaped detention pond may be more visually appealing once filled; however, as proposed, staff does not believe that it will adequately address the neighborhood concerns as it does not emphasize landscaping. There are design methods that could enhance the appearance of the detention. At a minimum, the detention pond should be heavily landscaped. Landscaping can include a berm or plant life; this would need to be shown on the site plan. A wet basin with landscaping is an alternative option. As proposed, the detention does not meet the intent of the PUD process, which is to demonstrate a substantial benefit to the Parish.

PRELIMINARY SITE PLAN CONSIDERATION:

Several concerns were raised from the Neighborhood Participation Meeting that will be addressed through site design. These concerns included the buffer yard, exterior building finish materials, site signage and dark sky requirements. These concerns are addressed through the minimum requirements of the PUD and the C-UV districts, as described in the following paragraph, and are not considered amenities.

Per Article 10.11, all non-residential PUDs require a minimum 30-foot-wide buffer yard around the entire perimeter of a planned unit development whenever the lands abutting the planned unit development are zoned for residential purposes; this has been accounted for in the site plan by incorporating landscaping. A berm and/or fencing must be established within the required buffer area to provide a solid screen separating the development site from adjoining properties; this will need to be shown on the site plan. When facing the right of way or any internal road, building materials are limited to only 35% of plain concrete block, corrugated metal, aluminum, expose aggregate, T-111 composite plywood siding, plastic, or vinyl. The elevations depict materials consisting of brick, stucco, and glass. In terms of site signage, there were concerns about a pole sign; this is prohibited in the C-UV zoning district. An 8ft tall monument sign with a 64sf sign is permitted. The sign permit is submitted as a separate application through the Zoning Enforcement Division; therefore, renderings have not been submitted as part of this request. Finally, the UDC does not specifically refer to a "dark sky ordinance"; however, Article 7.2 addresses exterior lighting requirements. These regulations include maximum allowable footcandles at lot lines which are intended to prohibit glare onto adjacent properties or the right-of-way. Restricting the development to cut off luminaries would further support concerns of night sky ordinances by restricting the direction of light. A lighting plan must be submitted to ensure adherence to lighting requirements.

In addition to the proposed sidewalk along Southern Loop and Wallace Lake Road, an internal sidewalk network is shown which will presumably connect to future phases of development. This



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STAFF REPORT

internal sidewalk network meets the intent of creating a walkable, pedestrian friendly environment in the C-UV district. In order to emphasis the pedestrian environment in a C-UV district, a minimum of 25% of a lot must be preserved for open space. Open space is considered that portion of land, either landscaped or left unimproved, which is used to meet active or passive recreation or spatial needs, and/or to protect water, air, or plant resources. As designed, the area of undeveloped land on the north side of the subject site meets the open space requirements.

This development is accessible from Wallace Lake Road and Southern Loop. Coordination with City Traffic Engineering has resulted in a turn lane off Southern Loop to accommodate off site traffic mitigation. It's important to note that the site plan may need modifications during the building permit phase depending on the requirements of the access permit. In this instance, the site plan can be administratively modified; however, major changes may need PZC approval in accordance with Article 16.8.

If approval is granted, the following items must be revised on the site plan and/or submitted to the office of the MPC for final approval:

1. Revised site plan that includes a berm and/or fencing within the required buffer area to provide a solid screen separating the development site from adjoining properties.
2. Revised elevations that include west elevations of the fuel pump canopy to ensure fascia is compatible with the building.
3. Submittal of a subdivision application to create a legal lot of record.
4. Submittal of landscaping, irrigation, and lighting plans.

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 following amendments to the proposed amenities:

1. Irregular shaped detention that is heavily landscaping to improve visual interest.
- Or
2. A wet basin with landscaping for storm water detention.
 3. Restricting the site to cut off luminaires.

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

1. Approve the request as submitted.
2. Deny the request.

PUBLIC ASSESSMENT:

1 spoke in support. 1 spoke in opposition.

PZC

RECOMMENDATION:

The Board voted unanimously to recommend approval of this application with the stipulations outlined in the report and following revisions to the amenities:

1. Amend the detention pond amenity by heavily landscaping around the detention pond.
2. Additional amenity that restricts lighting to cut off luminaires.
3. Additional amenity that restricts business hours for the gas station between 5 am and 12 am

24-2-P

Wallace Lake

Old Grove

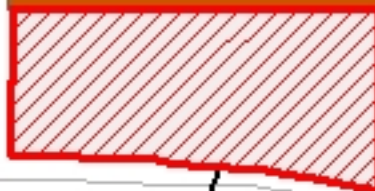
R-E

R-A

Woodsong

R-2 (PUD)

R-A



R-A to
C-UV(PUD)

C-UV

C-2

1,500' NOTIFICATION
AREA

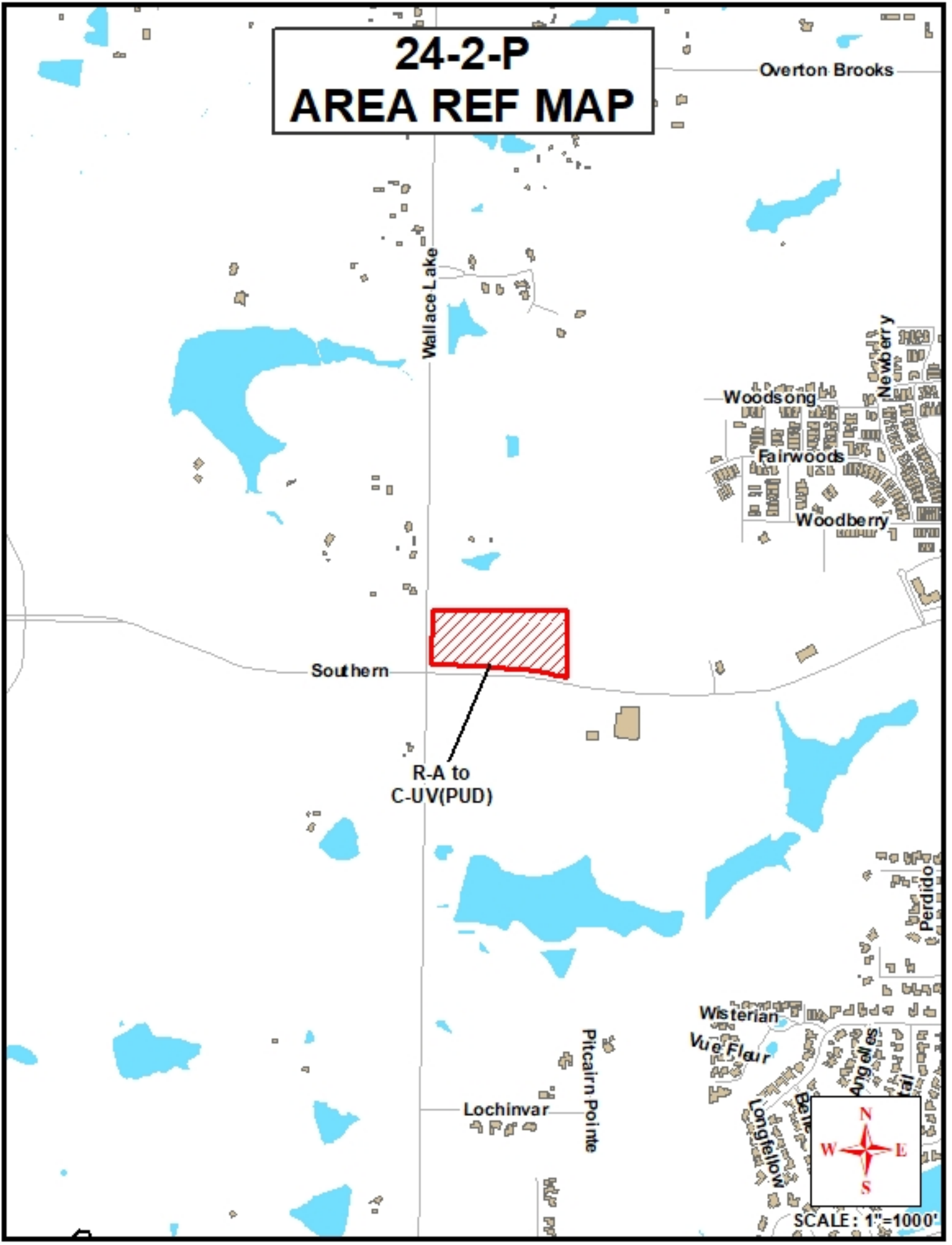
R-A

R-E



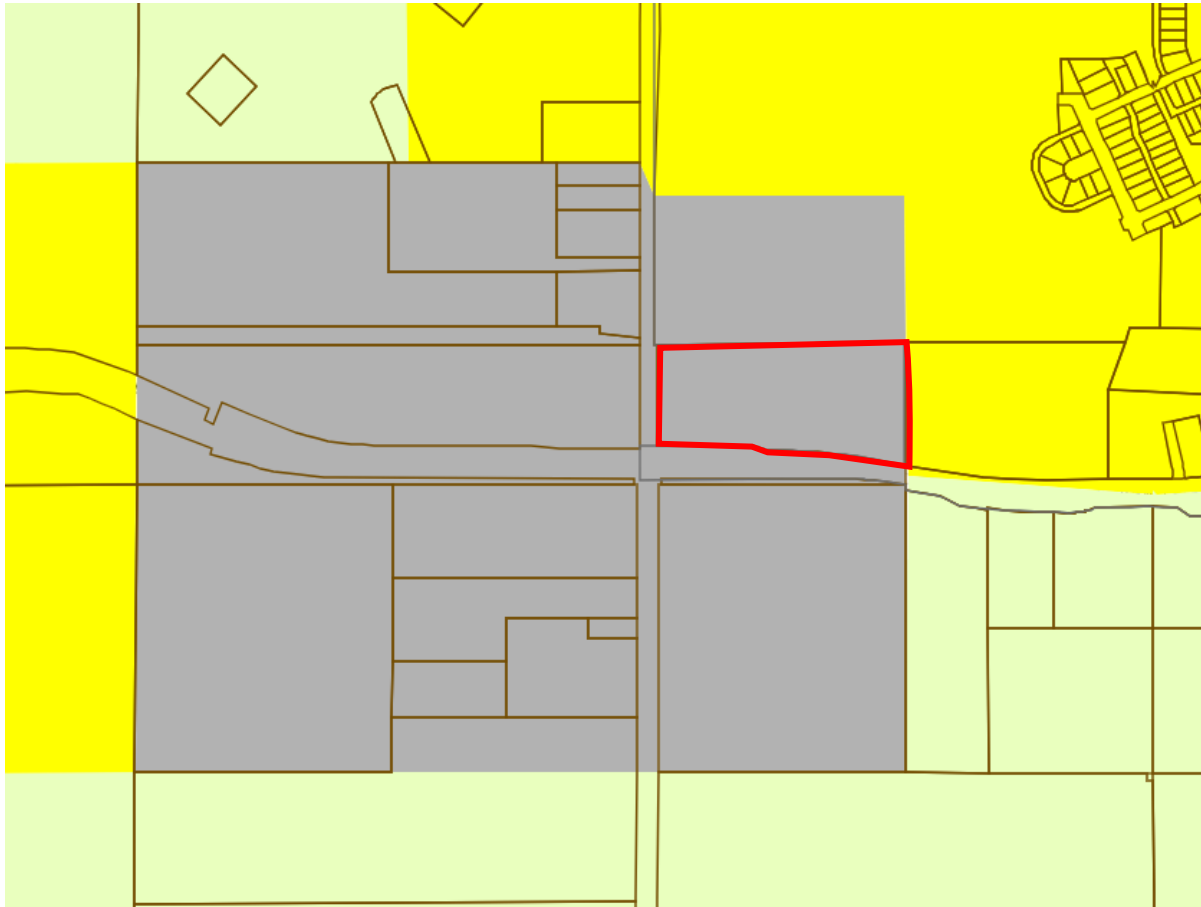
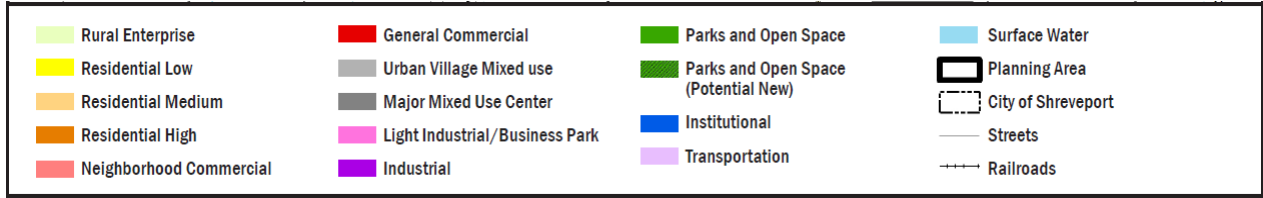
SCALE: 1"=600'

24-2-P AREA REF MAP

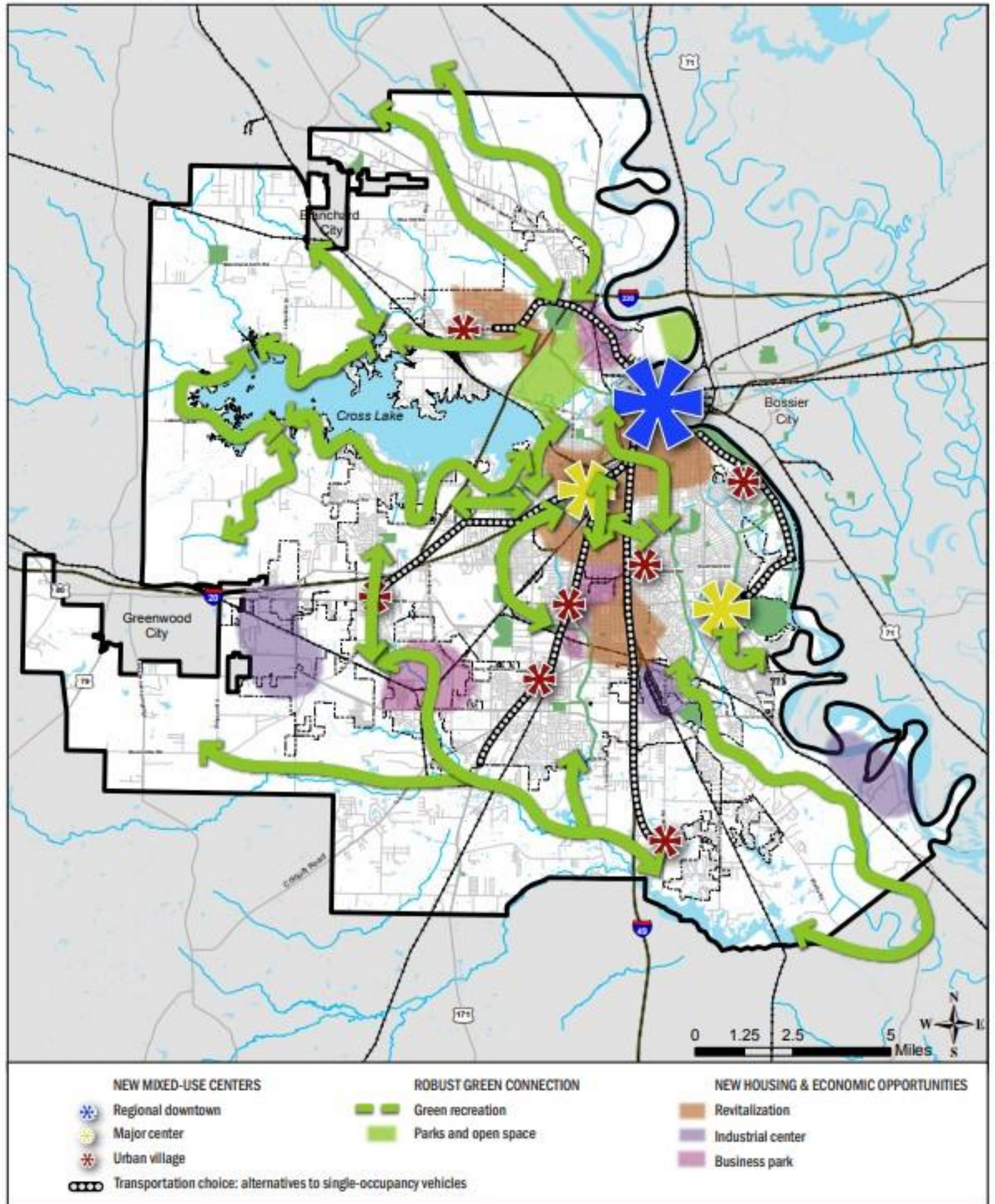


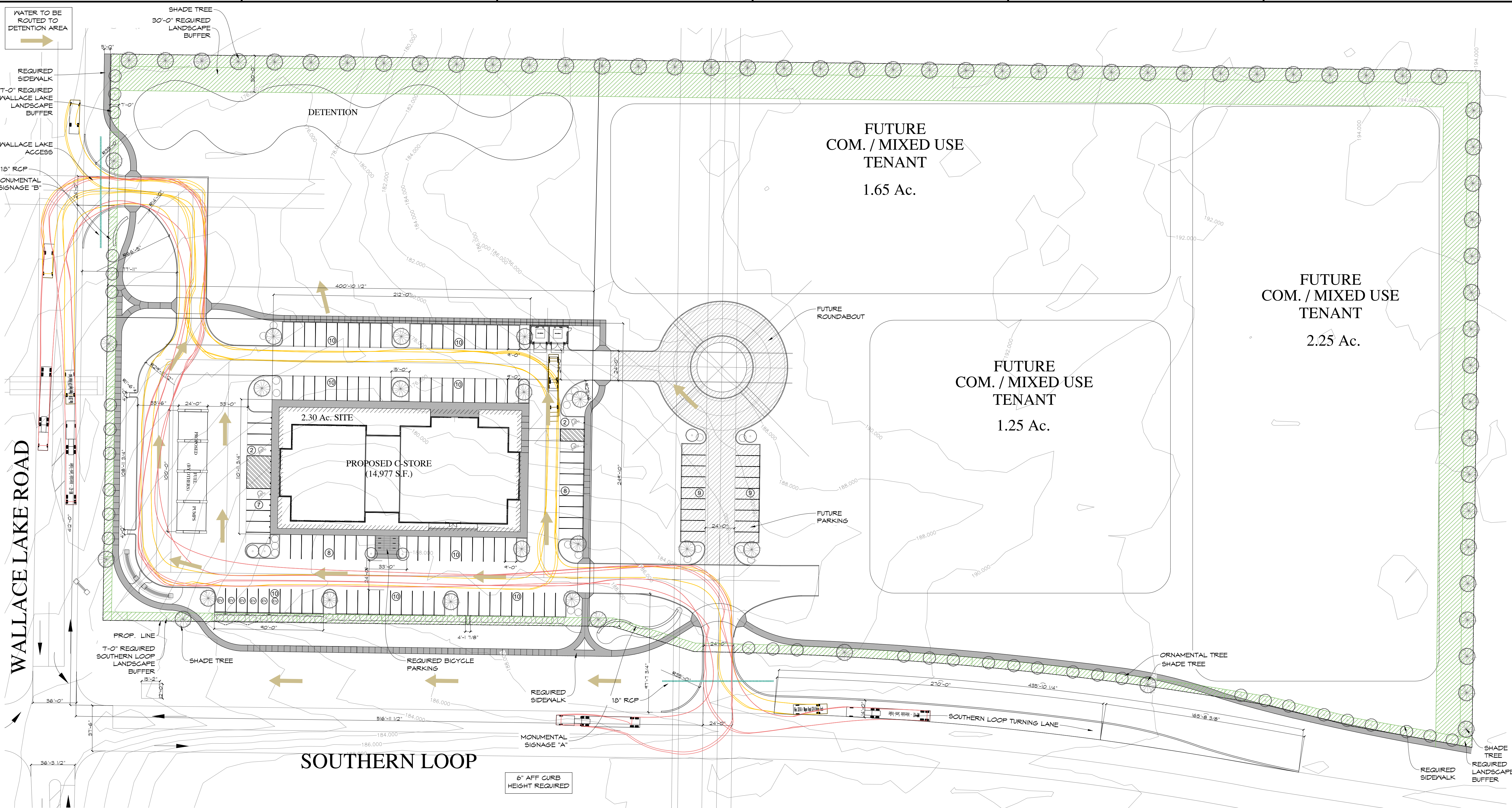
24-2-P

Future Land Use Map



MAP 12.4 FUTURE LAND USE POLICY MAP





WALLACE LAKE ROAD

SOUTHERN LOOP

FUTURE COM. / MIXED USE TENANT
1.65 Ac.

FUTURE COM. / MIXED USE TENANT
2.25 Ac.

FUTURE COM. / MIXED USE TENANT
1.25 Ac.

2.30 Ac. SITE
PROPOSED C-STORE
(14,977 S.F.)

PROPERTY DEVELOPMENT PLAN
SCALE: NOT TO SCALE



SOMDAL ASSOCIATES, LLC
ARCHITECTURE INTERIOR DESIGN
11111 Highway 101, Suite 100
Shreveport, LA 71106
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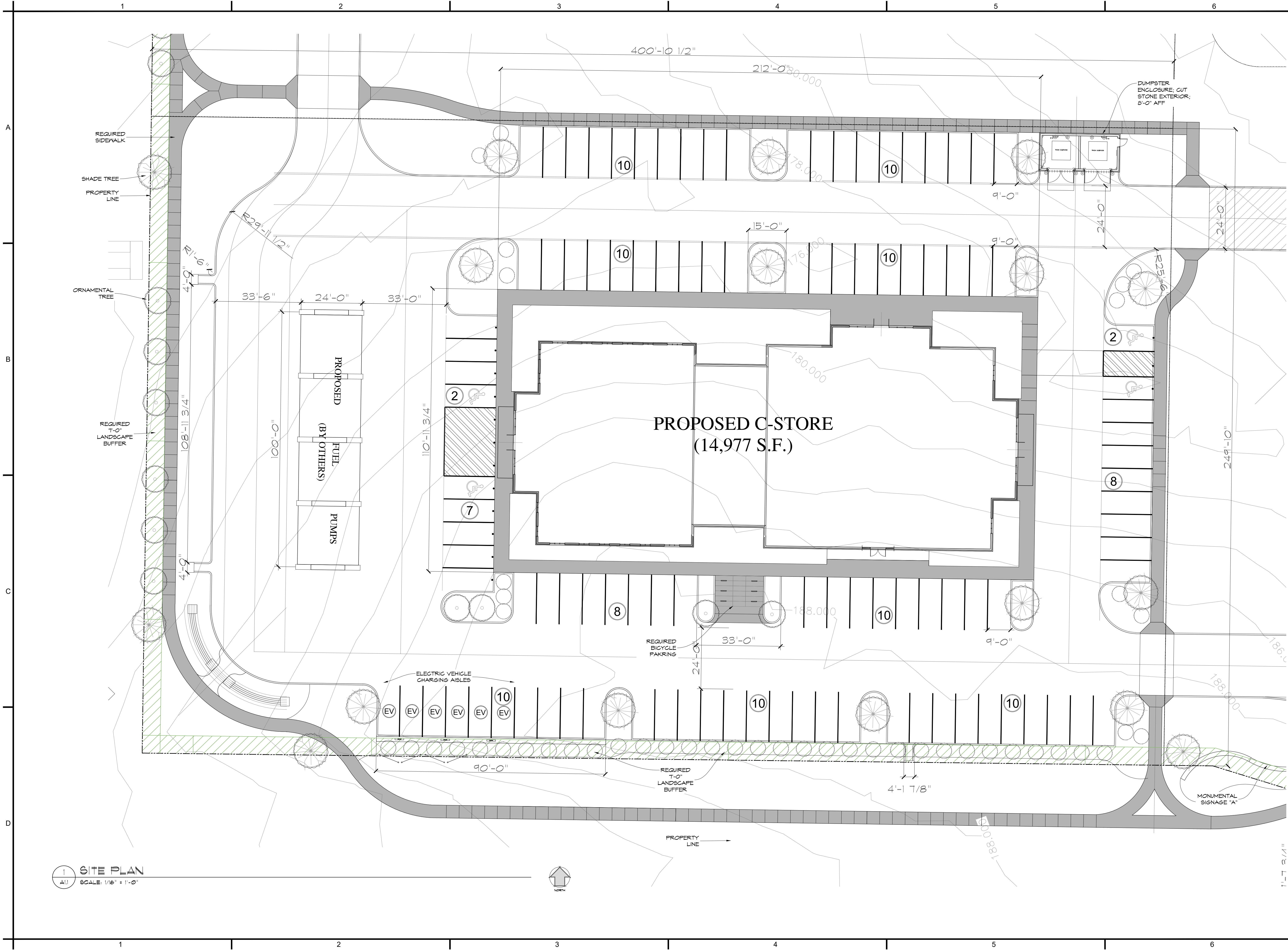
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PLANNED UNIT DEVELOPMENT
SOUTHERN LOOP
SHREVEPORT, LA 71106

Date: JANUARY 31st, 2024
REVISIONS:

Drawn: LCM
Job: 2326
Sheet:

A.O.O
01 of 01 Sheets



1 SITE PLAN
 SCALE: 1/16" = 1'-0"



1

2

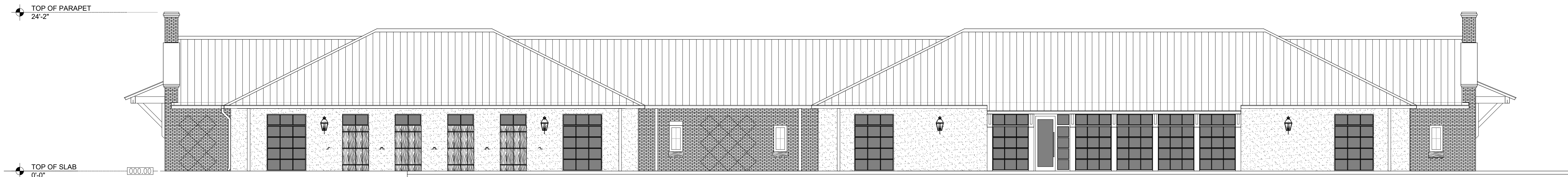
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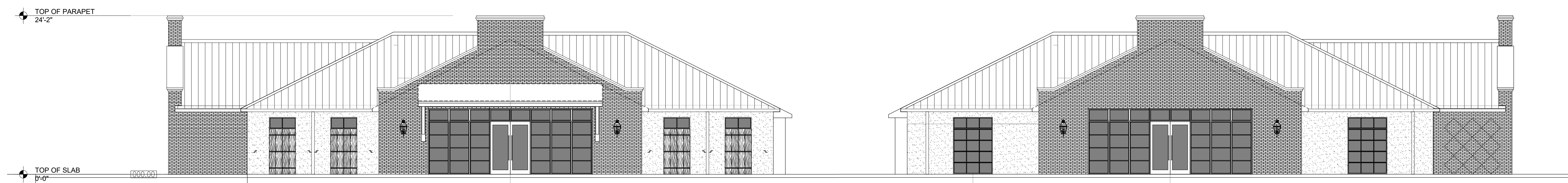
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A



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

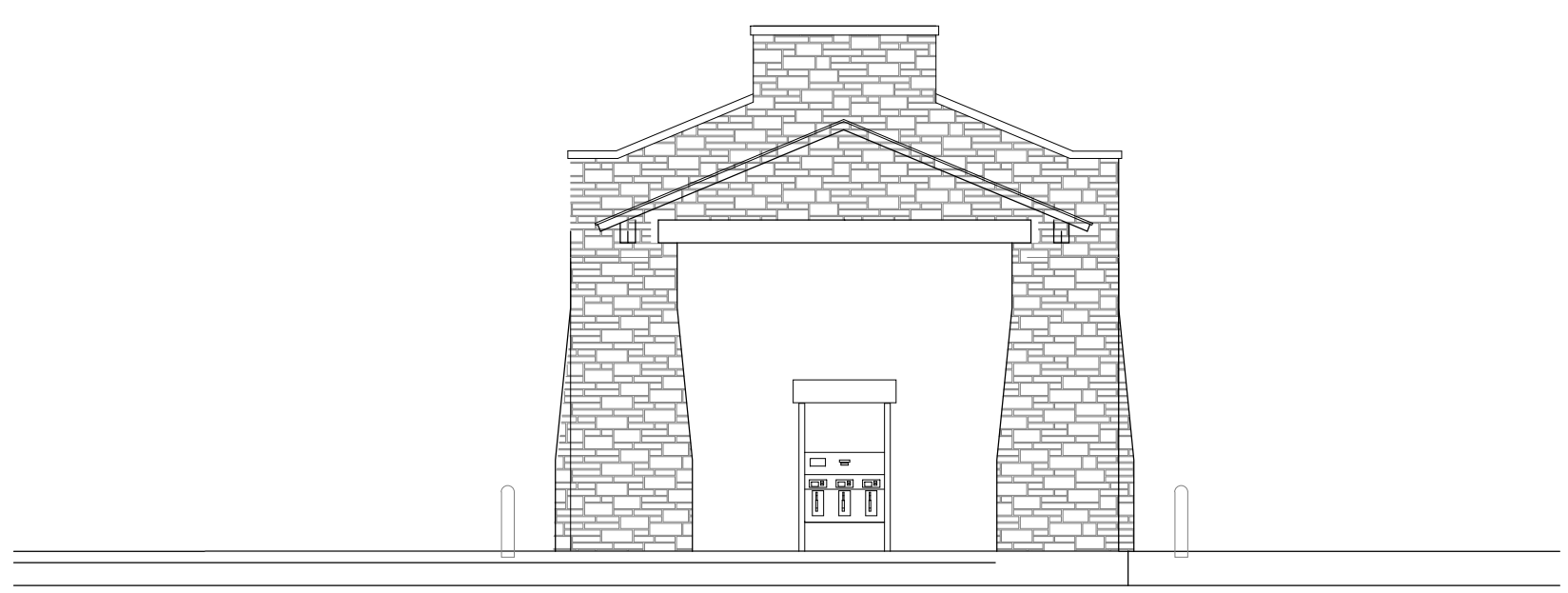
B



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

C



4 SOUTH ELEVATION (GAS PUMP CANOPY)
SCALE: 1/8" = 1'-0"

D

1

2

3

4

5

6

NAME

EMAIL

Cyndi + Steve Thornton

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Ronald + Stephanie Lambert

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Jerome Nicholas

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JOHN E. ATKINS

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Johnny Rodgers

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JOHN | ATKINS

JEATKINS@LATimber.com

February 15, 2024 11:16 AM


PUBLIC HEARING NOTICE
AFFECTING THIS PROPERTY
FOR MORE INFO CALL: 318-673-6480
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February 15, 2024 11:16 AM



February 15, 2024 11:16 AM



February 15, 2024 11:16 AM



February 15, 2024 11:17 AM

GEOGNO	OWNER	MAIL_ADDRE
161319009049100	Provenance Development Company Llc	330 Marshall St. Ste 200 Shreveport La 71101-3015
161319000006000	Provenance Development Company, Llc	330 Marshall St Ste 200 Shreveport La 71101-3015
161330000002700	Black Creek Ventures, L.L.C.	330 Marshall St Shreveport La 71101-3126
161319009047800	Vas Construction Llc	1922 Chestnut Park Ln Shreveport La 71106
161329000018400	Country Club Estates Number Four, L.L.C.	333 Texas St Ste 1250 Shreveport La 71101
161319000005600	Cush Family Holdings, Llc	4830 Line Ave Ste 200 Shreveport La 71106
161320000015800	Provenance Development Company, L.L.C.	330 Marshall St Ste 200 Shreveport La 71101
161319000004600	Thompson, John M. And Debbie Thompson	9900 Wallace Lake Rd Shreveport La 71106-8012
161320036000100	Waddell Veterinary Properties, L.L.C.	836 Jefferson Pl Shreveport La 71104
161319000003800	Nicholas, Abraham Jerome, Jr. And	9922 Wallace Lake Rd Shreveport La 71106-8012
161330000000200	Cush Family Holdings, Llc	4830 Line Ave. Ste. 200 Shreveport La 71106-1530
161330000002300	Cush Family Holdings, Llc	4830 Line Ave Ste 200 Shreveport La 71106-6009
161319000004500	Mid Caddo Partnership, A Louisiana Partnership	400 Travis St Ste 1006 Shreveport La 71101-3139
161319000004400	Weaver, David T. And Jennifer Weaver	9928 Wallace Lake Rd Shreveport La 71106-8012
161330000005900	Country Club Estates Number Two, L.L.C.	333 Texas St Ste 1250 Shreveport La 71101-5302
161330000000600	Lagersen Holdings Llc 2/3, Charles Frederick	11020 Ashland Way Shreveport La 71106
161319009047600	Hamm, William T And	9003 Beau Soleil Dr Shreveport La 71115
161330000002900	Black Creek Ventures, Llc	330 Marshall St Shreveport La 71101
161330000002600	Ballard, David Willis And Aimee Elizabeth	1935 E 70th St Shreveport La 71105
161319000002700	Johnson, Albert Ezell And	9693 Wallace Lake Rd Shreveport La 71106
161319002000300	Speakes, Terry Festervand	9926 Wallace Lake Rd Shreveport La 71106-8012
161319000002900	Allen, William Mack & Nadine Allen	9538 La Bonne Trre Drive Shreveport, La 71106
161319006000200	Thompson, Joe Boyd	9898 Wallace Lake Rd Shreveport La 71106-8010
161330000003800	Country Club Estates Number One, L.L.C.	333 Texas St Ste 1250 Shreveport La 71101
161330002000100	Oca Bossier City Mission	588 Oneonta St Shreveport La 71106
161330000002800	Black Creek Ventures, L.L.C.	330 Marhsall St Shreveport La 71101
161330008000100	Kilpatrick Investments Llc	1612 Farmerville Hwy Ruston La 71273
161319000005700	Kwm Development, Llc	4534 Barksdale Boulevard Bossier City La 71112
161330006000100	Spann, David Shane And Alison Smith Spann	9990 Wallace Lake Rd Shreveport La 71106

24-2-P - Planned Unit Development (PUD)

Project Address Information:

Address: 0 Southern Loop
City:
State: LA
Zip:

Project Details:

Designation: Caddo Parish
Status: Open
Project Name: Southern Loop PUD
Project Number: 24-2-P
Project Description:
Application Category: Planning Case - Parish
Parcel Legal Description: see attached
General Location of Property: NE corner of Southern Loop and Wallace Lake Rd
Council:
Caddo Parish Commissioner District: 9 - Atkins
Request: R-A to C-UV (PUD)
Proposed Use: Gas station and convenience store
Subdivision:

GEO Number:
Township:
Section:
Range:
Existing Zone: R-A

Project Fees:

Small Planned Unit Development (SPUD)

Contact information:

Applicant:			
	KWM Development, LLC	Jeremy Knicely	4534 Barksdale Blvd Bossier City, LA 71112
	Mobile:	Home:	Office: (318) 393-3665
Architect:			
	Somdal Associates	Christian Elberson	5925 Line Ave. Shreveport, LA 71106
	Mobile:	Home:	Office: (318) 408-3403
Business Owner:			
			, LA
	Mobile:	Home:	Office:
Engineer:			
			, LA
	Mobile:	Home:	Office:
Property Owner:			

Property Owner:	KWM Development, LLC	Jeremy Knicely	4534 Barksdale Blvd Bossier City, LA 71112
	Mobile:	Home:	Office: (318) 393-3665

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, February 28, 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. 24-2-P: 0 Sothern Loop. Application by KWM Development, LLC for approval to rezone property located on the Northeast corner of Southern Loop and Wallace Lake Road, from R-A Rural-Agricultural Zoning District to C-UV (PUD) Urban Village Commercial Zoning District, being more particularly described as 12.69 ACS M/L FROM THE SW COR. OF SE/4 SEC. 19(16-13), SAID POINT BEING S.89 DEG. 11 MIN. 20 SEC. E. 2403.60FT. MARKING THE COMMON COR. OF SECS. 19 & 30 OF (16-13) AND SEC. 24 & 25 OF (16-14), THENCE N. 89 DEG. 11 MIN. 20 SEC. W. 10.20FT. THENCE N. 00 DEG. 53 MIN. 01 SEC. E. WITH THE E. LINE OF WALLACE LAKE RD. PASSING AT A DISTANCE OF 25 FT. THE INTERSECTION WITH THE S. R/W LINE OF SOUTHERN LOOP AND CONTINUING ON FOR A TOTAL OF 190.24 FT. ON THE N. R/W LINE OF SOUTHERN LOOP AND THE PT. OF BEGINNING.; THENCE N. 00 DEG. 53 MIN. 01 SEC. E. WITH THE E. R/W OF WALLACE LAKE ROAD, 465.24 FT., THENCE S. 89 DEG. 16 MIN. 42 SEC. E. 1125.48 FT., THENCE S. 00 DEG. 42 MIN. 14 SEC. W. 556.06 FT., THENCE THE NEXT 5 COURSES WITH THE N. R/W LINE OF SOUTHERN LOOP: N. 79 DEG. 55 MIN. 16 SEC. W. 100FT., N. 75 DEG. 59 MIN. 12 SEC. W. 68.38 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2944.79 FT. , A CHORD BEARING N. 84 DEG. 33 MIN. 53 SEC. W 476.84 FT., N. 72 DEG. 58 MIN. 37 SEC. W. 70.15 FT. N. 89 DEG. 16 MIN. 55 SEC. W. 419.17 FT. TO THE PT. OF BEGINNING Section 19, T16N, R13W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission