

ORDINANCE NO. 6426 OF 2024

**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 1,000' EAST OF LINWOOD AVENUE AND MCCAREY STREET INTERSECTION, CADDO PARISH, LOUISIANA., FROM R-A RURAL AGRICULTURAL ZONING DISTRICT TO I-2 HEAVY INDUSTRIAL 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 1,000' East of Linwood Avenue and McCarey Street intersection, Caddo Parish, Louisiana, more particularly described below, be and the same is hereby amended **from R-A Rural Agricultural Zoning District to I-2 Heavy Industrial Zoning District:**

25.00 ACS. - LOTS 191, 192, 193, 194 & 195, SUBURBAN ACRES SUB., 4TH FILING, SEC 01 T16N 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BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.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

**24-8-P**  
**NWLA INVESTMENT PROPERTIES LLC**

**CADDO PARISH PLANNING AND ZONING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING MARCH 27, 2024**

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, March 27, 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  
Laura Neubert  
Constance L. Green  
Damon Humphrey, Sr.  
Phyllis Hart  
Lauren Marchive, III

**Staff Present**

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

**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. MARCHIVE, III, to approve the minutes of the February 28, 2024 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. 24-8-P ZONING REQUEST**

Applicant: NWLA INVESTMENT PROPERTIES LLC  
Owner: NWLA INVESTMENT PROPERTIES LLC  
Location: 0 Linwood Ave (1,000' E of Linwood Ave & McCarey St intersection)  
Existing Zoning: R-A  
Request: R-A to I-2  
Proposed Use: Industrial

**Representative &/or support:**

**Peyton Massey 8540 Hatfield – Gorman Rd, Shreveport, LA, 71106**

Massey stated that they have plans to develop and sell portions of the land. He asked the Board if they had any questions for him. NEUBERT asked if an I-1 zoning would work for the uses he wants. He stated that they are open to any zoning, but they want I-2 because the property touches an I-2 zoned property to the east side and potential buyers also want I-2. NEUBERT asked MPC staff to explain the differences between I-1 and I-2. JEAN referred to the Use matrix in the UDC. MARCHIVE asked about adjacent properties that are being rezoned. JEAN stated that there was, but it is in the city's jurisdiction.

*Draft*

**Opposition:**

**Ronald Cothran 7720 Babylon Circle, Shreveport, LA, 71106**

Cothran stated that he was neutral. He stated that he was concerned about the equipment that will be utilized in an I-2 district. JEAN stated that they do not know the exact use. Cothran stated that he does not know if what is going on out there will be beneficial to the residents, but he agrees with the addition of more jobs to the area.

**Kathy Allen 12835 Hwy 1, Oil City, LA, 71061/ P.O. Box 547, Oil City, LA, 71061/ 415 Mt. Zion Rd, Shreveport, LA, 71106**

Allen asked what effect this case would have on the residents in the area. NEUBERT told her more information would be given later.

**Rebuttal:**

**Peyton Massey 8540 Hatfield – Gorman Rd, Shreveport, LA, 71106**

Massey stated they will not have any specialized equipment. He stated that no traffic that is not already in the area will be added. The audience nodded that their questions were answered.

**A motion was made by MS. NEUBERT seconded by MR. BROWN to recommend approval as submitted.**

MARCHIVE stated that he would prefer a deferral and CLARKE stated they would not be landlocked if the city decided to deny the application. BROWN stated that he supports the business in the area.

**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**

**NEW BUSINESS**

**Master Plan Parish Update Committee**

The committee consisted of BROWN, NEUBERT and GREEN. BROWN stated that the Masterplan deals with sustainability. He stated that the three of them have whittled many of the zoning districts down for the 5-mile zone. Brown stated with R-A that it would allow manufactured homes and have a minimum lot size that equals the minimum in the parish ordinance on water wells and septic tanks. He also stated they looked at possibly allowing 2 accessory structures since they have bigger lots in the parish for R-A. He emphasized that the owner would have to be a resident on the property to have the 2 accessory structures, the owner would have to live in one of the structures. He stated that the other district they settled on was R-S which would be for everyone else in a subdivision, this district would have sewer and water. He stated to protect those that do not want to see manufactured homes when they leave their subdivisions, there would be instances that manufactured homes would not be allowed. R-MF is a manufactured home park where they own the homes on smaller lots, and it is more spread out. He stated with commercial districts, C-1 would have all the same uses and additional uses in the C-2 district would need a special exception use. C-3 would be used by right and C-4 would be special exceptions. Industrial districts and R-2 were kept the same. R-3 was changed to have a height minimum but otherwise stayed the same. NEUBERT stated all the code pieces that seemed city oriented were taken out and BROWN stated that was done to be easier on the constituents. BROWN asked BERNSTEIN to provide a resolution other than a code-text amendment and possible funding from the commission. GREEN stated that they are for the common good and allowing people to embrace their properties and goals.

**OTHER MATTERS TO BE REVIEWED BY THE COMMISSION**

**CHAIR/BOARD MEMBER'S COMMENTS**

**ADJOURN 5:27 p.m.**

*Draft*

---

**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**

**MARCH 27, 2024**

**AGENDA ITEM NUMBER: #08**

**MPC Staff Member: Jomari Smith**

**Parish Commission District: 10/Ron Cothran**

**CASE NUMBER 24-8-P: ZONING REQUEST**

**APPLICANT:** NWLA INVESTMENT PROPERTIES LLC  
**OWNER:** NWLA Investment Properties LLC  
**LOCATION:** 0 Linwood Ave.  
**EXISTING ZONING:** R-A  
**REQUEST:** R-A to I-2  
**PROPOSED USE:** Heavy Industrial

---

**SUMMARY OF REPORT:** The applicant is requesting approval of their application to rezone the property from the current R-A(Residential-Agricultural) to the I-2(Heavy Industrial) zoning district. The applicant intends on rezoning the property to develop leasing spaces. The application is warranted for deferral as it will be critical to understand the development trend for adjacent properties which are also being rezoned.

---

**DESCRIPTION:** The applicant is requesting approval to rezone a 25-acre tract of land from the R-A (Residential Agriculture) to I-2 (Heavy Industrial). The property is adjacent to multiple zoning districts such as I-1, I-2, and R-A. The purpose of the rezoning is so that the applicant would be able to construct leasing spaces for prospective business owners who are possibly interested in an industrial use.

**The parcel has the associated case history:**

- 21-1-AXM: An annexation request for the property to be brought into the city limits; application was never officially added to the agenda and was withdrawn by the applicant.
- 21-9-P: A request to develop a 221-lot residential subdivision. Application was never officially added to the agenda and was withdrawn by the applicant.

**Prior cases in the surrounding area listed:**

- 21-38-C: An additional application to connect the residential subdivision with lots located within the city limits.
- P-13-77: A denied rezoning from R-A to I-1 for a storage yard.
- P-60-84: An approved rezoning from R-A to I-2 for a concrete manufacturing plant.
- P-19-85: A denied rezoning from R-A to I-1 for a warehouse.
- P-8-91: An approved rezoning from I-1 to I-2 for an asphalt mixing facility.
- P-1-96: an approved rezoning from R-A to I-2 for warehousing and manufacturing.
- P-47-04: A correction to zoning error from R-A to I-2 for an industrial development.
- P-1-05: An approved rezoning from R-A to I-2 for an industrial development.
- P-7-11: An approved rezoning from R-MHP to I-1 for oil and gas servicing, warehousing, and office use.

**Nearby neighborhoods include:** Suburban Acres, Southern Hills, Hyde Park, Wallace Lake

---

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.



## 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

Heights, Solo Hood, East Ridge, Cedar Grove.

**REMARKS:** As stated previously, the applicant is requesting to rezone the 25-acre tract of land from the current zoning R-A to the requested designation of I-2 with the intent of building industrial/retail lease spaces. The current property in question is immediately adjacent to multiple I-1(Light Industrial) and I-2(Heavy Industrial) zoned properties which are located towards the northeast border. The tract is also adjacent to the R-A district located along the southwest border of the tract. The applicant does own the adjacent lots directly to the west and south of the tract. The property at this current moment is undeveloped and does not have any existing structures that reside upon the property.

As stated in Article 4.5 of the Unified Development Code (UDC), I-2 is defined as *"The purpose of the I-2 Heavy Industrial Zoning District is to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses. Commercial uses and open storage of materials are allowed. The industrial uses include fabrication, warehousing and assembly-type manufacturing, as well as office and research and development facilities, which may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities"*. The permitted by right uses in I-2 zoning district include *Agriculture, Retail Sales of Alcohol-Beer/Wine ,Animal Shelter – Operated by Public Authority, Automated Teller Machine - Standalone, Bus Transfer Station, Contractor Office, Food Truck and Trailer Vendor, Freight Terminal, Gas Station, Government Office, Industrial - Heavy, Industrial - Light, Lodge/Meeting Hall, Office, Public Safety Facility, Public Works Facility, Research and Development, Restaurant , Retail Goods Establishment , Salvage Yard, Self-Service Ice Vending Unit, Solar Farm , Soup Kitchen, Storage Yard - Outdoor, Truck Repair, Truck Stop, Utility, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Operation Facility, Warehouse, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers) and Wireless Telecommunications – Modifications,*

The current zoning map shows multiple zoning districts within a close proximity to the proposed tract; the majority of the lots with frontage along Mt. Zion and Box Rd are zoned for industrial use. In following a possible trend of the development, it seems as if a lot of the industrial properties are located to the Northeast of this property. If the property was to be rezoned to I-2 it could be seen as if the I-2 is encroaching further into the residential districts located at the southwest of the property.

In review of the future land use map, it makes a recommendation for the property to remain residential and be developed for a residential use. If the rezoning for the property was to be approved the I-2 zoning designation would be in direct conflict with the recommendation from the future land use map. A consideration to reevaluate the land use map could possibly be warranted for this specific area as the current zoning map shows the development of an industrial corridor and not a conventional low residential neighborhood. If a zoning was to be suggested, a lesser dense zoning district such as I-1(Light Industrial) is recommended; as it would minimally increase the density and character of the neighborhood, additionally It would also follow the masterplan's future land use policy, which supports the placement of industrial uses within proximity to logistic transportation routes to allow for ease of access to routes.



## **CADDO PARISH PLANNING AND ZONING COMMISSION**

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

### **STAFF REPORT**

The applicant hosted a neighborhood participation meeting on March 5<sup>th</sup> at 5:30pm. The applicant has expressed that the NPP was well received, and the attendees did not have any specific questions and mostly just wanted information. The number of attendees at the meeting was 5 individuals, 3 nearby property owners, the applicant, and his colleague.

---

### **STAFF**

**ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that: It is warranted to defer the application to rezone from the R-A zoning district to the I-2 zoning district due it being critical to know the adjacent lots recommended zoning prior.

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

1. Approve the application as submitted.
  2. Approve a less dense zoning classification such as I-1(Light Industrial).
- 

**PUBLIC ASSESSMENT:** 2 spoke in support. 1 spoke in opposition.

---

### **PZC BOARD**

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

---



24-8-P

TERRY BRADSHAW PASSWAY

BRA SWELL

R-MHP

TERRY BRADSHAW PASSWAY

IDEMA

R-2

MOUNT ZON

INTE RSTATE 49

MOORE

C-4

WATT S

C-1

C-3

IN SIDE CITY LIMITS

OUTSIDE CITY LIMITS

I-1

C-4

R-A to I-2

OR

I-2

GRAV OIS

INSIDE CITY LIMITS

OUT SIDE CITY LIMITS

R-A

I-1

C-2

KENNIE

BRU SHY. BAY OU

1,500' NOTIFICATION AREA

R-1-7

INTERSTATE 49

IC

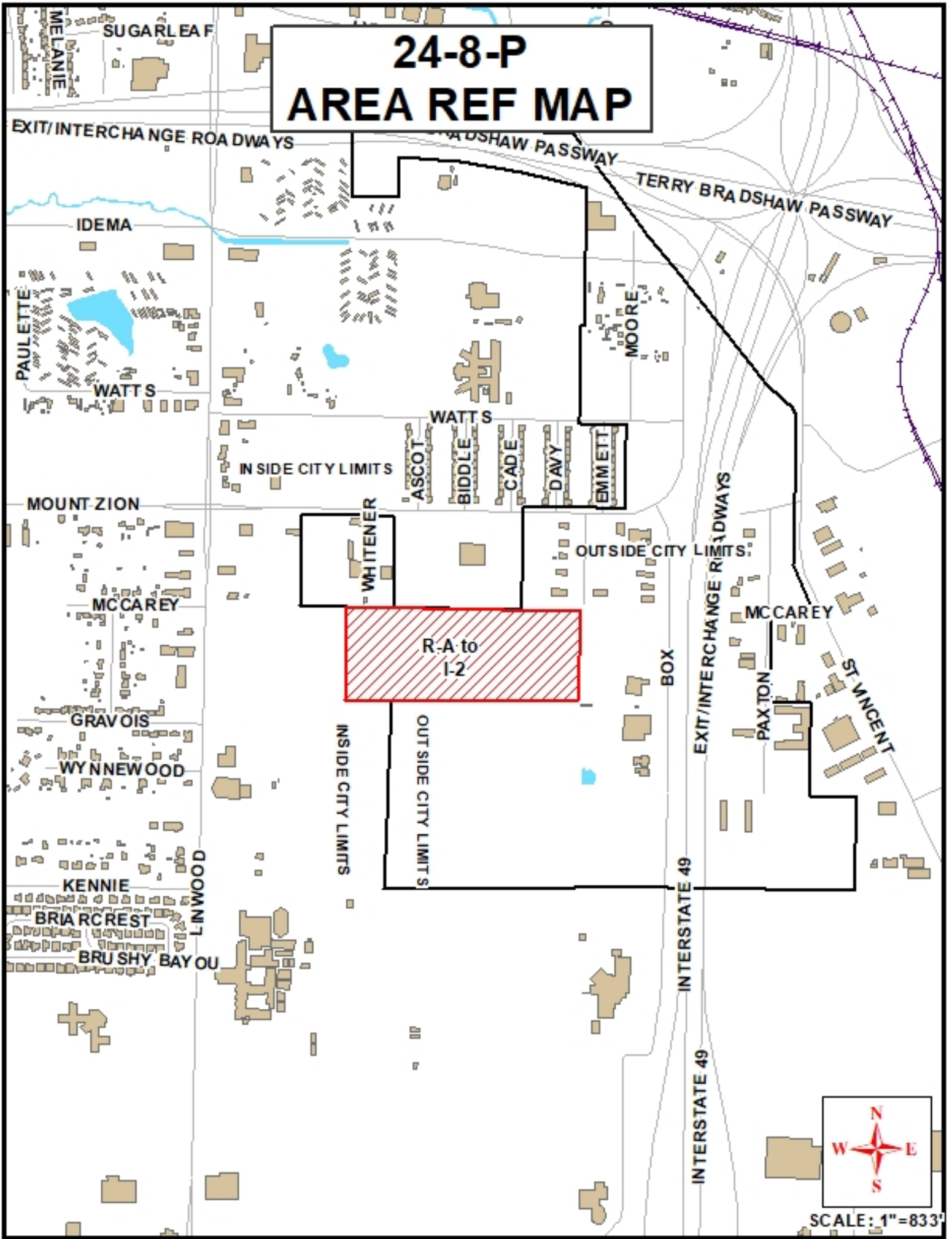
LINWOOD



SCALE: 1" = 750'






















# 24-8-P AREA REF MAP

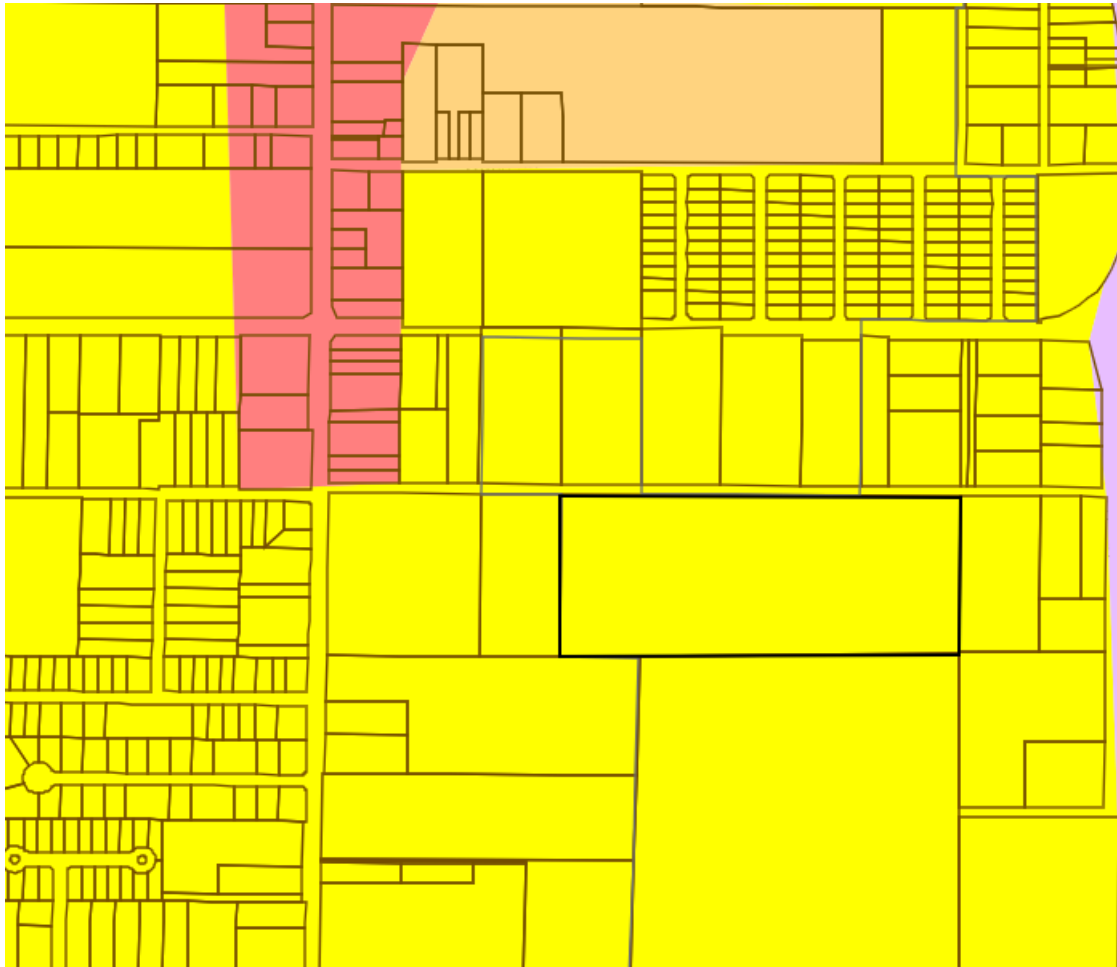


SCALE: 1" = 833'

24-8-P

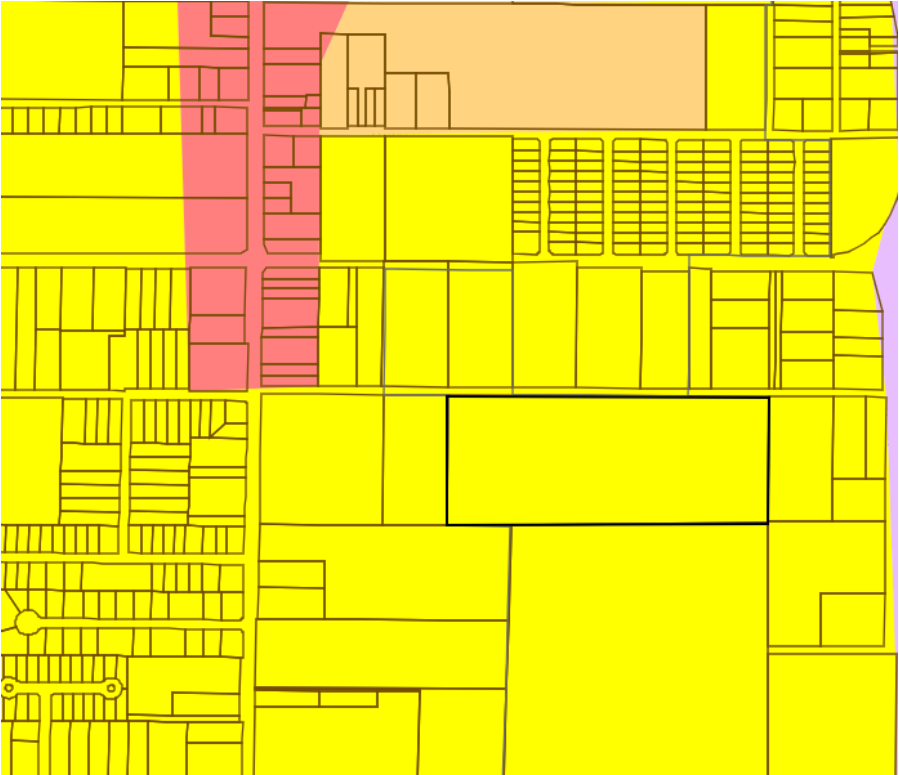
# Future Land Use Map

 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

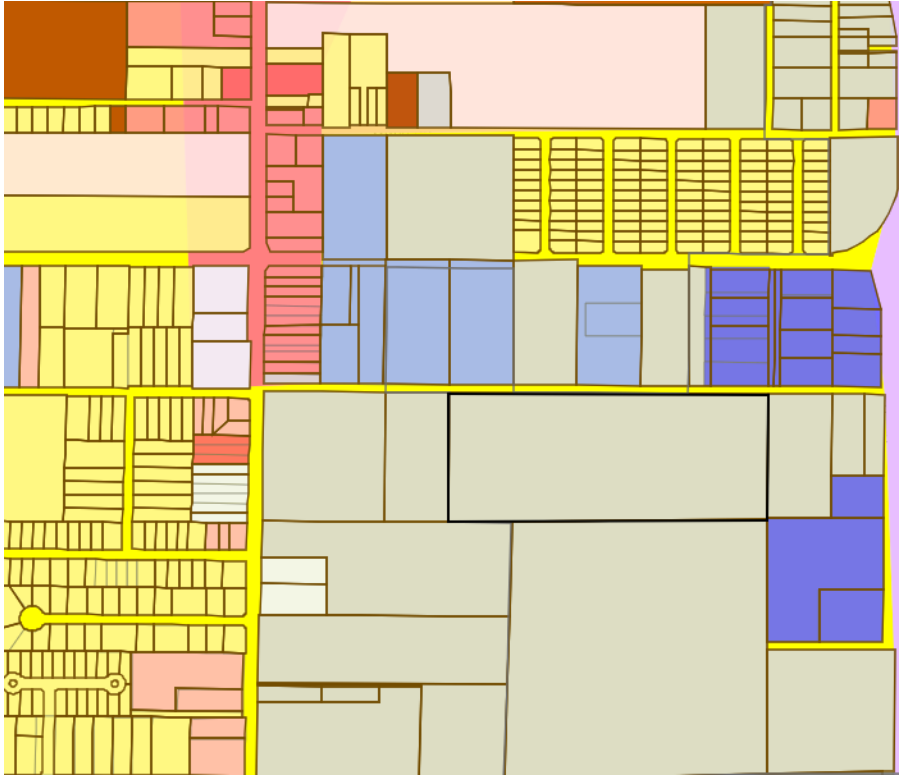


# 24-8-P | Zoning Map Comparison

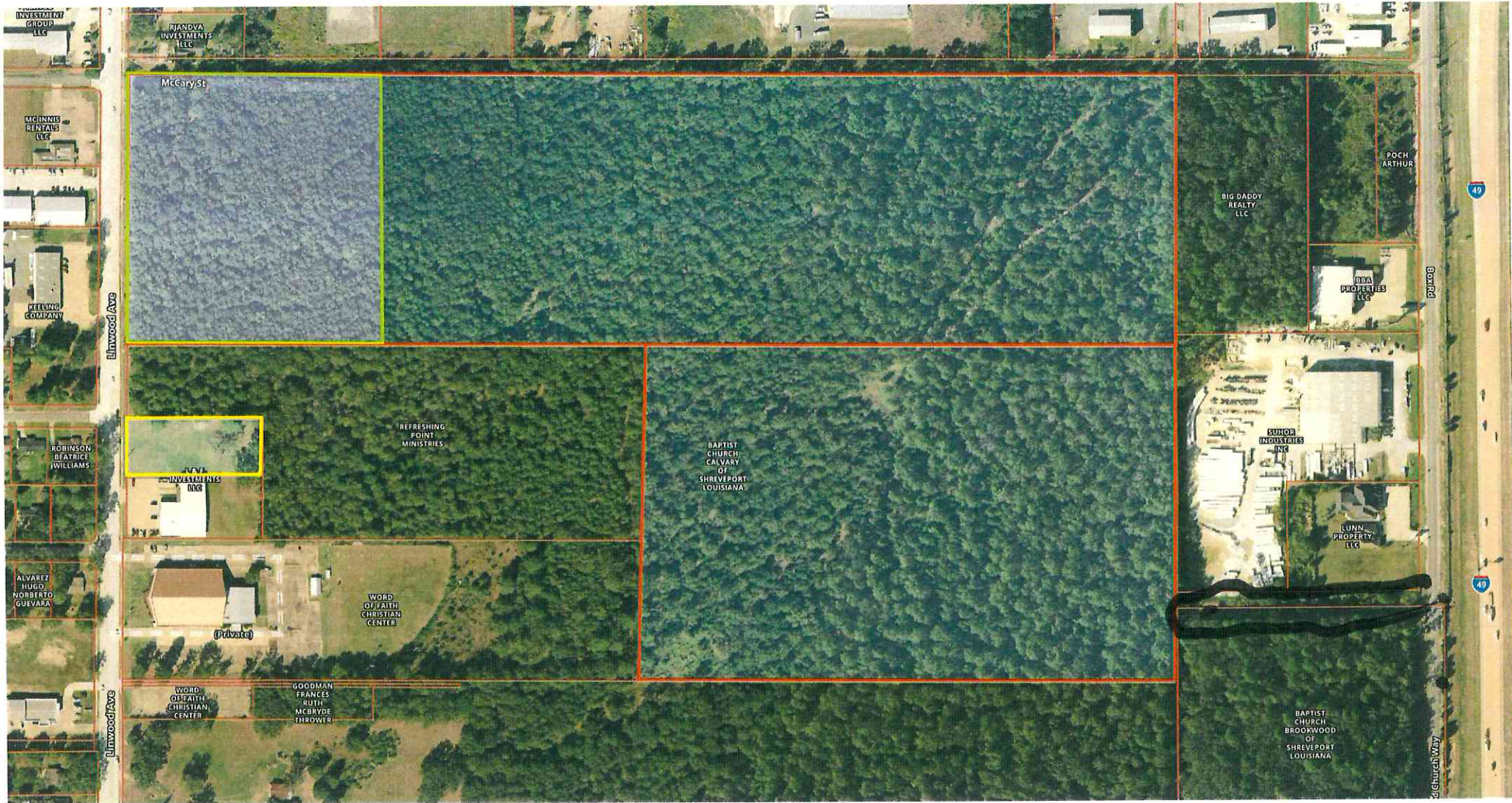
**Future Land Use Map**



**Current Zoning Map**







INVESTMENT GROUP LLC

RIADVIA INVESTMENTS LLC

McGary St

MCINNIS RENTALS LLC

KEELING COMPANY

ROBINSON BEATRICE WILLIAMS

LOVE INVESTMENTS LLC

ALVAREZ HUGO NORBERTO GUEVARA

(Private)

WORD OF FAITH CHRISTIAN CENTER

WORD OF FAITH CHRISTIAN CENTER

GOODMAN FRANCES RUTH MCBRYDE THROWER

REFRESHING POINT MINISTRIES

BAPTIST CHURCH CALVARY OF SHREVEPORT LOUISIANA

BIG DADDY REALTY LLC

BBA PROPERTIES LLC

SUHR INDUSTRIES INC

LUNN PROPERTY LLC

BAPTIST CHURCH BROOKWOOD OF SHREVEPORT LOUISIANA

POCH ARTHUR

PUJICO

Church Way

49

49





Davi's Red River Dialysis

Wood Park Northwest Louisiana

Word of Faith Church International

Kempson Floors

Word of Faith Church International

Word of Faith Church International

Word of Faith Church International

Word of Faith Church International

Word of Faith Church International

Word of Faith Church International

Linwood Ave

Linwood Ave

Linwood Ave

Linwood Ave

Linwood Ave

Word of Faith Church International

Word of Faith Church International

Word of Faith Church International

Word of Faith Church International

Word of Faith Church International

Word of Faith Church International

Word of Faith Church International

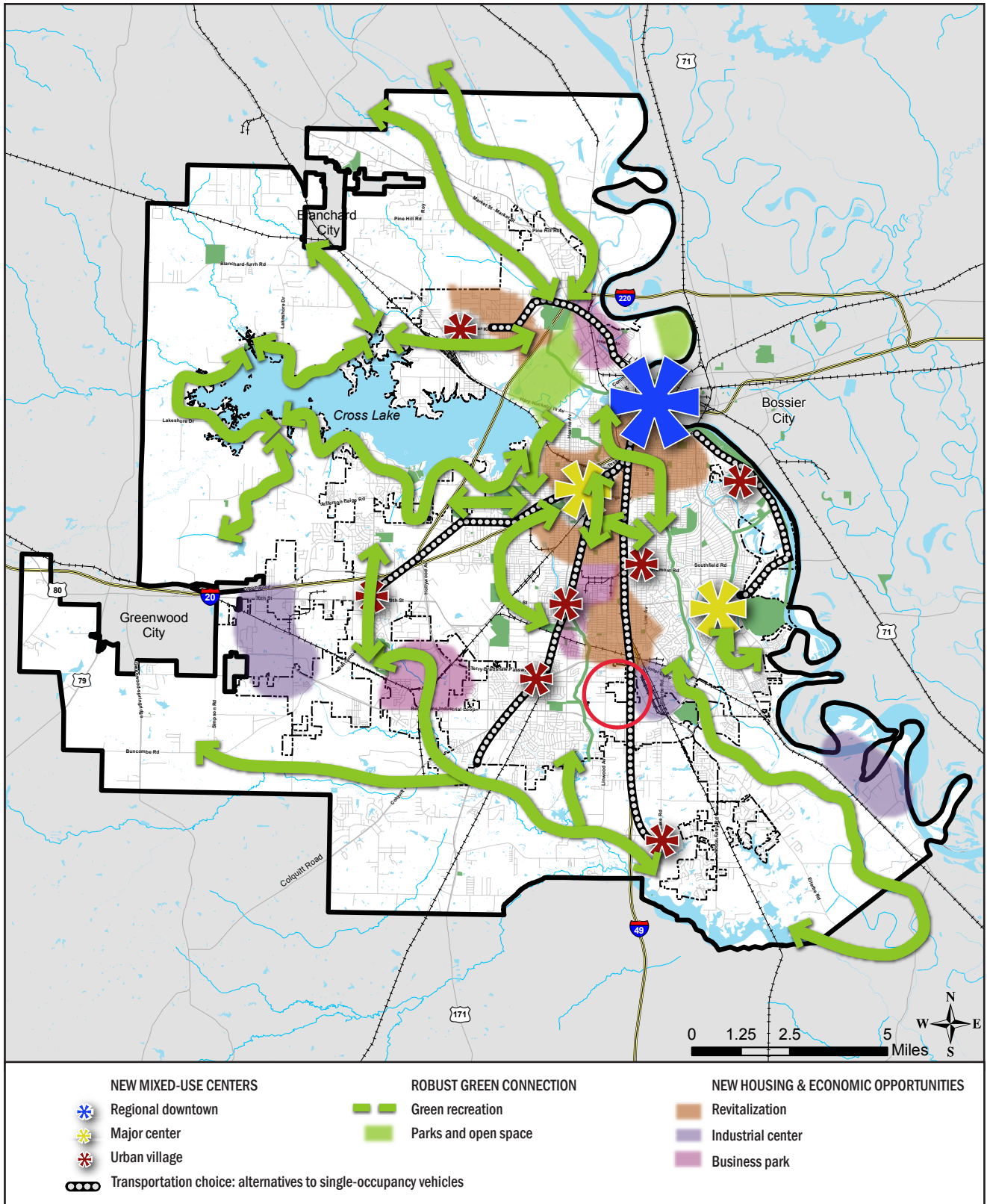
Word of Faith Church International

Word of Faith Church International

Word of Faith Church International



MAP 12.4 FUTURE LAND USE POLICY MAP



Source: Goody Clancy

scenario: 50% of new households to be located inside the loop; focusing growth in compact neighborhood centers or “urban villages,” especially outside the loop; higher densities in these mixed-use centers to provide the basis for more transportation alternatives.

However, any land use map for the future is inevitably based on the existing uses. Some land uses are less susceptible to change once they have been established. For example, occupied single-family neighborhoods tend to stay in place over long periods, with limited change or encroachment from other uses. Similarly, heavy industry, once located, does not tend to move if it continues in operation because it is difficult to find new locations. In contrast, retail and light industrial land uses are more likely to change, and to change in more rapid cycles. Multifamily development is less susceptible to change than retail uses, but more so than single-family neighborhoods, with condos and other ownership models less likely to change than rental developments, which are particularly susceptible to change if they are small, older, or run down.

The Future Land Use Map balances respect for existing uses with designations for consolidated land uses and new future land use designations. The consolidated

land uses on the map take two forms: a) consolidation under one category of land uses with similar impacts, for example, a “General Commercial” designation for areas where a mixture of retail, service and office uses already exists or where that mixture would be appropriate; or b) consolidation under a predominant use—for example, where an area is predominantly residential but also includes schools, churches, and a few scattered retail or office uses.

Existing development in the Master Plan Area includes many areas that incorporate scattered instances of other land uses. In some cases, these uses coexist without much difficulty, such as churches and schools located in single-family neighborhoods. In others, different land uses or different intensities of the same land use are located in ways that lack functional logic. For example, areas exist in which several dead-end streets lined with single-family houses empty onto a collector street or major arterial and are surrounded by a jumble of light-industrial or low-density retail uses. In these cases, the Future Land Use Map designates the area for the land use that would most appropriately predominate in the area. Most of the new future land use designations, tend to expand the number of uses in an area, rather than limit them.

## Principles To Guide Future Land Use

- Preserve existing occupied single- and two-family residential neighborhoods.
- Preserve land, including areas around bayous and drainage corridors, to achieve a green network of interconnected parks, multi-use paths, passive and recreational spaces.
- Encourage residential infill development on vacant and adjudicated parcels inside the loop.
- In revitalization plans and elsewhere, locate neighborhood mixed-use centers (“urban villages”) with residential, retail and office uses at key intersections within walking distance of neighborhood residences and where they could support improved public transportation service.
- Concentrate density and mixed-use development in a limited number of major mixed-use centers for future bus rapid transit.
- Locate multifamily development in mixed-used centers or urban villages; where there is nearby access to retail, services, and public transportation; or on collector or arterial streets and at intersections.
- Locate new housing developments adjacent to and connected to existing development.
- Avoid locating residential uses where they will be surrounded by industrial uses.
- Locate industrial uses where there is easy access to railroad, road, port, or air transportation.
- Establish appropriate transitions from higher-density and higher-impact land uses to lower-density and lower-impact land uses.




**Neighborhood Participation Plan Report**  
 (To Be Submitted a Minimum of 2-weeks Prior to Public Hearing)



*This template is for informational purposes only, and should be used as a guide – and modified accordingly – to meet the specifics for your meeting. Items 1-11 are required for submittal.*

1. **Project Name:** Linwood Ave Rezoning
2. **Contact Name:** Jake Overton
3. **Meeting Date:** 3/5/2024
4. **Meeting Location:** 8540 Hatfield Gorman Dr Shreveport LA 71106
5. **Meeting Start Time:** 5:30PM
6. **Meeting End Time:** 6:00PM
7. **Number of People in Attendance:** 3 plus me (Jake Overton) and another representative of our company (Peyton Massey)  
 Owner Jonathan Hodge was there briefly just to intro himself
8. **Date of Filing of Land Use Application:** 2/13/2024
9. **General Introduction:**  
 I wrote a letter that MPC then sent out to the nearby property owners. The meeting was held at our office near the property. The attendees were given paper hand outs provided here and we had a computer with several maps pulled up for us to illustrate our points. We described our intentions with the property for a while and then opened for discussion.
10. **Summary of Concerns and Issues Raised at the Meeting:**  
 The attendees had no concerns or issues with our project as described. Only they warned us about some of the difficulty of going through the zoning process.
11. **Additional Items Required for Report Submittal:**
  - Meeting sign-in sheet
  - Meeting minutes
  - Copy of the plan that was presented at the neighborhood meeting
12. **Deadline:**
  - If your land use application requires a Public Hearing before the MPC Board, then your Neighborhood Participation Plan Report must be submitted two weeks prior to the Public Hearing.
  - If your land use application does not require a Public Hearing, no decision on your land use application will be made until a Neighborhood Participation Plan Report has been submitted to your Case Manager

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.

	3/8/24
Signature of Applicant or Authorized Representative	Date
Jake Overton	3/8/24
Type or Print Name of Applicant (or Authorized Representative)	Date

## SIGN IN

#	Name	Address
1	Ronald W. Cottraw	7720 Babylon Cir. Parish Commiss:
2		937-475-3877 outlet
3	Randy CUSH	318-963-0186 566 Longleaf Rd. Spout LA 71106
4		Randall.cush@Outlook.com
5	Jose Emiliano	318 020 26 26 / 318 021 1126
6		Emilianojos@aol.com
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

# DUFFY ENGINEERING LLC

Civil Engineering • Planning • Consulting

January 10, 2024

City of Shreveport – Metropolitan Planning Commission  
Attn: Emily Trant  
Land Development Coordinator  
505 Travis Street – Suite 440  
Shreveport, Louisiana 71101-3027  
[Emily.Trant@shreveportla.gov](mailto:Emily.Trant@shreveportla.gov)  
(318) 673-6498

RE: Pre-Application Conference and Site Plan Application for  
**Linwood Business Park**  
9200 Block of Linwood Avenue  
Shreveport, Louisiana 71106

Dear Ms. Trant:

On behalf of our client, NWLA Investment Properties, LLC, we are herein requesting a pre-application meeting and site plan approval for the above referenced project. This letter will serve as our project narrative for the pre-application meeting.

The project is associated with four (4) tracts of land. We are proposing zoning changes for three (3) of the tracts. We will also be requesting site plan approval for the various intended uses.

### **Site Conditions:**

The site is currently vacant and most of the property is wooded. A small portion of the property has recently been cleared. The tract that is adjacent to the Linwood Avenue right-of-way is zoned C-4 and the other three (3) tracts are zoned R-A. The current city limit line divides the properties and most of the acreage sits outside the city limits.

The tracts total approximately 64+ acres.

### **Current & Proposed Zoning:**

<u>Parcel ID (Geo #)</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>
161401027000100	C-4	C-4
161401007019600	R-A	I-2
161401007020900	R-A	I-2
161401000003200	R-A	I-2



**Proposed Use:**

My client intends to build the infrastructure to serve a business park containing offices, storage spaces, warehouses and material yards. The business park would be served by a proposed road connecting to Linwood Avenue. The tract adjacent to Linwood Avenue and currently zoned C-4 would be listed for purchase. The remaining tracts would be zoned commercial or industrial and subdivided into lots intended for detached buildings with combined office-warehouse-yard use.

**Drainage:**

The site is not located in a flood zone. We understand that the development is subject to the current detention ordinance as stated in Chapter 34, Section 34-95 of the City of Shreveport Ordinance.

**Traffic & Access:**

We understand that all developments are subject to review by the city engineer with respect to driveways, access and potential traffic impacts. At the appropriate time, we will work with city engineering staff to develop a plan that follows current guidelines and standards applicable to this type of project.

If this information meets with your approval, please schedule us for the next available pre-application meeting with your staff.

We look forward to working with you on this project. If you have any questions, please do not hesitate to call.

Sincerely,  
DUFFY ENGINEERING LLC

Micha P. Duffy, PE  
Principal

**From:** [Andrew Cordaro](#)  
**To:** [Alan Clarke](#); [Stephen Jean](#)  
**Cc:** [Emily Trant](#); [Jomari Smith](#)  
**Subject:** Case Number; 24-25-C  
**Date:** Wednesday, March 20, 2024 1:52:49 PM

---

Mr. Clarke & Mr. Jean,

It has been a long time since I have seen or talked to you gentlemen, I hope you are both doing well!

I spoke with Emily and Jomari this morning and voiced my concern regarding the proposed rezoning request on the large tract of land on Linwood Avenue from R-A to I-2 (Heavy Industrial), case number: 24-25-C. My property at 9238 Linwood (Zoned C-4) is located directly across Linwood Avenue from the proposed rezoning request.

As you know I am a commercial realtor, developer and builder, and I consider myself "pro-business" and "pro-development". I am in favor of the owners developing the land across the street based on the uses Emily mentioned in a previous email, "The applicant intends on developing contractor offices, storage facilities, warehouses, and other similar uses."

However, I am not comfortable with the requested rezoning to I-2 (Heavy Industrial) because of the possibility the current owners/applicants do not develop the land, and sell in the future to an undesirable heavy industrial user. In my opinion, a C-4, I-1 or I-MU is more compatible with the surrounding zonings and uses.

I appreciate your time and consideration. Thank you.

**(Effective immediately, Please save my new email address:  
[Andrew@AndrewCordaro.com](mailto:Andrew@AndrewCordaro.com))**

**Andrew Cordaro**  
**Associate Broker**  
**Coldwell Banker Commercial**  
**Apex Realtors**  
**8805 Line Ave, Suite 100**  
**Shreveport, LA 71106**  
**(318) 861-2461 Office**  
**(318) 455-3661 Cell**

**[Andrew@AndrewCordaro.com](mailto:Andrew@AndrewCordaro.com) (New Email Address)**

Licensed by the Louisiana Real Estate Commission.  
Each office is independently owned and operated.



## UDC DEVELOPMENT APPLICATION

Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

### DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY

Date: \_\_\_\_\_ Planner: \_\_\_\_\_ Case No: \_\_\_\_\_ Application Fee: \_\_\_\_\_

#### PROPERTY INFORMATION:

Project Name: Linwood Project Associated Cases: NA  
 Project Address/Location: 3179Z None  
 Current Zoning District: R-A Proposed Zoning District (if applicable): I-2 Parcel Number(s): 161401007020900

#### CASE TYPE

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) | <input type="checkbox"/> Planned Unit Development (PUD)                 | <input type="checkbox"/> Public Right-of-Way Closure and Abandonment |
| <input type="checkbox"/> Special Use Permit                         | <input type="checkbox"/> Zoning Map Amendment and Preliminary Site Plan | <input type="checkbox"/> Site Plan Approval                          |
| <input type="checkbox"/> Preliminary & Final Plat (7 or more lots)  | <input type="checkbox"/> PUD Site Plan (Administrative)                 | <input type="checkbox"/> Site Plan Revision                          |
| <input type="checkbox"/> Final Plat (Less than 7 lots)              | <input type="checkbox"/> Small Planned Unit Development (SPUD)          | <input type="checkbox"/> Site Plan Modification                      |
| <input type="checkbox"/> Re-Plat                                    | <input type="checkbox"/> Zoning Map Amendment and Site Plan             | <input type="checkbox"/> Other: _____                                |

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

25.00 ACS. - LOTS 191 192 193 194 & 195, Suburban Acres Sub. 4th Filing, 161401-7-209

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

Property located near intersection of Linwood Ave and Mt. Zion Rd. 1000 ft south of Mt Zion Rd and 1700 Ft East of Linwood Ave

#### PROPOSED USE OF THE PROPERTY:

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

Provide a brief explanation, attach additional sheets, if necessary We intend to build a Rd From Linwood to the property and sell/build to suite lease on the designated property. No proposed building at this time

#### ZONING INFORMATION

#### BUILDING INFORMATION

Current Zoning District(s): <u>R-A</u> Proposed Zoning District(s): <u>I-2</u>	Proposed Building Use(s): <u>NA</u>
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross: <u>-</u>
Special Purpose Overlay District (if applicable):	Proposed Building(s) sq. ft. gross: <u>-</u>
Total Site Acres: <u>25.00</u>	Total sq. ft. gross (existing & proposed): <u>-</u>
Off-Street Parking Required: <u>No</u>	Proposed height of building(s): <u>-</u> Number of stories; <u>-</u>
Off-Street Parking Provided: <u>No</u>	Ceiling height of First Floor: <u>-</u>

#### DIMENSIONAL STANDARDS

Lot Area (square footage): 1,089,000 sq ft Lot Coverage (Total Area in square feet): \_\_\_\_\_  
 Lot Coverage Percentage of Total Lot Area: \_\_\_\_\_

#### 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>0</u> acres/square feet	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 DEVELOPMENT APPLICATION

#### IMPORTANT NOTE ABOUT PROJECT CONTACT

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.

**NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's notarized signature is mandatory.** ALL property owners must sign. All **property owners** must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. **If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.**

#### APPLICANT CONTACT INFORMATION:

Name: Jake Overton Company: NWLA Investment Properties LLC Check if Primary Contact   
E-mail: joverton@handhfs.com Phone: (409) 698-8573 Fax: \_\_\_\_\_  
Address: 8540 Hatfield Gorman Dr City: Shreveport State: LA Zip: 71106

#### ARCHITECT CONTACT INFORMATION:

Name: \_\_\_\_\_ Company: \_\_\_\_\_ Check if Primary Contact   
E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

#### ENGINEER CONTACT INFORMATION:

Name: Micha Duffy Company: Duffy Engineering LLC Check if Primary Contact   
E-mail: micha.duffy.pearce@gmail.com Phone: 817 781 9806  
Address: 10170 Westwind Dr City: Shreveport State: LA Zip: 71106

#### CURRENT PROPERTY OWNER CONTACT INFORMATION:

Name: Jonathan Hodge Company: NWLA Investment Properties LLC Check if Primary Contact   
E-mail: jhodge@handhfs.com Phone: (318) 564-8209 Fax: \_\_\_\_\_  
Address: 8540 Hatfield Gorman Dr City: Shreveport State: LA Zip: 71106  
Designee Contact Name: \_\_\_\_\_ Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

#### PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:

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

#### ACKNOWLEDGEMENT:

I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

Jonathan Hodge \_\_\_\_\_ 2-12-24 \_\_\_\_\_ Jake Overton \_\_\_\_\_  
Property Owner Signature Date Applicant Signature Date

STATE OF \_\_\_\_\_, COUNTY/PARISH OF \_\_\_\_\_:

BEFORE ME, a Notary Public, on this day personally appeared \_\_\_\_\_ (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information regarding property ownership herein is true and correct." SUBSCRIBED AND SWORN TO before me, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in the and for the State of \_\_\_\_\_



**CC3825**

**NOTICE TO THE PUBLIC**

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, March 27, 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. 24-8-P:** 0 Linwood Avenue. Application by NWLA INVESTMENT PROPERTIES LLC for approval to rezone property located on the 1,000' E of Linwood Ave & McCarey St intersection, from R-A Rural Agricultural Zoning District to I-2 Heavy Industrial Zoning District, being more particularly described as 25.00 ACS. - LOTS 191, 192, 193, 194 & 195, SUBURBAN ACRES SUB., 4TH FILING, SEC01 T16N R14W, Caddo Parish, Louisiana.

Alan Clarke, Executive Director  
Metropolitan Planning Commission