

ORDINANCE NO. _____ OF 2022

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 MANSFIELD ROAD, APPROXIMATELY 2,100 FEET SOUTH OF KEITHVILLE-KINGSTON ROAD, CADDO PARISH, LOUISIANA, FROM R-A RURAL-AGRICULTURAL ZONING DISTRICT to I-1 LIGHT 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 East side of Mansfield Road, approximately 2,100 feet South of Keithville-Kingston Road, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **from R-A Rural-Agricultural Zoning District to I-1 Light Industrial Zoning District:**

Lots 3 and 4, Speights Estates, Section 32, 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BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.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

22-28-P
NWLA Investment Properties

**CADDO PARISH PLANNING AND ZONING BOARD
SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 30, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, November 30, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

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

Staff Present

Alan Clarke, Executive Director
Adam Bailey, Community Planning & Design Manager
Henry Bernstein, Parish Attorney's Office
Shari Culbert, Executive Assistant
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Walter Johnson, Planner I

Members Absent

None

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

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 Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MR. BROWN, seconded by MS. HART, to approve the minutes of the October 26, 2022 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. 22-28-P ZONING REQUEST

Applicant: NWLA INVESTMENT PROPERTIES
Owner: NWLA INVESTMENT PROPERTIES
Location: 0 Mansfield Rd (East side of Mansfield Road, approximately 2,100 ft. south of Keithville-Kingston Road Intersection)
Existing Zoning: R-A
Request: R-A to I-1
Proposed Use: Truck Parking

Representative &/or support:

Jake Overton 417 Brighton Court Shreveport, La. 71115

Mr. Overton, owner, spoke of the details of the proposed parking facility. He answered questions regarding specifics of the property.

draft

Opposition: None

A motion was made by MR. BROWN seconded by MR. HUMPHREY, SR. to recommend approval of the application with stipulations.

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

A discussion regarding the future of the board was had. Mr. Bernstein will have more information at the next hearing.

NEW BUSINESS

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

At the next meeting, the board will nominate officers.

ADJOURN 4:59 p.m.

Laura Neubert, Chair

Secretary



STAFF REPORT
NOVEMBER 30, 2022
AGENDA ITEM NUMBER: 7
MPC Staff Member: Lauren Witt
Parish Commission District: 11/Ed Lazarus

CASE NUMBER 22-28-P: ZONING REQUEST

APPLICANT: NWLA INVESTMENT PROPERTIES, LLC
OWNER: NWLA Investment Properties, LLC
LOCATION: 12000 blk of Mansfield Rd (east side of Mansfield Rd., approx. 1,800' south of Keithville Kingston Rd.)
EXISTING ZONING: R-A
REQUEST: R-A to I-1
PROPOSED USE: Tractor Trailer Parking

DESCRIPTION: The applicant is proposing to rezone two lots, approximately 5.3 acres, from Rural Agricultural (R-A) to Light Industrial (I-1) to be utilized for tractor trailer parking. The subject parcel is surrounded by R-A zoning on all sides, including the west side of Mansfield Road.

Prior cases for this site include rezoning from R-A to R-A-E for office, shop and storage area for oil and gas production (P-21-99). Nearby relevant cases include: partially approved rezoning from R-A to I-1 for mobile home dealership; approved rezoning from R-A to I-1; MPC approval for a residence in an I-1 zoning district; approved rezoning from R-A to B-2 for a post office; approved rezoning from R-A to B-3; approved rezoning from B-3 to I-1; approved rezoning from R-A and B-2 to I-1; approved rezoning from R-A to B-2; approved rezoning from R-A to I-1; and approved rezoning from R-A to C-3 (P-47-83; P-38-83; P-33-91; P-24-88; P-6-95; P-4-10; P-14-80; P-15-77; P-24-18; 20-8-P)

Nearby neighborhoods include Boggy Bayou and Keith Road.

REMARKS: The subject application is a zoning request to rezone approximately 5.3 acres of vacant land from R-A to I-1 in order to develop the site for trailer tractor parking. At this point, no development plans have been submitted to the MPC for review.

When reviewing the zoning request, it should be acknowledged that throughout the City and Parish, there is a need for additional tractor trailer parking. As a result of the lack of parking lots for this specific vehicle type, these trucks have been found parking illegally in large surface lots. If approved, the development of a parking lot specifically for this use would reduce the amount of illegal parking that is currently taking place, as tractor trailer parking is only permitted in industrial zoning districts.

As stated in Article 4.5 of the Unified Development Code (UDC), I-1 is defined as " *The purpose of the I-1 Light Industrial Zoning District is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts*". *The permitted by right uses in I-1 zoning district include Agriculture, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Automated Teller Machine - Standalone, Bar , Broadcasting*



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

Facility TV/Radio - With Antennae, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Car Wash, Community Garden, Contractor Office, Day Care Center, Financial Institution, Food Truck Park - Minor, Freight Terminal, Gas Station, Government Office, Greenhouse/Nursery - Retail, Heavy Retail, Rental, and Service, Industrial - Artisan , Industrial - Light, Industrial Design, Lodge/Meeting Hall, Micro-Brewery/Distillery/Winery, Movie Studio, Office, Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Service Establishment, Public Safety Facility, Public Works Facility, Research and Development, Restaurant , Retail Goods Establishment , Retail Sales of Alcohol – Beer/Wine, Self-Storage Facility: Climate-Controlled, Self-Storage Facility: Outdoor, Solar Farm , Specialty Food Service, Storage Yard - Outdoor, Truck Repair, Truck Stop, Utility, Vehicle Operation Facility, Vehicle Repair/Service– Major, Vehicle Repair/Service – Major, Vehicle Repair/Service - Minor , Warehouse, Wholesale Establishment , Wireless Telecommunications – Stealth Design, Temporary Batch Plant/Rock Crushing Facility, Temporary Borrow Pit, Temporary Food Truck Vendor, Temporary Contractor's Office, Temporary Outdoor Entertainment, Temporary Outdoor Sales, Temporary Outdoor Storage Container.

As discussed above, the proposed development site is entirely surrounded by R-A zoning, with an existing church just south of the subject property, and single-family dwellings located to the south, and on the west side of Mansfield Road. While there is a patchwork of I-1, commercial and R-A zoning and uses beginning approximately two to four parcels north of the subject property, it only continues for approximately 0.5 miles before returning to consistently zoned R-A land. R-A is the overwhelming dominant zoning district in the southern portion of the Parish where this property is located, except for the ½ mile corridor of mixed zoning. Additionally, the presence of industrial zoning surrounded by R-A, constitutes spot zoning, as there is no type of gradient of zoning. Spot zoning is generally means that a property or group of properties has been rezoned to a district which conflicts with both the Master Plan and surrounding zoning districts. In this case, there is no protection for the R-A zoned properties from the industrial zoned properties, which generally are incompatible with residential areas, as they have the potential to create nuisances such as smell, sound, and heavier traffic. By introducing another industrially zoned property in this area the issue of incompatibility is exacerbated, as the potential for industrially used land stretches even further south and impacting a larger number of residentially zoned properties.

The Future Land Use Map included in the 2030 Great Expectations Master Plan identifies the two parcels in the application as Residential Low. The zoning request from R-A to I-1 is not consistent with the Future Land Use Map. Additionally, the existing industrial zoning to the north is inconsistent with the Master Plan, as that corridor of Mansfield Road is designated as Neighborhood Commercial on the Future Land Use Map.

The applicant hosted a neighborhood participation meeting on November 8, 2022 at 5:30 pm. There were no attendees present at the meeting.

Due to the overwhelming presence of R-A zoning in this area, lack of buffering of less intense zoning districts, and confliction with the Future Land Use Map in the Master Plan, Staff has determined that rezoning the subject property to I-1 would be incompatible with the surrounding area and land uses.



STAFF REPORT

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that denial of rezoning the subject property from Rural Agricultural (R-A) to Light Industrial (I-1) is warranted.

PUBLIC ASSESSMENT: One person spoke in support of the application. There was no opposition.

PZC

RECOMMENDATION: The board voted unanimously to recommend the application for approval with stipulations.

22-28-P

R-A

C-2

C-3

I-1

Keithville-Kingston

R-A

Mansfield

I-1

I-1

R-A

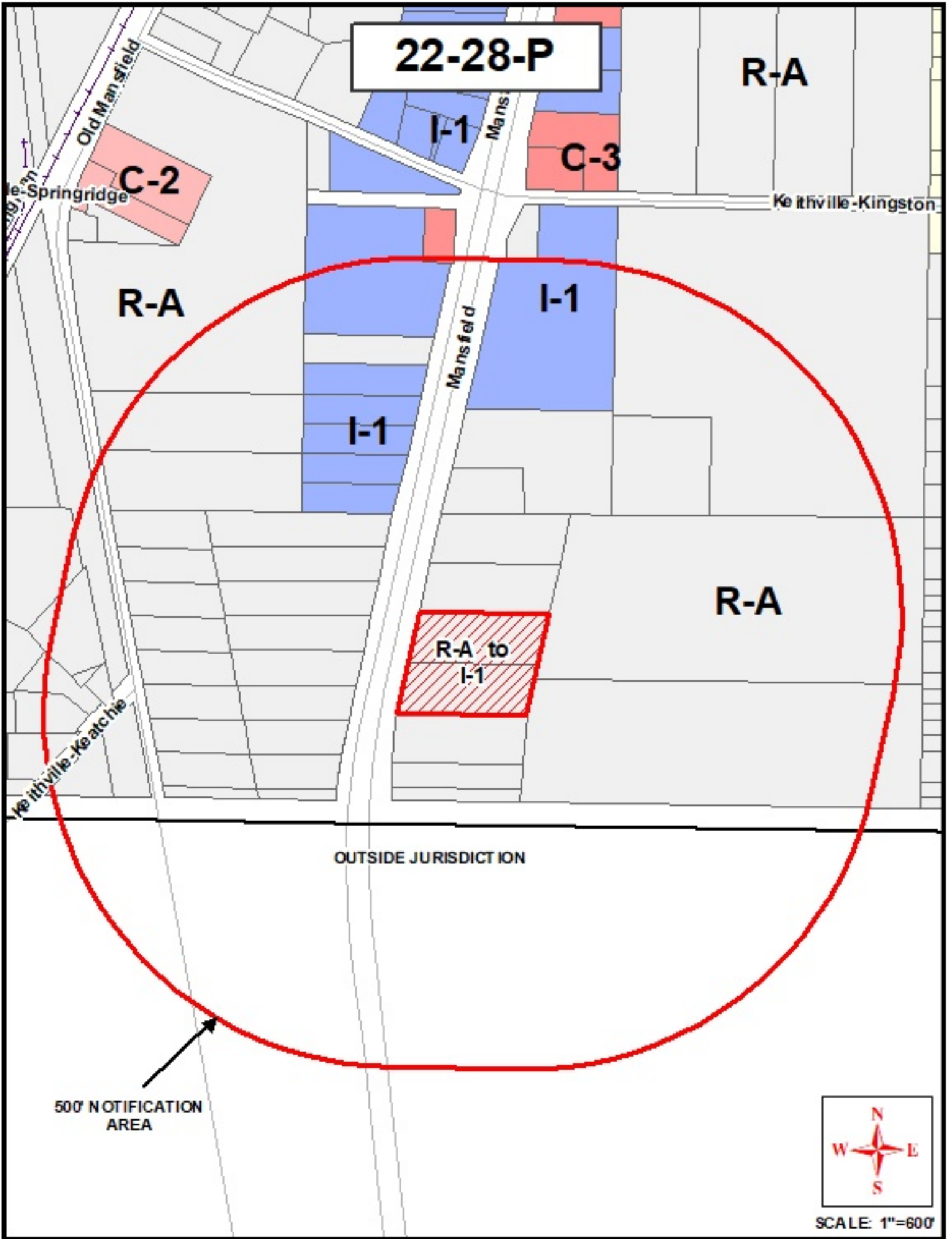
**R-A to
I-1**

OUTSIDE JURISDICTION

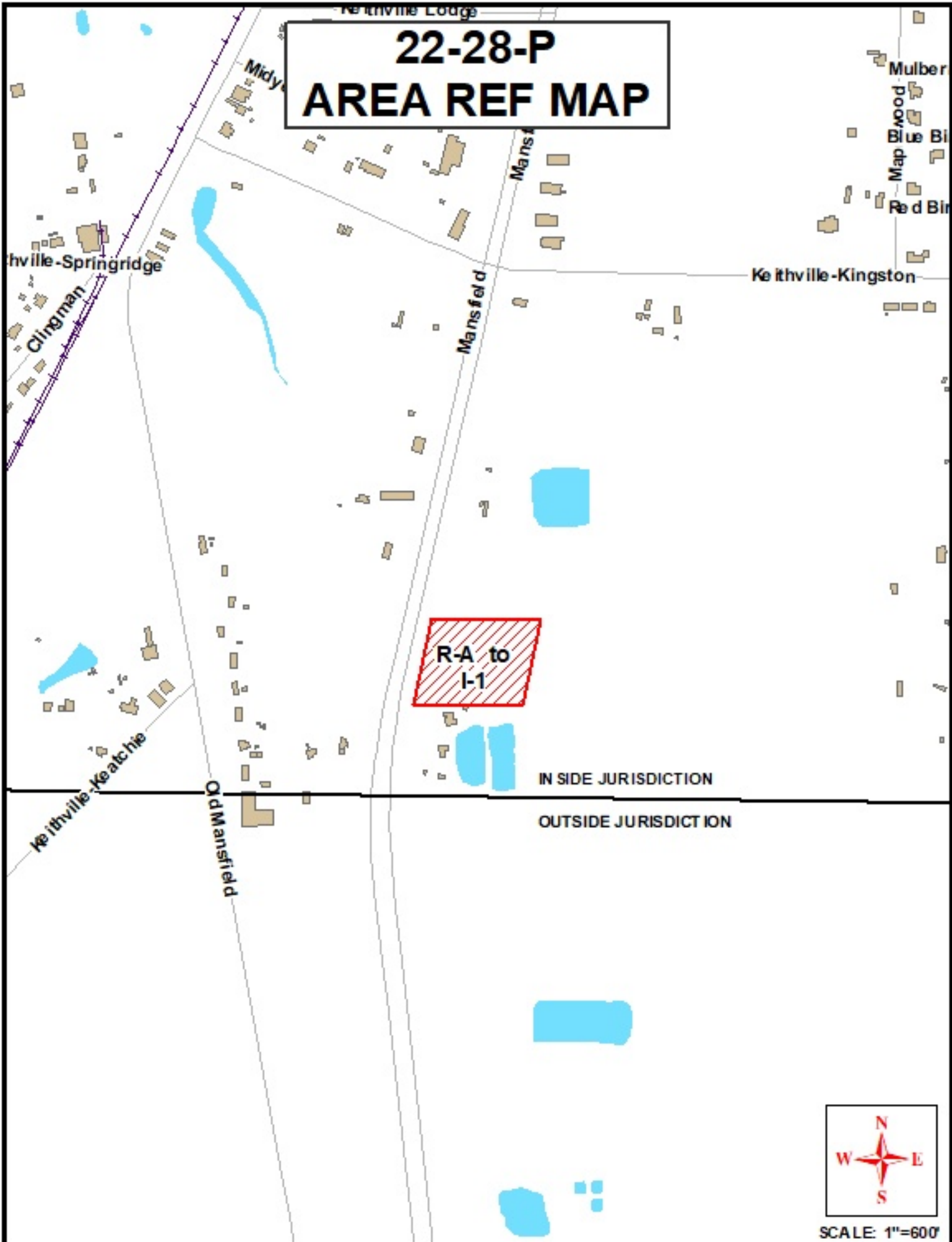
500' NOTIFICATION
AREA



SCALE: 1"=600'



22-28-P AREA REF MAP



IN SIDE JURISDICTION

OUTSIDE JURISDICTION



SCALE: 1"=600'

October 18, 2022

Dear Neighbor:

My company, NWLA Investment Properties, LLC, owns vacant land on the east side of Mansfield Rd. about .35 miles south of the Keithville-Kingston Rd. intersection. We'd like to develop the land for truck parking.

The site is in an R-A Residential Zoning District, where this is not allowed, according to Article 5, Section 5.2 (Table 5-1) of the Unified Development Code. Therefore, we are applying for a zoning change to a I-1 Light Industrial Zoning District to operate a parking lot. The site is currently about 5.6 acres of vacant land with no structures.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. Our application must be heard by the Metropolitan Planning Commission and the City Council, and we are required to do this before we submit our application to the Metropolitan Planning Commission.

The meeting will take place:

Tuesday, November 8th, 2022, at 5:30 pm

Keithville Community Park, under the pavilion near the tennis courts
and baseball field

12201 Mansfield Rd. Keithville, LA 71047

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive info from the meeting, please feel free to contact me at the provided email. If you have any additional questions or comments, also contact me using provided email. I hope to see you at the meeting on November 8th.

Sincerely, Jake Overton (NWLA Investment properties, LLC)

Joverton@handhfs.com



21/11/2022



21/11/2022



21/11/2022




PUBLIC HEARING NOTICE
 AFFECTING THIS PROPERTY
 FOR MORE INFO CALL: 338-673-6480
(from 8:00 a.m. to 5:00 p.m.)
 VISIT: stveportcaddempc.com/agendas
 EMAIL: info@stveportcaddempc.com
DO NOT REMOVE SIGN UNTIL AFTER THE HEARING

B&R LAND CLEARING
318-458-4599

21/11/2022

Land Development

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

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: <u>10/12/22</u> Planner: <u>A. Correa</u> Case No: _____ Application Fee: _____		
1. PROPERTY INFORMATION		
Project Name:		Associated Case:
Project Address/Location: <u>SPEIGHTS ESTATES, LOTS 3&4 Keithville LA 71047</u>		
Current Zoning District: <u>R-A</u>	Proposed Zoning District (if applicable): <u>I-1</u>	Parcel Number(s): <u>3&4</u>
2. CASE TYPE		
<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning)	<input type="checkbox"/> Planned Unit Development (PUD)	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Zoning Map Amendment and Preliminary Site Plan	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Preliminary & Final Plat (7 or more lots)	<input type="checkbox"/> PUD Site Plan (Administrative)	<input type="checkbox"/> Site Plan Revision
<input type="checkbox"/> Final Plat (Less than 7 lots)	<input type="checkbox"/> Small Planned Unit Development (SPUD)	<input type="checkbox"/> Site Plan Modification
<input type="checkbox"/> Re-Plat	<input type="checkbox"/> Zoning Map Amendment and Site Plan	<input type="checkbox"/> Other: _____
3. PARCEL DESCRIPTION		
<i>(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description)</i>		
<u>LOT 3 - 2.651 ACS. M/L - LOT 3, SPEIGHTS ESTATES. 161432-20-3</u>		
<u>LOT 4 - 2.652 ACS. M/L - LOT 4, SPEIGHTS ESTATES. 161432-20-4</u>		
4. GENERAL LOCATION OF PROPERTY		
<i>(street address and/or frontage, and distance to cross street)</i>		
<u>East side of Mansfield Rd approximately .35 miles south of Keithville - Kingston Rd intersection</u>		
5. PROPOSED USE OF THE PROPERTY		
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Townhouse Residential <input type="checkbox"/> Duplex Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial		
Provide a brief explanation, attach additional sheets, if necessary		
<u>Truck Parking</u>		



Land Development

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UDC DEVELOPMENT APPLICATION

6. ZONING INFORMATION		7. BUILDING INFORMATION	
Current Zoning District(s): R-A	Proposed Zoning District(s): I-1	Proposed Building Use(s):	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross:	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	
Total Site Acres:		Total sq. ft. gross (existing & proposed):	
Off-Street Parking Required:	Proposed height of building(s):	Number of stories:	
Off-Street Parking Provided:	Ceiling height of First Floor:		
8. DIMENSIONAL STANDARDS			
Lot Area (square footage):		Lot Coverage (Total Area in square feet):	
Lot Coverage Percentage of Total Lot Area:			
9. STORMWATER INFORMATION			
Existing Impervious Surface:	acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	acres/square feet	Red River	<input type="checkbox"/> Yes <input type="checkbox"/> No
Cross Lake Watershed	<input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input type="checkbox"/> No



Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101
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UDC DEVELOPMENT APPLICATION

TO CONTACT INFORMATION

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: 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:

Check if Primary Contact

Name: Jake Overton Company: NWLA Investment Properties, LLC
E-mail: joverton@handhfs.com Phone: 409-698-8573 Fax: _____
Address: 8540 Hatfield Gorman Rd City: Shreveport State: Louisiana Zip: 71106

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: _____ Company: _____
E-mail: _____ Phone: _____ Fax: _____
Address: _____ City: _____ State: _____ Zip: _____

CURRENT PROPERTY OWNER CONTACT INFORMATION:

Check if Primary Contact

Name: Jonathan Hodge Company: NWLA Investment Properties, LLC
E-mail: jhodge@handhfs.com Phone: 318-564-8209 Fax: _____
Address: 8540 Hatfield Gorman Rd City: Shreveport State: Louisiana Zip: 71106
Designee Contact Name: Jake Overton Email Address: joverton@handhfs.com Phone Number: 409-698-8573

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 10/5/22 Jh Overton 10/5/22
Property Owner Signature Date Applicant Signature Date

CC3825

NOTICE TO THE PUBLIC

Notice is hereby given that the Caddo Parish Planning and Zoning Board will hold a public hearing on Wednesday, November 30, 2022 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. 22-28-P: ZONING MAP AMENDMENT (REZONING): 0 Mansfield Rd. Application by NWLA INVESTMENT PROPERTIES for approval to rezone property located on the East side of Mansfield Rd, approx. 2,100' south of Keithville-Kingston Rd., from R-A Rural-Agricultural zoning to I-1 Light Industrial Zoning District, being more particularly described as Lots 3 and 4, Speights Estates, Section 32, T16N, R14W, Caddo Parish Louisiana.

Alan Clarke, Executive Director
Metropolitan Planning Commission