

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

A regularly scheduled public hearing of the Caddo Parish Planning And Zoning Commission was held on Wednesday, January 24, 2024 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

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

Staff Present

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

Staff Present

Members Absent

None

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

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Caddo Parish Planning And Zoning Commission are subject to appeal to the appropriate governing body, the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Caddo Parish Planning and Zoning Commission.

A motion was made by MS. NEUBERT, seconded by MR. HUMPHREY, SR., to approve the minutes of the December 27, 2023 public hearing as submitted.

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

PUBLIC HEARING

CASE NO. 23-40-P: ZONING REQUEST

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

Representative &/or support:

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

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

Opposition:

Doris Perry 2812 Freddie St, Shreveport, LA, 71107

Perry stated that the area does not need anymore section 8 housing or apartments. MARCHIVE informed the speakers that only a rezoning was before the Board, they were not voting on whether the subdivision would be approved. Perry then asked why only certain people received a letter about the proposed rezoning. CLARKE stated that everyone who lives within a 1500 square foot radius of the property receives a letter. Which encompasses the extent of legal notification requirements. CLARKE also restated that 2 participation meetings were held.

Diane Rice 2961 Nina St, Shreveport, LA, 71107

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

Virgie Jackson 2957 Freddie St, Shreveport, LA, 71107

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

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

CLARKE read the UDC definition of a R-A Zoning District, The intent of the R-A Rural Agricultural District is to permit single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations, and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district.

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

Rebuttal:

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

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

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

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

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

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

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

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

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

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

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

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

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

A motion was made by MR. HUMPHREY, SR. seconded by MS. NEUBERT to recommend this application for approval.

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

END OF PUBLIC HEARING

OLD BUSINESS

CLARKE informed CHAIRMAN BROWN that he should recommend members to the committees at the next meeting.

NEW BUSINESS

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

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

Virgie Jackson 2957 Freddie St, Shreveport, LA, 71107

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

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

Diane Rice 2961 Nina St, Shreveport, LA, 71107

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

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

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

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 3:58 p.m.

Jake Brown, Chair

Lauren Marchive, III, Secretary