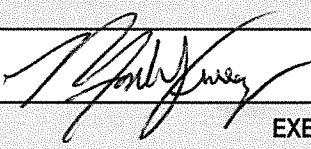




**METROPOLITAN PLANNING COMMISSION**

City of Shreveport | Caddo Parish  
www.shreveportcaddompc.com

**STAFF REPORT – SITE PLAN REVIEW**

|                                                                                                                                                                                 |                                          |                                                                                                                                                                                                                     |                                                          |                                                                                             |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------------------------------|--|
| Date: 1/23/2018                                                                                                                                                                 |                                          | Planner: Stephen Jean                                                                                                                                                                                               |                                                          | Case No: C-110-17                                                                           |  |
| <b>PROPERTY &amp; APPLICANT INFORMATION:</b>                                                                                                                                    |                                          |                                                                                                                                                                                                                     |                                                          |                                                                                             |  |
| Project Name/Proposed Use: Feazel Electric                                                                                                                                      |                                          |                                                                                                                                                                                                                     | Property Address: 6817 W. 70 <sup>th</sup> St.           |                                                                                             |  |
| Applicant: Raley & Associates                                                                                                                                                   |                                          |                                                                                                                                                                                                                     | Owner: J-Tam Properties, Inc.                            |                                                                                             |  |
| Prior Cases: SAC-96-17                                                                                                                                                          |                                          |                                                                                                                                                                                                                     | Additional Requests: N/A                                 |                                                                                             |  |
| City Council District: G/Bowman                                                                                                                                                 |                                          |                                                                                                                                                                                                                     | Parish Commission District: 12/Johnson                   |                                                                                             |  |
| <b>REVIEWED BY:</b>                                                                                                                                                             |                                          |                                                                                                                                                                                                                     |                                                          |                                                                                             |  |
| <input type="checkbox"/> Engineering – Streets & R.O.W. ( <input checked="" type="checkbox"/> N/A)                                                                              |                                          | <input checked="" type="checkbox"/> Engineering – Stormwater & Drainage ( <input type="checkbox"/> N/A)                                                                                                             |                                                          | <input type="checkbox"/> Fire Prevention ( <input type="checkbox"/> N/A)                    |  |
| <input type="checkbox"/> Caddo Parish Public Works ( <input checked="" type="checkbox"/> N/A)                                                                                   |                                          | <input checked="" type="checkbox"/> LA Department of Transportation ( <input type="checkbox"/> N/A)                                                                                                                 |                                                          | <input type="checkbox"/> Alcohol Beverage Office ( <input checked="" type="checkbox"/> N/A) |  |
| <b>ZONING INFORMATION</b>                                                                                                                                                       |                                          |                                                                                                                                                                                                                     | <b>BUILDING INFORMATION</b>                              |                                                                                             |  |
| Current Zoning District(s): I-2                                                                                                                                                 |                                          |                                                                                                                                                                                                                     | Proposed Building Use(s): Warehouse / Metal Storage      |                                                                                             |  |
| Total Site Acres: 1.298                                                                                                                                                         |                                          |                                                                                                                                                                                                                     | Total sq. ft. gross (existing & proposed): 7,986 sq. ft. |                                                                                             |  |
| Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                         |                                          |                                                                                                                                                                                                                     | Proposed height of building(s): 14'-0"                   |                                                                                             |  |
| Off-Street Parking Required: 14                                                                                                                                                 |                                          |                                                                                                                                                                                                                     | Number of stories: 1                                     |                                                                                             |  |
| Off-Street Parking Provided: 28                                                                                                                                                 |                                          |                                                                                                                                                                                                                     | Ceiling height of First Floor: 14'-0"                    |                                                                                             |  |
| <b>SITE PLAN REQUIREMENTS</b>                                                                                                                                                   |                                          |                                                                                                                                                                                                                     |                                                          |                                                                                             |  |
| Landscaping                                                                                                                                                                     | <input type="checkbox"/> Does Not Comply | <input checked="" type="checkbox"/> Does Comply                                                                                                                                                                     | <input type="checkbox"/> Exceeds Requirement             | ( <input type="checkbox"/> N/A)                                                             |  |
| Setbacks                                                                                                                                                                        | <input type="checkbox"/> Does Not Comply | <input checked="" type="checkbox"/> Does Comply                                                                                                                                                                     | <input type="checkbox"/> Exceeds Requirement             | ( <input type="checkbox"/> N/A)                                                             |  |
| Parking                                                                                                                                                                         | <input type="checkbox"/> Does Not Comply | <input type="checkbox"/> Does Comply                                                                                                                                                                                | <input checked="" type="checkbox"/> Exceeds Requirement  | ( <input type="checkbox"/> N/A)                                                             |  |
| Design Standards                                                                                                                                                                | <input type="checkbox"/> Does Not Comply | <input checked="" type="checkbox"/> Does Comply                                                                                                                                                                     | <input type="checkbox"/> Exceeds Requirement             | ( <input type="checkbox"/> N/A)                                                             |  |
| Use Standards                                                                                                                                                                   | <input type="checkbox"/> Does Not Comply | <input checked="" type="checkbox"/> Does Comply                                                                                                                                                                     | <input type="checkbox"/> Exceeds Requirement             | ( <input type="checkbox"/> N/A)                                                             |  |
| Other:                                                                                                                                                                          | <input type="checkbox"/> Does Not Comply | <input checked="" type="checkbox"/> Does Comply                                                                                                                                                                     | <input type="checkbox"/> Exceeds Requirement             | ( <input checked="" type="checkbox"/> N/A)                                                  |  |
| <b>PLANNER'S NOTES</b>                                                                                                                                                          |                                          |                                                                                                                                                                                                                     |                                                          |                                                                                             |  |
| Most of this site is non-conforming and does not trigger compliance for site elements. However, the area where the new warehouse is being constructed does comply with the UDC. |                                          |                                                                                                                                                                                                                     |                                                          |                                                                                             |  |
| <b>PLANNER'S RECOMMENDATION:</b>                                                                                                                                                |                                          | <b>SPRT'S RECOMMENDATION:</b>                                                                                                                                                                                       |                                                          |                                                                                             |  |
| <input checked="" type="checkbox"/> Approve as Submitted<br><input type="checkbox"/> Denied                                                                                     |                                          | <input checked="" type="checkbox"/> Approve as Submitted<br><input type="checkbox"/> Denied                                                                                                                         |                                                          |                                                                                             |  |
| <b>OTHER APPROVALS REQUIRED:</b>                                                                                                                                                |                                          | <input type="checkbox"/> Subdivision / Re-Plat <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Request: Requested Zoning District<br><input type="checkbox"/> Other: Click here to enter request. |                                                          |                                                                                             |  |
| <b>EXECUTIVE DIRECTOR'S DECISION:</b>                                                                                                                                           |                                          | <input checked="" type="checkbox"/> APPROVED AS SUBMITTED<br><input type="checkbox"/> DENIED (SEE EXPLANATION BELOW)                                                                                                |                                                          |                                                                                             |  |
| SIGNATURE:                                                                                   |                                          | DATE: Click here to enter a date.<br>2/1/18                                                                                                                                                                         |                                                          |                                                                                             |  |
| <b>EXECUTIVE DIRECTOR'S NOTES</b>                                                                                                                                               |                                          |                                                                                                                                                                                                                     |                                                          |                                                                                             |  |

PRIOR TO THE RELEASE OF ANY PERMIT, DOTD PERMITS (IF REQUIRED) MUST BE OBTAINED. A COPY OF THE REQUIRED DOTD PERMIT SHOULD BE PRESENTED AT TIME OF CITY OF SHREVEPORT PERMITS REQUEST.

| REVISIONS | BY |
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PROPOSED SITE PLAN  
**Feazel Electric Contracting, Inc.**  
 Shreveport, Louisiana



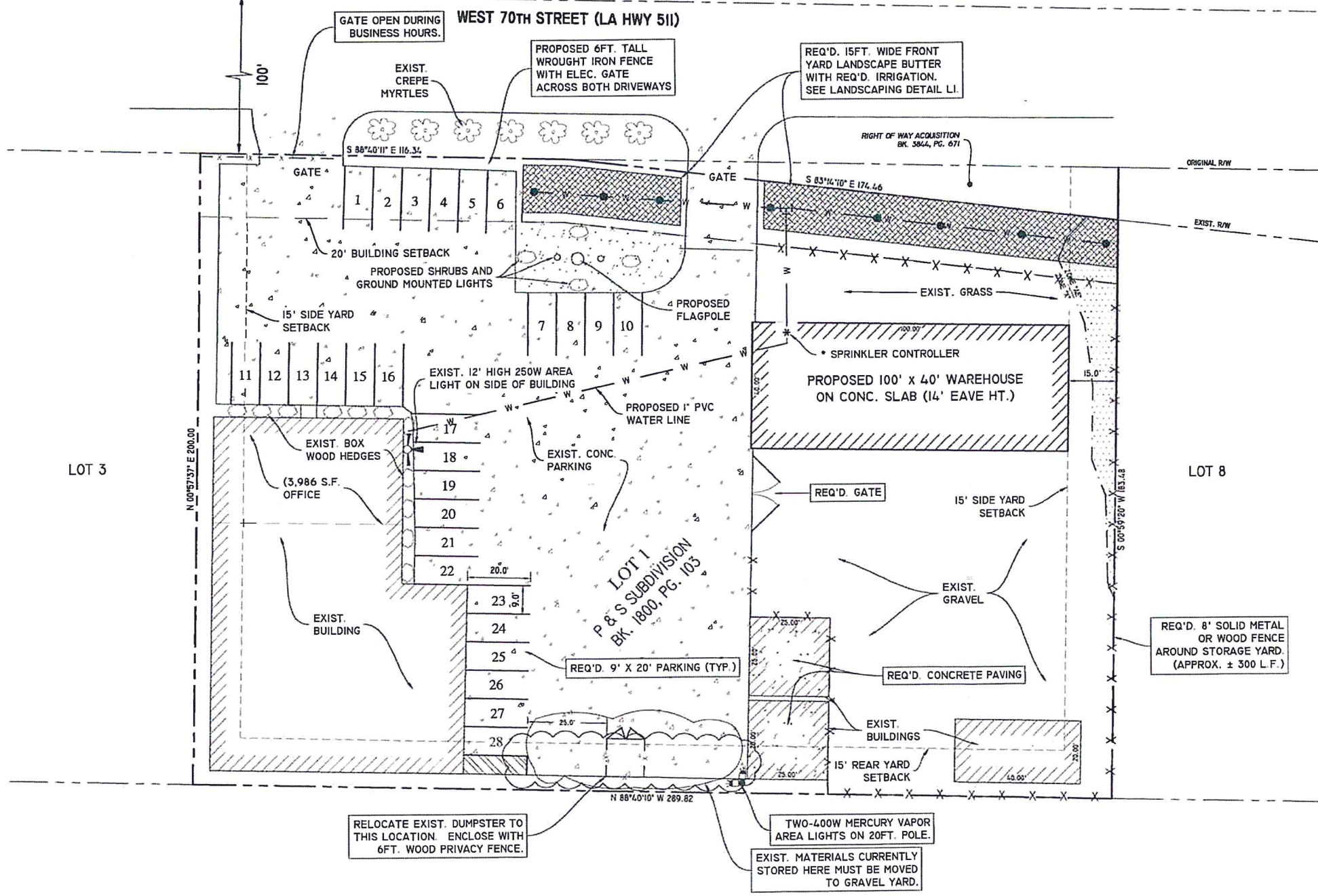
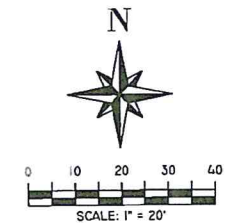
**RALEY AND ASSOCIATES, INC.**  
 Civil & Structural  
 Engineering,  
 Surveying, Planning  
 & Consulting

4913 Shed Road  
 Bossier City, LA 71111

Phone 318.752-9023  
 Fax 318.752-9025  
 www.raleyandassociates.com



|            |           |
|------------|-----------|
| DATE:      | 07/12/17  |
| SCALE:     | N/A       |
| DRAWN:     | NDV       |
| CHECKED:   | RDL       |
| JOB:       | 17236     |
| SHEET      | <b>C1</b> |
| OF - SHEET |           |



EXISTING ZONING: I-2

**PARKING REQUIREMENTS**  
 EXISTING OFFICE SPACE = 3,986 SF  
 PER SHREVEPORT UDC TABLE 8.1:  
 CONTRACTOR OFFICE: 1 SPACE PER 300 SF  
 THUS 3,986 SF / 300 = 14 SPACES REQ'D.  
 PROVIDED : 28 SPACES

REVIEWED AND APPROVED:  
*Mark Sweeney* 7/1/18  
 MARK SWEENEY, EXEC. DIRECTOR DATE  
 SHREVEPORT MPC

**EXECUTIVE  
 DIRECTOR  
 APPROVAL**

7/1/18 Date By *NDV*

RELOCATE EXIST. DUMPSTER TO THIS LOCATION. ENCLOSE WITH 6FT. WOOD PRIVACY FENCE.

TWO-400W MERCURY VAPOR AREA LIGHTS ON 20FT. POLE.

EXIST. MATERIALS CURRENTLY STORED HERE MUST BE MOVED TO GRAVEL YARD.

REQ'D. 8' SOLID METAL OR WOOD FENCE AROUND STORAGE YARD. (APPROX. ± 300 L.F.)

REQ'D. CONCRETE PAVING

REQ'D. 9' X 20' PARKING (TYP.)

EXIST. GRAVEL

15' SIDE YARD SETBACK

REQ'D. GATE

\* SPRINKLER CONTROLLER

PROPOSED 100' x 40' WAREHOUSE ON CONC. SLAB (14' EAVE HT.)

EXIST. GRASS

PROPOSED FLAGPOLE

EXIST. 12' HIGH 250W AREA LIGHT ON SIDE OF BUILDING

EXIST. CONC. PARKING

LOT 1  
 P & S SUBDIVISION  
 BK. 1800, PG. 103

WEST 70TH STREET (LA HWY 511)  
 GATE OPEN DURING BUSINESS HOURS.

PROPOSED 6FT. TALL WROUGHT IRON FENCE WITH ELEC. GATE ACROSS BOTH DRIVEWAYS

REQ'D. 15FT. WIDE FRONT YARD LANDSCAPE BUTTER WITH REQ'D. IRRIGATION. SEE LANDSCAPING DETAIL LI.

RIGHT OF WAY ACQUISITION BK. 5844, PG. 671

EXIST. CREPE MYRTLES

20' BUILDING SETBACK  
 PROPOSED SHRUBS AND GROUND MOUNTED LIGHTS

15' SIDE YARD SETBACK

LOT 3

LOT 8

N 00°57'37" E 200.00'

N 88°40'10" W 289.82'

S 00°57'20" W 183.748'

S 83°14'10" E 174.46'

S 88°40'11" E 116.32'

100'

GATE

GATE

ORIGINAL R/W

EXIST. R/W

EXIST. BOX WOOD HEDGES (3,986 S.F. OFFICE)

EXIST. BUILDING

EXIST. BUILDINGS

15' REAR YARD SETBACK

20.0'

20.0'

23.0'

24.0'

25.0'

26.0'

27.0'

28.0'

23.00'

22.00'

14.00'

25.00'

25.00'

25.00'

25.00'

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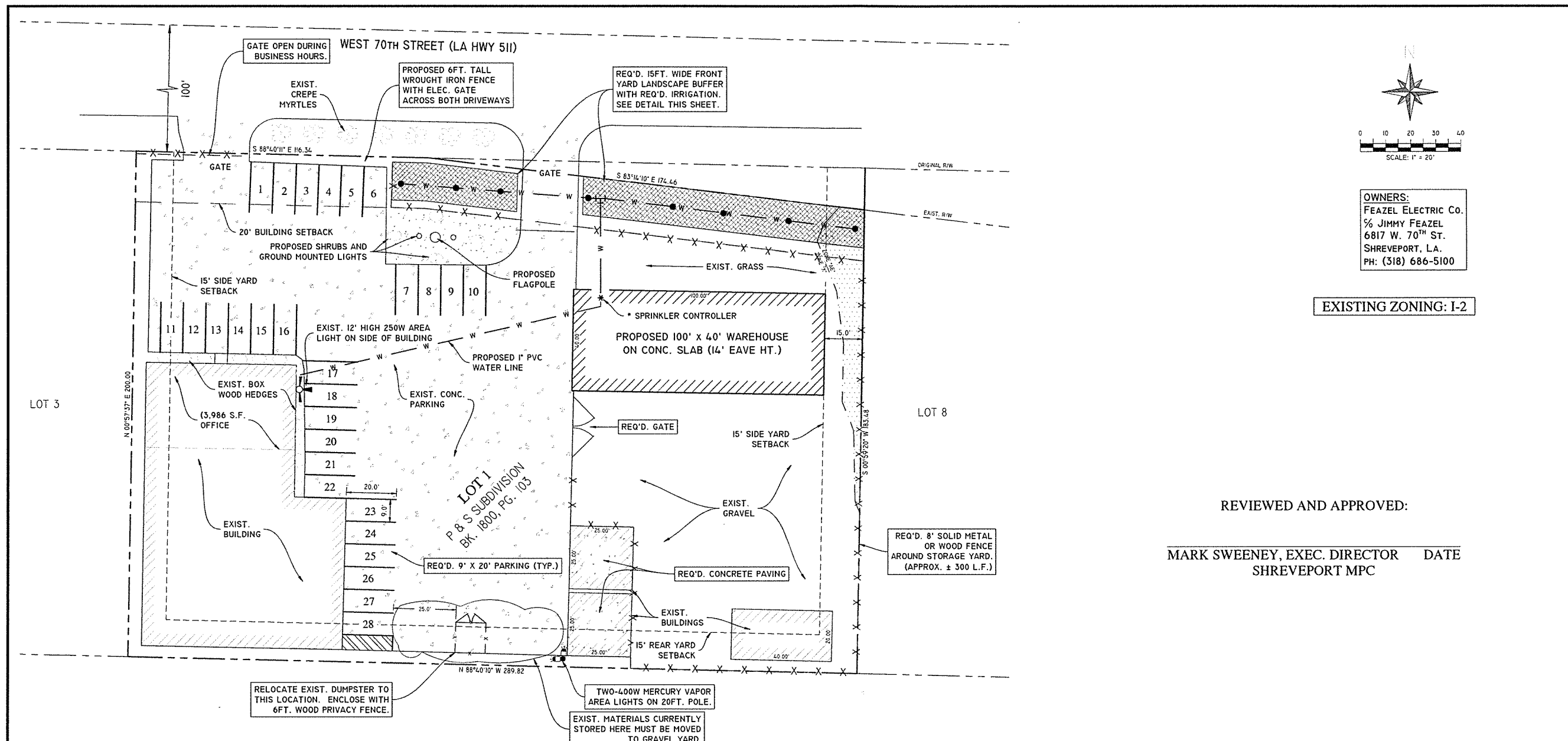
25.00'

25.00'

25.00'

25.00'

25.00'



OWNERS:  
FEAZEL ELECTRIC CO.  
% JIMMY FEAZEL  
6817 W. 70<sup>TH</sup> ST.  
SHREVEPORT, LA.  
PH: (318) 686-5100

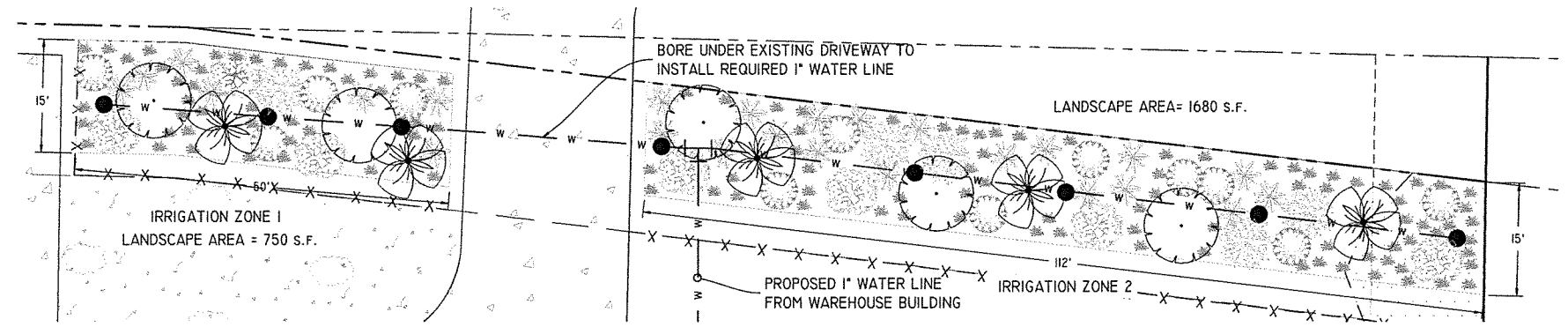
EXISTING ZONING: I-2

REVIEWED AND APPROVED:  
**MARK SWEENEY, EXEC. DIRECTOR** DATE  
SHREVEPORT MPC

| TREE LEGEND             |                      |          |               |
|-------------------------|----------------------|----------|---------------|
| PLANT                   | BOTANICAL NAME       | QUANTITY | DIVERSITY (%) |
| CREPE MYRTLE *          | LAGERSTROEMIA INDICA | 5        | 33%           |
| JAPANESE MAPLE *        | ACER PALMATUM        | 5        | 33%           |
| SOUTHERN DWARF MAGNOLIA | MAGNOLIA GRANDIFLORA | 5        | 33%           |

\*NOTE: SMALL TREES WERE SELECTED DUE TO EXISTING OVERHEAD POWER LINES ABOVE THE LANDSCAPING AREA.

| PLANT LEGEND        |                            |          |               |               |
|---------------------|----------------------------|----------|---------------|---------------|
| PLANT               | BOTANICAL NAME             | QUANTITY | SIZE (GALLON) | DIVERSITY (%) |
| LITTLE KITTEN GRASS | MISCANTHUS SINENSIS        | 110      | 1             | 65%           |
| BIG BLUE LILLYTURF  | LIRIOPE MUSCARI (BIG BLUE) | 25       | 1             | 15%           |
| CARISSA HOLLY       | ILEX CORNUTA               | 17       | 3             | 10%           |
| SHI SHI SASANDUA    | CAMELLIA SASANDUA          | 17       | 3             | 10%           |



**LANDSCAPING DETAIL**  
SCALE: 1" = 10'

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

PROPOSED LANDSCAPING PLAN  
**Feazel Electric Contracting, Inc.**  
Shreveport, Louisiana

**RA RALEY AND ASSOCIATES, INC.**  
Civil & Structural  
Engineering,  
Surveying, Planning  
& Consulting

4913 Shed Road  
Bossier City, LA 71111

Phone 318.752-9023  
Fax 318.752-9025  
www.raleyllandassociates.com

STATE OF LOUISIANA  
REGINALD D. LEWIS  
REG. NO. 29426  
PROFESSIONAL ENGINEER

01/04/2018

DATE: 07/12/17  
SCALE: N/A  
DRAWN: NDV  
CHECKED: RDL  
JOB: 17236  
SHEET:

**L1**  
OF - SHEET

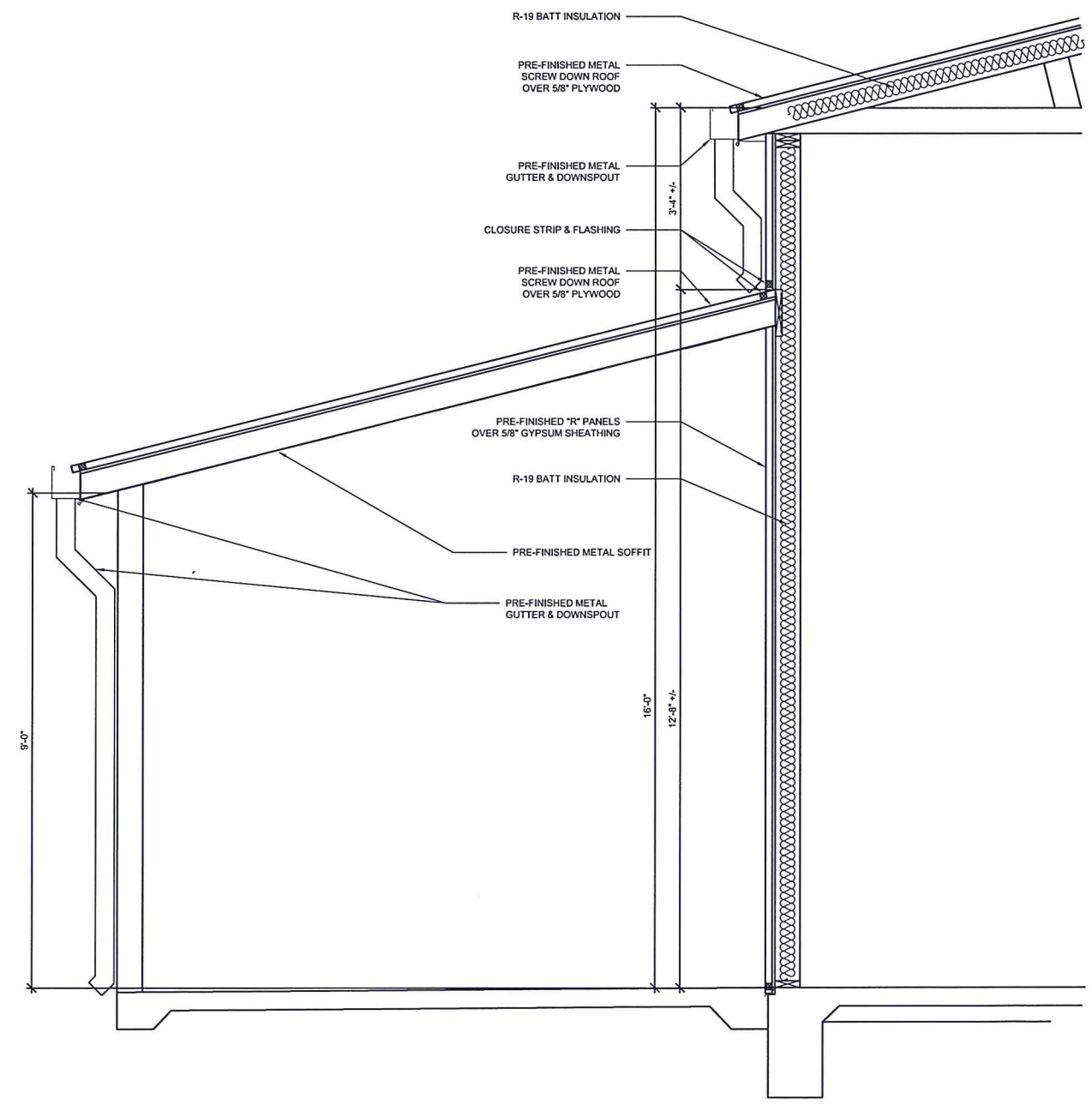
| REVISIONS | BY |
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| 07/13/17  |    |
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CONSTRUCTION SET

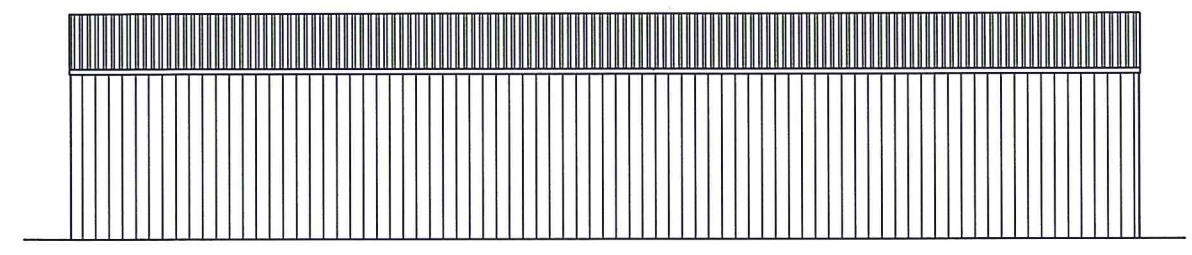
**kellogg**  
an architectural practice  
BUS. (318)747\_5227  
FAX (318)747\_5212  
1325 Barkdale Blvd., Suite 1  
Bossier City, LA 71111

REMODEL FOR:  
**FEAZEL ELECTRIC CONTRACTING, INC.**  
6817 W. 70TH ST.  
SHREVEPORT, LA 71129

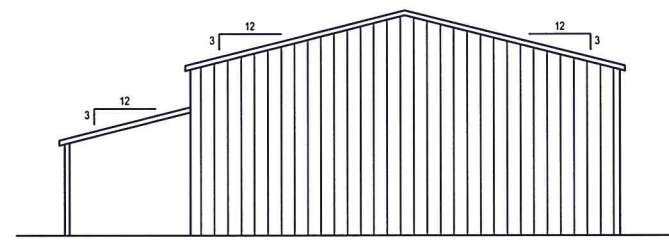
Date 07/13/17  
Scale  
Drawn  
Job 2017.04  
Sheet  
**A4.00**  
EXT. ELEV. &  
TYP. SECTION



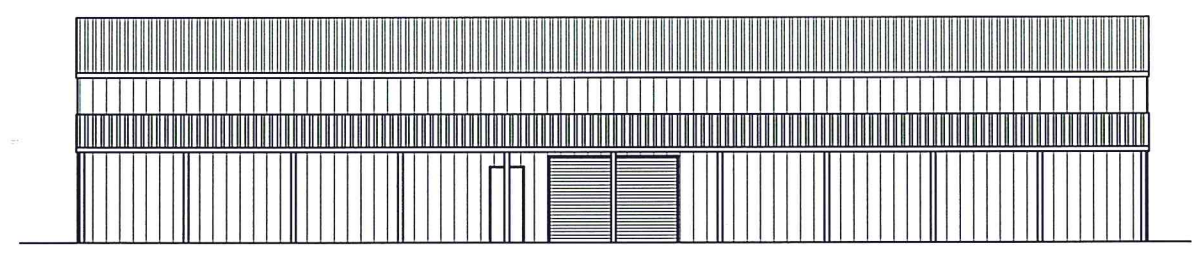
**5** TYP. WALL SECTION  
SCALE: 3/4" = 1'-0"



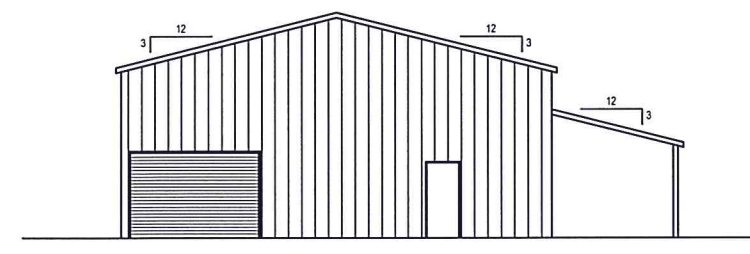
**4** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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