

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING May 5th, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, May 5th, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on May 4th, 2021 for case manager presentations.

Members Present

Winzer Andrews, Chair
Curtis Joseph, Vice Chair
Chris Elbersen, Secretary
Laura Neubert
Rudy Morton

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr.
Lenetta English, Compliance Coordinator
Emily Trant, Executive Assistant
Manushka Desgagne, City Attorney Office
Henry Bernstein, Parish Attorney Office
Ben Mohler, Planner I

Members Absent

Mauricio Roca
Bessie Smith
Lea Desmarteau
Dale Colvin

The hearing was opened with prayer by **MR. ELBERSON**. The Pledge of Allegiance was led by **MR. ANDREWS**.

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. JOSEPH, seconded by MR. MORTON, to approve the minutes of the April 7th, 2021 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, & MORTON and Meses. NEUBERT Nays: NONE. Absent: Messrs. ROCA and Meses. DESMARTEAU & SMITH

CONSENT AGENDA

CASE NO. 21-2-SC FINAL PLAT (MAJOR)

Applicant: PROVENANCE DEVELOPMENT COMPANY
Owner: Provenance Development Company
Location: Provenance Phase IV-Unit A (West of Sweetleaf Ave. at the end of Woodberry Ave.)
Existing Zoning: R-2 (PUD)
Request: Lot Single Family Residential
Proposed Use: Single-Family Residential Homes

There was no support or opposition present.

CASE NO. 21-4-SC FINAL PLAT (MAJOR)

Applicant: PROVENANCE DEVELOPMENT COMPANY
Owner: Provenance Development Company
Location: Provenance-Windrush Village Phase II-Unit A (northwest corner of Southern Loop and Provenance Place Blvd.)
Existing Zoning: R-2 (PUD)
Request: 3 Lot Light Commercial Subdivision
Proposed Use: Light Commercial

There was no support or opposition present.

A motion was made by MR. JOSEPH, seconded by MR. MORTON to approve the consent agenda items.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, & MORTON and Mses. NEUBERT Nays: NONE. Absent: Messrs. ROCA and Mses. DESMARTEAU & SMITH

PUBLIC HEARING

CASE NO. 20-7-SC PRELIMINARY & FINAL PLAT (MAJOR)

Applicant: MOHR AND ASSOCIATES, INC
Owner: Jabez Family Enterprises, LLC
Location: 3414 Curtis Lane (SE corner of the Curtis Lane and Revere Avenue Intersection)
Existing Zoning: R-1-7
Request: 34 lot single family residential subdivision
Proposed Use: Single Family Residential

Support &/or representative:
Andy Craig 1324 N Hearne Avenue, Suite 301, Shreveport, LA 71107

Mr. Craig explained that they have requested to defer and continue the application for another 30 days in order to continue addressing neighborhood concerns.

A motion was made by MS. NEUBERT, seconded by MR. JOSEPH to defer and continue this application to the next regularly scheduled public hearing.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, & MORTON and Mses. NEUBERT Nays: NONE. Absent: Messrs. ROCA and Mses. DESMARTEAU & SMITH

CASE NO. 21-35-C ZONING REQUEST

Applicant: CHRISTI EUGENE
Owner: Metro Investment, LLP
Location: 0 Buncombe Road (Northside of Buncombe Rd. approx. 150' northeast of Bert Kouns Industrial Loop Expy.)
Existing Zoning: C-2
Request: C-2 to R-3
Proposed Use: Dwelling Multi-Family

Representative &/or support:
Christi Eugene 4599 Rice Road, Shreveport, LA 71119

The applicant stated that she wants to rezone the property to allow for low cost living senior housing apartments; there would be

approximately 25 – 50 units.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, & MORTON and Mses. NEUBERT Nays: NONE. Absent: Messrs. COLVIN and Mses. DESMARTEAU & SMITH

CASE NO. 21-36-C SPECIAL USE PERMIT & SITE PLAN

Applicant: CITY OF SHREVEPORT
Owner: City of Shreveport
Location: 900 Blk of Pierre Avenue (Southeast corner of Pierre Ave. & Poland St.)
Existing Zoning: C-2
Request: Special Use Permit and Site Plan approval
Proposed Use: Farmers Market

Support &/or representative:

Andrea Neil Williams 1105 Island Park Blvd. Shreveport, LA 71105

Ms. Williams stated that this is an open air farmers market that came from a grant that the City Police Department received. This will be a nonprofit that they are hoping will be help to revitalize the area.

Ms. Neubert asked Ms. Williams to elaborate on the food trucks; Ms. Williams stated they would have fresh fruit and produce; they will allow vendors who are selling crafts. Ms. Neubert questioned the hours of operation: Ms. Williams responded that it would start out on weekend but would eventually be Monday through Friday for lunch time or 12:00 to 6:00.

Mr. Elberson asked if the City has coordinated with NLCOG on any kind of right of way potential for the inner city connector; Ms. Williams responded that it is not in this area.

A motion was made by MR. JOSEPH, seconded by MR. MORTON to approve this application with stipulations.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, & MORTON and Mses. NEUBERT Nays: NONE. Absent: Messrs. COLVIN and Mses. DESMARTEAU & SMITH

CASE NO. 21-37-C PUD & PRELIMINARY SITE PLAN

Applicant: MOHR AND ASSOCIATES
Owner: Aramco Inc.
Location: 0 Norris Ferry Road (NE corner of the Norris Ferry Road and Southern Loop)
Existing Zoning: R-E
Request: R-E to C-2 (PUD)
Proposed Use: Grocery Store

Representative &/or support:

Andy Craig 1324 N Hearne Avenue, Suite 301, Shreveport, LA 71107

Mr. Craig explained that the site will be used for Brookshire grocery store, which will include a fuel station and pharmacy. The developer, who is the owner of the lots, is reserving two lots for retail uses. He continued to explain that the request for the PUD designation was necessary because they intend to sell beer and wine. Mr. Craig stated that the neighborhood meeting was very well attended; the main concerns from the neighbors was concerning traffic. A traffic impact study has been commissioned. If any improvements are necessary then they will be bound to do that. Other concerns were related to the green and natural area; Mr. Craig explained that they are going to preserve all the trees that they can. The traffic pattern for the trucks was rearranged so that they avoid Norris Ferry Landing intersection.

A motion was made by MR. JOSEPH, seconded by MS. NEUBERT to recommend this application for approval with stipulations.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, & MORTON and Mses. NEUBERT Nays: NONE. Absent: Messrs. COLVIN and Mses. DESMARTEAU & SMITH

CASE NO. 21-47-C UDC AMENDMENTS

Applicant: SHREVEPORT- CADDO MPC
Request: To amend the City of Shreveport Unified Development Code

Representative&lor support:

Patrick Furlong 505 Travis Street, Suite 300, Shreveport, LA 71101

Mr. Furlong explained that he submitted these amendments for several reasons. He stated that he search City Engineer in the Code and it references a lot of things that the City Engineer doesn't do, so this is an attempt to eliminate the confusion. He explained that he does not understand or agree with some of the other changes that were proposed in the ordinances, he only knows and recommends what he submitted.

Mr. Elberson asked Mr. Furlong to explain the process is drafting this whether he has input from different departments. Mr. Furlong explained that he basically just did a word search for City Engineer. The things that he commented on does not involve City Engineer. Right now the changes are just revisions and recommend other people who were more appropriate. He explained that he sent an email out to the other department heads; he stated that Water and Sewer was happy with it.

Mr. Clarke stated that Mr. Furlong is taking a proactive approach in correcting this. He believes they need to find why some tasks are not being done and find out who should be doing them. He did get a call from William Daniel and Gary Norman, directors of Water and Sewer and Public Works, and they would like defer and continue for a month to allow an opportunity to meet to talk about the recommendations because they don't agree. Mr. Furlong stated that he tried to hold this meeting but nobody responded. He does not feel that there is a benefit to delaying. Mr. Clarke reiterated that the other directors asked that this be delayed because they do not feel these functions should be performed by them and they would like to make recommendations.

Ms. Neubert agreed that there are issues and chose a random section of the proposed amendment for Mr. Furlong to elaborate on. The chosen amendment was concerning impervious paving; Mr. Furlong explained that this is not something that they work with. She wanted to understand why this is a problem for the City and if this are getting bottlenecked. Mr. Furlong explained a situation where the code says the City Engineer must sign off on curb cuts, the MPC delayed the project due to the confusion. He spent a lot of time trying to find out who needed to sign off on the curb cut and ultimately said he was okay if everyone else was. He explained that the permitting process is very confusing and this is just the tip of the iceberg.

Mr. Andrews questioned if Mr. Furlong was amicable to deferring and continuing to meet with staff as they asked. Mr. Furlong said he is, and it was his idea, as soon as he drafted it, he sent it out for review and nobody said anything. When the staff report came out he tried to meet with Mr. Clarke, but was told no.

Mr. Elberson asked why it is up for a vote now as opposed to working it out before. Mr. Clarke explained that the application went through the process of getting placed on the agenda. He reiterated that the other directors have asked for deferral to discuss the recommendations.

Mr. Furlong stated that these changes won't change the way anything is done in the City and will barely clean up the code. Mr. Clarke agreed that there are a lot of problems with the UDC and it will be an onerous process. Mr., Furlong stated that the Engineering Department has worked hard to define what they are doing, but it's left a lot behind that needs to be addressed. He explained that his primary responsibility is about design and construction of capital projects but he doesn't have the time to focus on this. Ms. Neubert is concerned that things will be made worse if there is not a clear understanding of who will take on the tasks.

Mr. Joseph questioned what discussion took place when the code was being created. Mr. Jean explained that the City Engineer at the time was involved in this process and had a lot of input or suggestions.

A motion was made by MR. JOSEPH, seconded by MS. NEUBERT to defer and continue this application to the next regularly scheduled public hearing.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, & MORTON and Mses. NEUBERT Nays: NONE. Absent: Messrs. COLVIN and Mses. DESMARTEAU & SMITH

CASE NO. 21-12-P UDC AMENDMENTS

Applicant: SHREVEPORT- CADDO MPC
Request: To amend the City of Shreveport Unified Development Code

Adam Bailey presented the amendments to the Board. The amendments are related to special exception uses for manufacture homes and beauty and barber shops as a home based business. Mr. Bailey explained that there is a mistake in amendment 5 so if approved, it will need to be as amended. The amended version will be forwarded to the Parish.

A motion was made by MS. NEUBERT, seconded by MR. JOSEPH to recommend this application for approval as amended.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, & MORTON and Mses. NEUBERT Nays: NONE. Absent: Messrs. COLVIN and Mses. DESMARTEAU & SMITH

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

Research

Adam Bailey explained that Community Planning Division is still working on the Short Term Rental Ordinance and will host a public forum on the 21st at 2:00PM.

Consideration to change the regularly scheduled public hearing time from 3:00 PM to 1:00PM.

The Board members agreed that the time should stay the same considering there may be a new Board structure. They also agree that it increases the strain on citizens and business owners to take time off work.

A motion was made by MS. NEUBERT, seconded by MR. JOSEPH to keep the meeting time at 3:00PM.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. ANDREWS, ELBERSON, JOSEPH, & MORTON and Mses. NEUBERT Nays: NONE. Absent: Messrs. COLVIN and Mses. DESMARTEAU & SMITH

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

Mr. Clarke stated that the NPP meetings have really helped with the number of people that are attending the meetings.

The Board continued to make comments on what will be necessary to resolve the issues with the UDC.

Mr. Clarke announced that Mrs. Smith will no longer serve on the MPC Board, she has served for 20 years. Mr. Colvin and Ms. Desmarteau appointments are under consideration. Mr. Roca had to resign due to his lack of time because business is doing well.

Reginald Jordan gave the Certificate of Occupancy report for the past month.

Mr. Andrews asked if the staff could provide an update on the cases that have been before the board.

Mr. Clarke stated that the staff was participating in the virtual APA National Planning Conference.

DRAFT

ADJOURN 4:42 p.m.

Winzer Andrews, Chair

Chris Elbersen, Secretary