

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
July 11, 2018**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, July 11, 2018, at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present

Theron Jackson, Chair
Nancy Cooper, Vice-Chair
Winzer Andrews, Secretary
Alan Young
Bessie Smith
Dale Colvin
Ronnie Remedies
Lea Desmarteau
Curtis Joseph, Jr.

Staff Present

Mark Sweeney, Executive Director
Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator
Markeya Daniel, Admin. Assistant
Adam Bailey, Community Planning & Design Mgr

Members Absent

None

Others Present

None

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

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.

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. ANDREWS, seconded by MRS. SMITH, to approve the minutes of the June 6, 2018 public hearing and June 25, 2018 special meeting as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, COLVIN, REMEDIES, YOUNG & JOSEPH & Meses. SMITH, DESMARTEAU & COOPER. Nays: None. Absent: None.

CONSENT AGENDA

THERE ARE NO CONSENT AGENDA ITEMS.

END OF CONSENT AGENDA

PUBLIC HEARING

CASE NO. C-31-18: ZONING REQUEST
WASHINGTON & SMITH PARADISE FUNERAL HOMES
KAT Development, LLC.
1842 Barton Drive
I-2
I-2 to C-3
Funeral Home

Representative &/or support:
Julie Barnett, 315 E. Texas Street, Bossier City, LA 71111

Applicant is requesting approval to change the zoning of 2.03 acres from Heavy Industrial (I-2) to General Commercial (C-3) for the purpose of operating a funeral home within an existing 22,000 sq. ft. building.

There was no opposition present.

A motion was made by MR. ANDREWS, seconded by MRS. SMITH, to recommend for approval this application as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, COLVIN, REMEDIES, YOUNG & JOSEPH & Meses. SMITH, DESMARTEAU & COOPER. Nays: None. Absent: None.

CASE NO. C-32-18: PLANNED UNIT DEVELOPMENT (PUD) & PRELIMINARY SITE PLAN

CHARIOT COMPANIES

Country Club Investor's & Winner's Circle Int'l

3101 Esplanade Avenue (East side of Esplanade Ave., 2,770' North of Greenwood Rd.)

OS & R-1-7

**OS & R-1-7 to C-UV (PUD) with Preliminary Site Plan
Residential and Commercial Mixed-Use Development**

Representative &/or support:

John Henry, 1650 Market Street, 35th Floor, Philadelphia, PA 19103

Cody White, 6121 Fern Ave, No. 38, Shreveport, LA 71105

Wendall Delaney, 2909 Curtis, Shreveport, LA 71109

Ivory Salore, 6224 N. Windermere Dr., Shreveport, LA 71129

Lizzie Scott, 3841 Claiborne Ave., Shreveport, LA 71109

Tim Magner, 12075 Ashland Way, Shreveport, LA 71106

Rev. Danny R. Mitchell Jr., 2332 Jewella Ave., Shreveport, LA 71109

Taylor Jameson, 631 Milam, Shreveport, LA 71106

Applicant is requesting an Urban Village Commercial (C-UV) Planned Unit Development (PUD) in order to redevelop the existing closed 224 acre Shreveport Country Club into a mixed-use development comprised of housing, commercial and recreational uses.

Opposition:

MeGail D. Parsons, Merwi, Shreveport, LA 71109

Casaundra Calloway, 3822 Oakcrest St., Shreveport, LA 71109

Bernie Woods, 3001 Curtis, Shreveport, LA 71109

Sharon Johnson, 4102 Country Club Drive, Shreveport, LA 71109

Janoba Peterson, 3918 Chamberlain, Shreveport, LA 71109

Ophelia Nicholson, 3125 Country Club Drive, Shreveport, LA 71109

Messr. Curtis Joseph, Jr. recused himself from the case as he is the local legal representative for the applicant and vacated the Chambers before discussions began.

A motion was made by MS. DESMARTEAU, seconded by MRS. COOPER, to recommend for approval this application as submitted subject to the following stipulations:

- **Development of the subject property shall be in substantial accord with the approved preliminary site plan;**
- **Approval of the requested uses and ordinance relief along with the proposed site amenities as documented in this report;**
- **Submittal of a final site plan for each phase, as noted above, for the review and approval by the Executive Director, prior to the issuance of any permits; and**
- **Subdivision of the property for the purposes of creating legal lots of record, distinguishing each phase of development prior to the issuance of any permits.**

The motion was adopted by the following 8-0 vote: Ayes: Messrs. JACKSON, ANDREWS, COLVIN, REMEDIES & YOUNG & Meses. SMITH, DESMARTEAU & COOPER. Nays: None. Absent: None. Abstention: JOSEPH.

CASE NO. C-34-18: PLANNED UNIT DEVELOPMENT (PUD) & PRELIMINARY SITE PLAN

PROVENANCE DEVELOPMENT, LLC.

Provenance Development, LLC.

9900 Block of Wallace Lake Road (East side of Wallace Lake Rd., approx. 2,300' North of Southern Loop)

R-2 (PUD)

R-2 (PUD) with Preliminary Site Plan

Single Family Residential

Representative &/or support:

Justin Sevier, 330 Marshall St., Ste 200, Shreveport, LA 71101

Applicant is revising a previously approved Planned Unit Development (PUD) for Provenance Development. Since the proposed development is a major change from the currently approved Preliminary Site Plan, the previous approval was based on Chapter 106 of the Shreveport Code of Ordinances (in lieu of the UDC) and ordinance relief granted in the previous cases was inappropriate for the proposed development, this case will be treated as a separate and new PUD filing. The site consists of a 74.55 acre proposed single family development that will be constructed in six distinct phases totaling 182 residential lots.

Opposition:

Stephanie Lambert, 9890 Wallace Lake Road, Shreveport, LA 71106

A motion was made by MR. REMEDIES, seconded by MR. JOSEPH, to recommend for approval this application as submitted subject to the following stipulations:

- **Development of the subject property shall be in substantial accord with a revised preliminary site plan indicating a minimum of 4 foot wide sidewalks on both sides of the street;**
- **Approval of the requested uses and ordinance relief along with the proposed site amenities as documented in this report except for ordinance relief that would allow for sidewalks on one side of the street;**
- **Submittal of a final site plan for each phase, as noted above, for the review and approval by the Executive Director, prior to the issuance of any permits; and**
- **Subdivision of the property for the purposes of creating legal lots of record for each phase of development prior to the issuance of any permits.**

The motion was adopted by the following 9-0 vote: Ayes: Messrs. JACKSON, ANDREWS, COLVIN, REMEDIES, YOUNG & JOSEPH & Meses. SMITH, DESMARTEAU & COOPER. Nays: None. Absent: None.

CASE NO. P-11-18: ZONING REQUEST

SARAH PRICE

Sarah Price

3700 Pine Rd (300' South from SE corner of Jefferson Paige Rd. and Pines Rd.)

R-E

R-E to C-1

Future Commercial

Representative &/or support:

Sarah Price, 357 Green Acres Blvd., Bossier City, LA 71111

Applicant is requesting a zoning change for a 2.42 acre parcel of land along the east side of Pines Road from Residential Estate (R-E) to Neighborhood Commercial District (C-1).

Opposition:

Kabn Washington, 3853 Pines Rd., Shreveport, LA 71119

A motion was made by MR. YOUNG, seconded by MR. REMEDIES, to recommend for approval this application as submitted.

The motion was adopted by the following 7-2 vote: Ayes: Messrs. JACKSON, COLVIN, REMEDIES, YOUNG & JOSEPH & Meses. DESMARTEAU & COOPER. Nays: Messrs. ANDREWS & Meses. SMITH. Absent: None.

CASE NO. C-36-18 & P-17-18: CITY OF SHREVEPORT UDC AND CADDO PARISH UDC AMENDMENTS
METROPOLITAN PLANNING COMMISSION
Various Code Text (Ordinance) Amendments to the UDC

Representative &/or support:

Mark Sweeney, Executive Director, 505 Travis Street, Ste. 440, Shreveport, LA 71101
Tim Magner, 12075 Ashland Way, Shreveport, LA 71106

Applicant is requesting to make various amendments to both the City of Shreveport and the Caddo Parish UDC.

There was no opposition present.

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to recommend for approval the code text (ordinance) amendments to the UDC as submitted.

The motion was adopted by the following 8-1 vote: Ayes: Messrs. JACKSON, ANDREWS, REMEDIES, YOUNG & JOSEPH & Meses. SMITH, DESMARTEAU & COOPER. Nays: Messrs. COLVIN. Absent: None.

END OF PUBLIC HEARING

OLD BUSINESS

Mr. Sweeney, Executive Director, distributed a copy of the proposed additional UDC amendments to each Board Member that will be presented at the August 1, 2018 public hearing. Mr. Sweeney reminded the Board that all of the code text (ordinance) amendments to the UDC for both July and August are in direct response to the April and May Town Hall meetings along with corrections and other housekeeping changes. Mr. Sweeney also reiterated that the copy of the August 1st amendments is a draft copy that might change slightly before the August 1st meeting. All amendments will be presented to the City Council or Parish Commission, respectively, to be voted on in August or September.

NEW BUSINESS

Mr. Sweeney, Executive Director, reminded the Board that the Budget Committee (Executive Committee) will be meeting at noon on Monday, July 23, 2018 in the MPC large conference room. Lunch will be provided. The Budget Committee recommendation will be presented to the full Board during the August 1st public hearing for review and approval.

Chairman Theron Jackson thanked Mr. Sweeney for his service to the MPC and congratulated him on his new position. Chairman Jackson would like to meet with the Executive Committee in order to formulate a plan going forward. Mr. Young suggested that the decision for an interim director be a full board decision. Chairman Jackson asked that the appointment of an interim director be placed on the August 1st agenda and that the Board will convene a special meeting to discuss this issue in executive session. Mr. Sweeney agreed to poll the Board members for availability for such a meeting in July.

Mr. Sweeney also mentioned that a copy of the draft Caddo Bossier Regional Thoroughfare Plan had been provided to the Board members for their review before the August 1st meeting at which time a vote will be required to amend the 2030 Master Plan to include the Thoroughfare Plan.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 6:33 p.m.

Theron Jackson, Chair

Winzer Andrews, Secretary