

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING
September 6, 2017**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, September 6, 2017, 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

Nancy Cooper, Vice Chair (Acting Chair)
Winzer Andrews, Secretary
Lea Desmarteau
Ronnie Remedies
Alan Young
Dale Colvin
Curtis Joseph, Jr.
Bessie Smith

Staff Present

Mark Sweeney, Executive Director
Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator
Ebony Mapp, Senior Planner
Marybeth Findley, Executive Assistant
Amber Sumrall, Administrative Assistant

Members Absent

Theron Jackson, Chair

Others Present

No media

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

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 our 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 August 2, 2017 public hearing as submitted.

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

CONSENT AGENDA

Public Comments Provided Upon Request For The Following Items:

CASE NO. SP-112-17: RE-PLAT (MINOR)

Freddie Lee & Leola Johns
5600 Block of Cashmere Circle (West end of Cashmere Circle, 890" west of Winder Drive)
R-A
2 Lot Single Family Residential Subdivision, Fredola's Place

CASE NO. SP-113-17: RE-PLAT (MINOR)

JOHN R. BOWMAN & ASSOCIATES
Jill Lynette Bussa Radcliffe
2600 Block of Charis Road (5,240' west of Hwy 1 South)
R-A
1 Lot Single Family Residential Subdivision, Townsend Place

CASE NO. SP-119-17: RE-PLAT (MINOR)

RAYLEY & ASSOCIATES

Wendell F. Collins

9715 Greenwood Springridge Rd. (East of Greenwood Springridge Rd., 2,400' S of Buncombe)

R-A

5 Lot Single Family Residential Subdivision, Collins Subdivision Unit 2

A motion was made by MR. YOUNG, seconded by MRS. SMITH, to approve all three items on the consent agenda as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. YOUNG, ANDREWS, REMEDIES, JOSEPH & Meses. DESMARTEAU, SMITH & COOPER. Nays: None. No Vote: Messrs. COLVIN. Absent: Messrs. JACKSON.

END OF CONSENT AGENDA

PUBLIC HEARING

CASE NO. SC-111-17: PRELIMINARY & FINAL PLAT (MAJOR)

POLARIS SERVICES

Balmoral Corporation

8100 Block of Broadacres Road (South end of Broadacres and south of Arlene Lane)

R-1-7

8 Lot Single Family Residential Subdivision, Broadacres South Subdivision Unit 1

Representative &/or support:

Ricky Wood, 3602 North Market, Shreveport, LA 71107

Applicant is requesting to subdivide a 75.758 acre tract of land into 8 single family residential lots ranging in size from 5 acres to 16.5 acres each.

There was no opposition present.

A motion was made by MS.DESMARTEAU, seconded by MRS. SMITH, to approve the application as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. YOUNG, ANDREWS, REMEDIES, JOSEPH & Meses. DESMARTEAU, SMITH & COOPER. Nays: None. No Vote: Messrs. COLVIN. Absent: Messrs. JACKSON.

CASE NO. C-81-17: SPECIAL USE PERMIT & SITE PLAN

PROGRESSIVE BANK.

Larry Hudson

9405 Ellerbe Road (NE Corner of Ellerbe Rd. & Golf Ridge Dr.)

R-E

**Special Use Permit with Site Plan
Drive-Through Facility for a Bank**

Representative &/or support:

Tom Arceneaux, 333 Texas Street, Suite 700, Shreveport, LA 71101

Applicant is requesting deferment of this application until the October 4, 2017 public hearing.

There was no opposition present.

A motion was made by MR. COLVIN, seconded by MRS. SMITH, to recommend deferment of this application to the October 4, 2017 public hearing.

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

CASE NO. C-59-17: PUD ZONING REQUEST & PRELIMINARY SITE PLAN

SOUTH SHREVEPORT LANDFILL, LLC.

M&M Trucking & Contracting, Inc.; Mt. Zion C&D

400 Block Kennie Rd. (North side of Kennie Rd., 1,345' west of Linwood Ave.)

R-1D/I-1

**R-1D/I-1 to R-1D PUD (R-1-7 PUD under the UDC) with Preliminary Site Plan
Landfill**

Representative &/or support:

Joey French, P.O. Box 8727, Shreveport, LA 71113

Applicant is requesting to rezone a 72 acre tract from R-1D and I-1 to R-1D (PUD) in order to expand the existing Mt. Zion Landfill in area and height.

There was no opposition present.

A motion was made by Mr. YOUNG, seconded by Ms. DESMARTEAU, to recommend approval of this application subject to the applicant's compliance with the following stipulations:

- **Development of the subject property shall be in substantial accord with the Preliminary Site Plan including the color renderings for the fence and gate along with the preliminary landscape plan for the Mt. Zion Road entry-way.**
- **Allow for the requested use of a construction/demolition debris and wood waste landfill along with the proposed site amenities as outlined in this report. All amenities shall be installed prior to the issuance of the Certificate of Occupancy.**
- **Submission of a final site plan and final plat for the review and approval by the Executive Director, prior to the issuance of the Certificate of Occupancy.**
- **A servitude of passage agreement shall be obtained from the adjacent property owner where the site is currently deriving its access off of Mt. Zion Road. Such servitude shall also delineate the right of the applicant to install and maintain the paved access road, the planned wrought iron and brick fence/gate, landscaping and irrigation system. This documentation shall be provided prior to the issuance of the Certificate of Occupancy.**

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

CASE NO. C-76-17: PUD ZONING REQUEST & PRELIMINARY SITE PLAN

LINWOOD DEVELOPMENT, LLC

500 Block of Astor Place (Astor Pl. between Briarcrest St. & Mykanos Tr.)

C-3 & R-1-7

**C-3 & R-1-7 to R-1-7 (PUD) with Preliminary Site Plan
29 Lot Single Family Residential Subdivision**

Representative &/or support:

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

The Applicant requests rezoning of the property to include 29 single family residential lots.

There was no opposition present.

A Motion was made by Mr. YOUNG, seconded by Mrs. SMITH, to recommend approval of this application subject to the following stipulations:

- **Development of the subject property shall be in substantial accord with the approved preliminary site plan (preliminary plat) with a revision showing the 15' wide access easement, 3' wide pedestrian walking trail throughout the proposed pocket park, and the wet detention pond with fountain.**

- Approval of the requested ordinance relief along with the proposed amenities as documented in this report and as shown in the attached concept plan for the proposed pocket park and pedestrian walking trail, but with the following revisions: (1) show drought resistant grass or other living landscaping material provided along the entry path and outer ring of the walking trail; (2) show an extension of the 6' solid wood fence along the entry path to the unnamed roadway that connects to Mykanos Trail, and (3) provide a gated entry at both entrances with access hours posted for patrons;
- Amenities shall be installed prior to the issuance of any building permits for single family residential lots in Unit 8.
- Provide clear documentation of the Home Owners Association (HOA) and its responsibilities in maintaining the proposed amenities.
- A final plat (site plan) shall be submitted for the review and approval by the Executive Director prior to the issuance of building permits.

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

CASE NO. P-17-17: PROPOSED AMENDMENT TO THE PROPOSED CADDO PARISH UDC

Application by the Caddo Parish Commission for changes to the proposed UDC

The MPC Staff Report recommends the approval of Amendment 1 for the proposed Caddo Parish UDC changing "Live Entertainment – Ancillary Use" from Special Use (S) to Permitted Use (P) in the C-3 and C-4 districts; MPC Staff recommends denial of Amendment 1 for the proposed Caddo Parish UDC changing "Live Entertainment – Ancillary Use" from Special Use (S) to Permitted Use (P) in the C-2 district. MPC Staff recommends approval of Amendments 2-11 as drafted for the proposed Caddo Parish UDC.

There was no support present.

Opposition:

Commissioner Matthew Linn, 615 Rutherford, Shreveport, LA 71104

Commissioner Linn recommends that the Board pass the amendments **as submitted by the Parish Commission in their entirety.**

A Motion was made by Mr. COLVIN, seconded by Mr. YOUNG, to recommend approval of this ordinance amendment WITH ALL 11 AMENDMENTS SUBMITTED BY THE PARISH COMMISSION.

The motion was adopted by the following 6-2 vote: Ayes: Messrs. YOUNG, COLVIN & REMEDIES, & Meses. DESMARTEAU, SMITH & COOPER. Nays: Messrs. ANDREWS & JOSEPH. Absent: Messrs. JACKSON.

END OF PUBLIC HEARING

OTHER BUSINESS

Mark Sweeney, Executive Director, notified the Board of the September 12, 2017 City Council meeting where the previously submitted UDC amendments will be considered. Also, that on September 21, 2017 the Parish Commission will hear its version of the UDC along with today's amendments recommended by the Board. It is estimated that the UDC will become effective in the Parish by the first of November with some differentiation from the adopted version of the City's UDC. The final report on the MPC Financial Sustainability Study will also be available by the end of September and will be presented to the Board at the October 4th MPC meeting.

PUBLIC COMMENT

Carolyn Dowling Prator, 2909 Moss Point, Shreveport, LA 71119, stated her concerns with regard to her application which will be heard at the October 4, 2017 public hearing: UDC downzoning, Red River Overlay district, and 50% visibility requirement.

CHAIR / BOARD MEMBERS' COMMENTS

Requests were made of the MPC staff as follows:

1. To provide a list of down zoned properties to the Parish Commission for those properties that would be effected by the UDC implementation
2. To provide further education to the Board and the public in general with regard to not only the Red River Overlay District, but the general UDC requirements and / or significant areas of change created by the UDC implementation

A general call for all parties to be civil and respectful during the public hearings was made by various members of the Board.

ADJOURN 4:30 p.m.

Theron Jackson, Chair

Winzer Andrews, Secretary