

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
GOVERNMENT PLAZA CHAMBER – 505 TRAVIS STREET
JUNE 1, 2016 @ 3:00 P.M.**

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. OPENING REMARKS BY CHAIR
5. APPROVAL OF MINUTES – May 4, 2016 - APPROVED
6. RESOLUTION TO SUPPORT THE COMPLETION OF INTERSTATE 49 THROUGH AN INNER-CITY CONNECTOR
APPROVED

CONSENT AGENDA:

Public Comments Provided Upon Request For The Following Items:

7. **CASE NO. SC-28-16: REPLAT (MINOR)** District C/Jenkins
8/Middleton
Interactive Map
Applicant: MOHR & ASSOCIATES INC
Owner: McCary's Jewelers Inc
Location: 6900 blk Fern Loop (SE corner of Fern Circle & Fern Loop)
Existing Zoning: B-2
Proposed Use: **2 Lot Commercial Subdivision
Brookmeade Commercial Subdivision Unit 4
APPROVED**
8. **CASE NO. SP-33-16: FINAL PLAT (MINOR)** District 12/Epperson
Interactive Map
Applicant: COYLE ENGINEERING
Owner: Word of God Ministries
Location: 7200 blk Laguna Lane (West end of Laguna Lane)
Existing Zoning: R-A
Proposed Use: **1 Lot Single Family Residential Subdivision
Cypress Cove at Cross Lake
APPROVED**
9. **CASE NO. SC-34-16: FINAL PLAT (MINOR)** District G/Bowman
7/Gage-Watts
Interactive Map
Applicant/Owner: FORGE ENTERPRISES LLC
Location: 3205 Forge Drive (SW corner of Forge & Greenwood Road)
Existing Zoning: I-1
Proposed Use: **2 Lot Light Industrial Subdivision
Forge Enterprises Subdivision
APPROVED**
10. **CASE NO. SP-38-16: FINAL PLAT (MINOR)** District 9/Atkins
Interactive Map
Applicant/Owner: DAVID & ALISON SPANN
Location: 9990 Wallace Lake Rd (West side of Wallace Lake Rd approx. 1136' south of Southern Loop)
Existing Zoning: R-A
Proposed Use: **1 Lot Single Family Residential Subdivision
SpannLand 316 Subdivision Unit 1
APPROVED**
11. **CASE NO. SC-40-16: FINAL PLAT (MINOR)** District E/Flurry
11/Smith
Interactive Map
Applicant: MOHR & ASSOCIATES INC
Owner: Cordell Funding LLP
Location: 9500 blk Mansfield Rd (East side of Mansfield, NE corner of Ardis Taylor & Coltrane Way)
Existing Zoning: I-1
Proposed Use: **1 Lot Light Industrial Subdivision
9595 Mansfield Industrial Subdivision
APPROVED**

12. **CASE NO. SP-45-16:** FINAL PLAT (MINOR) District: 12/Epperson
Interactive Map
Applicant/Owner: TANGELA CARTER
Location: 9444 Buncombe Rd (north side of Buncombe Rd., approx. 215' east of Clydesdale Road)
Existing Zoning: R-A
Proposed Use: **1 Lot Single Family Residential Subdivision**
Tieuel Subdivision
APPROVED
13. **CASE NO. SC-46-16:** FINAL PLAT (MINOR) District B/Everson
3/Jackson
Interactive Map
Applicant: MOHR & ASSOCIATES INC
Owner: Pooch Dawg House LLC
Location: 701 E Kings Hwy (North of Kings Hwy approximately 157' west of Zeke Drive)
Existing Zoning: B-3
Request: **1 Lot Commercial Subdivision**
Camp Bow Wow Commercial Subdivision
APPROVED
14. **CASE NO. C-35-16:** SITE PLAN AND PLANNED BUILDING GROUP District B/Everson
5/Bowman
Interactive Map
Applicant & Owner: CAMELLIA TRADING CO LLC
Location: 1500 blk W Dalzell (NE side of W Dalzell @ cul-d-sac to the west side of Linwood)
Existing Zoning: I-2
Request: **Site Plan with Planned Building Group Approval**
Proposed Use: **Warehouse**
APPROVED WITH STIPS
15. **CASE NO. C-40-16:** REVISED SITE PLAN District G/Bowman
11/Smith
Interactive Map
Applicant: FBL & ASSOCIATES
Owner: Word of God Ministries
Location: 6645 W Bert Kouns Ind'l Loop (South side of Industrial Loop, 1500' east of Buncombe Rd)
Existing Zoning: B-2
Request: **Revised Site Plan Approval**
Proposed Use: **Church/School Facility with a Recreational Area**
APPROVED WITH STIP
16. **CASE NO. SC-48-16:** FINAL PLAT (MINOR) District G/Bowman
11/Smith
Interactive Map
Applicant: FBL & ASSOCIATES
Owner: Word of God Ministries
Location: 6645 W Bert Kouns Ind'l Loop (Approximately 1500' SE of Buncombe Road)
Existing Zoning: B-2
Proposed Use: **1 Lot Commercial Subdivision**
Word of God Subdivision
APPROVED
17. **CASE NO. C-41-16:** SITE PLAN District C/Jenkins
6/Cawthorne
Interactive Map
Applicant: MOHR & ASSOCIATES INC
Owner: 70th Street TATA Inc
Location: 483 E 70th Street (South side of E 70th Street, 140' west of Thornhill Avenue)
Existing Zoning: B-3
Request: **Site Plan Approval**
Proposed Use: **Tire Shop and Used Car Sales**
APPROVED
18. **CASE NO. C-48-16:** SITE PLAN District F/Lynch
6/Cawthorne
Interactive Map
Applicant: WHITLOCK & SHELTON CONSTRUCTION INC
Owner: IXL Propane Inc
Location: 7400 blk Trammel Dr (/West side of Trammel Drive, 350" north of Valley View Drive)
Existing Zoning: I-1
Request: **Site Plan Approval**
Proposed Use: **Showroom with Office & Warehouse**
APPROVED

19. **CASE NO. C-49-16:** **REVISED SITE PLAN** District G/Bowman
5/Bowman
Interactive Map
Applicant: TILMER KEELS DESIGNS
Owner: AK's Tires
Location: 4030 Jewella Avenue (NW corner of Jewella Avenue & I-20)
Existing Zoning: B-3
Request: **Revised Site Plan Approval**
Proposed Use: **Tire Shop**
APPROVED WITH STIPS

20. **CASE NO. C-50-16:** **SITE PLAN** District: D/Corbin
8/Middleton
Interactive Map
Applicant: JOSEPH PARTAIN
Owner: Castle Peak Cross Fit, LLC
Location: 400 blk Ashley Ridge Blvd (SE side of Ashley Ridge, 2500' east of Ellerbe Road)
Existing Zoning: B-3
Request: **Site Plan Approval**
Proposed Use: **Cross Fit Gym**
APPROVED

21. **CASE NO. C-51-16** **SITE PLAN** District C/Jenkins
6/Cawthorne
Interactive Map
Applicant: TAYLOR ROBERTSON LLC
Owner: Cordell Shreveport Property Owner LLC
Location: 9500 blk Mansfield Road (Approximately 22' SE of Ardis Taylor Drive)
Existing Zoning: B-3
Request: **Site Plan Approval**
Proposed Use: **Carwash**
APPROVED

END OF CONSENT AGENDA

PUBLIC HEARING:

22. **CASE NO. CA-3-16:** **CLOSURE & ABANDONMENT** District 12/Epperson
Interactive Map
Applicant/Owner: CADDO PARISH
Location: Kara Lane (West end of Sandi Acres Loop)
Existing Zoning: R-A
Request: **Closure & Abandonment of an Undeveloped Cul-De-Sac**
APPROVED

23. **CASE NO. C-44-16:** **ZONING REQUEST & PRELIMINARY SITE PLAN** District B/Everson
4/Linn
Interactive Map
Applicant: MOONBOT LLC
Owner: Caddo Parish School Board
Location: 1545 Coty Street (NW corner of Coty & Herndon Streets)
Existing Zoning: R-3
Request: **R-3 to B-1(PUD) with Preliminary Site Plan Approval**
Proposed: **Corporate Offices**
RECOMMEND APPROVAL WITH STIPS

24. **CASE NO. C-45-16:** **ZONING REQUEST** District A/Bradford
3/Jackson
Interactive Map
Applicant/Owner: FORTIS CO., LLC
Location: 1814 N Market (East side of N Market, 570' south of Nelson Street)
Existing Zoning: B-3
Request: **B-3 to I-1**
Proposed Use: **Millwork Manufacturing**
RECOMMEND APPROVAL WITH STIP

25. **CASE NO. C-46-16:** **ZONING REQUEST & SITE PLAN** District B/Everson
3/Jackson
Interactive Map
Applicant: POOCH DAWG HOUSE LLC
Owner: Labban & Labban Properties LLC
Location: 701 E Kings Hwy (North side of E Kings Hwy, 195' west of Zeke Drive)
Existing Zoning: B-2 & B-3
Request: **B-2 & B-3 to B-3-E with Site Plan Approval**
Proposed Use: **Dog Boarding Facility**
RECOMMEND APPROVAL WITH STIP

26. **CASE NO. C-47-16:** USE APPROVAL & VARIANCES District B/Everson
4/Linn
Interactive Map
Applicant/Owner: REVEL COMMUNITY RESTORATION
Location: 810 Rutherford (North side of Rutherford approximately 80' west of Line Avenue)
Existing Zoning: SPI-1
Request: Use Approval with Variances
Proposed Use: Multi-family Residential (Triplex)
APPROVED WITH STIPS
27. **CASE NO. C-52-16:** ZONING REQUEST District D/Corbin
9/Atkins
Interactive Map
Applicant/Owner: AB GLEN PROPERTIES LLC
Location: 1900 blk Southern Loop (South side of Southern Loop 700' west of Norris Ferry Rd)
Existing Zoning: B-2-E
Request: B-2-E to B-2
Proposed Use: Commercial Mixed Use Development
RECOMMEND APPROVAL
28. **CASE NO. P-6-16:** ZONING REQUEST & SITE PLAN District 9/Atkins
Interactive Map
Applicant: KNIGHTEN INVESTMENTS INC
Owner: Donald Friday
Location: 9800 blk Wallace Lake Road (West side of Wallace Lake Rd 160' north of Giglio Drive)
Existing Zoning: R-A
Request: R-A to R-A-E with Site Plan Approval
Proposed Use: Storage Condominiums
WITHDRAWN
29. **CASE NO. P-7-16:** ZONING REQUEST District 2/Johnson
Interactive Map
Applicant: MOHR & ASSOCIATES INC
Owner: BMW Rentals LLC
Location: 7877 Singleton Road (West end of Brandon, south of Singleton Road)
Existing Zoning: R-A
Request: R-A to R-1H
Proposed Use: Single Family Residential
RECOMMEND APPROVAL (VOTE 5-2)
30. **CASE NO. P-8-16:** ZONING REQUEST & SITE PLAN District 9/Atkins
Interactive Map
Applicant/Owner: AB GLEN PROPERTIES LLC
Location: 1900 blk Southern Loop (South side of Southern Loop 1265' west of Norris Ferry Rd)
Existing Zoning: B-2-E
Request: B-2-E to B-2 with Site Plan Approval
Proposed Use: Commercial Mixed Use Development
RECOMMEND APPROVAL WITH STIPS

END OF PUBLIC HEARING

31. OTHER BUSINESS

- Master Plan Implementation Report
- Other Staff Reports
- Items for Future Discussion

32. CHAIR/ BOARD MEMBERS COMMENTS

33. ADJOURN – 5:45 P.M.

