

## MPC PUBLIC HEARING —JANUARY 8, 2020

### MEETING NOTICE AND AGENDA

**DATE:** Wednesday, January 8, 2020  
**TIME:** 3:00 p.m.  
**LOCATION:** Government Plaza Chamber  
505 Travis Street  
Shreveport, LA 71101

1. **Open Meeting** (*Meeting is being recorded*)
2. **Invocation**
3. **Pledge of Allegiance**
4. **Opening Remarks by Chair**
5. **Approval of Minutes – December 4, 2019**

### SCHEDULED PUBLIC HEARINGS

6. [CASE NUMBER 19-303-SP FINAL PLAT\(MINOR\)](#)

Applicant: RALEY AND ASSOCIATES, INC  
Owner: Wendell Collins  
Location: 9715 Greenwood-Springridge Rd (Located 450' south of Beavers Nest Dr, and on the east side of Greenwood-Springridge Rd)  
Existing Zoning: R-A  
Request: **Divide 1 lot into 3 lots**  
Proposed Use: **Single-Family Residential**

[Interactive Map](#)  
PLANNER: Emily Trant  
City Council District: N/A  
Parish Commission District: 2/Johnson

7. [CASE NUMBER 19-313-C REZONING](#)

Applicant: LIFESHARE BLOOD CENTER  
Owner: LifeShare Blood Center  
Location: 8910 Linwood Ave (Northwest corner of Linwood Ave & Inner Loop Expressway, extending approximately 134 ft west of Ponderosa Trail and 145 ft north of Sugarleaf Trail)  
Existing Zoning: R-1-7, C-3  
Request: **R-1-7 and C-3 to OR**  
Proposed Use: **Supply Storage**

[Interactive Map](#)  
PLANNER: Emily Trant  
City Council District: F/Green  
Parish Commission District: 6/Cawthorne

8. [CASE NUMBER 19-453-C SPECIAL USE PERMIT & SITE PLAN](#)

Applicant: STRANGE BREW  
Owner: Patrick Cordaro  
Location: 235 Wall St (Southside of Wall Street, approximately 147 feet west of intersection with Market Street)  
Existing Zoning: C-3  
Request: **Modification to Special Use Permit**  
Proposed Use: **Addition of partially enclosed patio area for smoking and alcohol consumption to an existing bar**

[Interactive Map](#)  
PLANNER: Jake Palant  
City Council District: B/Fuller  
Parish Commission District: 3/Jackson

9. [CASE NUMBER 19-458-C SPECIAL USE PERMIT & SITE PLAN](#)

Applicant: SHAWN GUILBAULT  
Owner: Shawn Guilbault  
Location: 3640 Greenway Place (West side of Greenway Place, approximately 190' north of Ardmore Ave intersection)  
Existing Zoning: R-1-7  
Request: **Special Use Permit & Site Plan Approval**  
Proposed Use: **Approval for accessory dwelling unit (ADU)**

[Interactive Map](#)  
PLANNER: Jake Palant  
City Council District: C/Nickelson  
Parish Commission District: 4/Linn

**MPC PUBLIC HEARING —JANUARY 8, 2020**

10. **CASE NUMBER 19-467-C ZONING REQUEST**

[Interactive Map](#)

**PLANNER:** Maryam Moradian  
**City Council District:** C/Nickelson  
**Parish Commission District:** 8/Middleton

**Applicant:** WB DEVELOPMENT PARTNERS  
**Owner:** Querbes Land Company LLC  
**Location:** 6900 Blk Fern Circle (Fern Circle, approximately 360 Feet East of Fern Loop)  
**Existing Zoning:** C-1  
**Request:** **C-1 to C-2**  
**Proposed Use:** **Rehabilitation Hospital**

11. **CASE NUMBER 19-425-C ZONING REQUEST**

[Interactive Map](#)

**PLANNER:** Jake Palant  
**City Council District:** B/Fuller  
**Parish Commission District:** 3/Jackson

**Applicant:** OLANZA SANDERS  
**Owner:** Olanza Sanders  
**Location:** 1019 Pickett St (Northwest side of Pickett Street, approximately 170 feet southeast of Fairfield Avenue)  
**Existing Zoning:** R-UC  
**Request:** **Remanded to the MPC by City Council**  
**Proposed Use:** **Vehicle Dealership with Outdoor Display**

12. **CASE NUMBER 19-306-AXM ANNEXATION**

[Interactive Map](#)

**PLANNER:** James Djamba  
**City Council District:** A/Bradford  
**Parish Commission District:** 2/Johnson

**Applicant:** CAPITOL ONE INVESTMENTS LLC  
**Owner:** Capitol One Investments, LLC  
**Location:** (Approximately 5,300 feet east of Roy Rd and 5,500 feet north of Martin Luther King Jr. Drive)  
**Existing Zoning:** **R-A**  
**Request:** **Annexation**  
**Proposed Use:** **Mixed Use Development**  
**DEFERRED AND CONTINUED FROM THE DECEMBER 4<sup>TH</sup> PUBLIC HEARING**

13. **CASE NUMBER 19-476-C UDC AMENDMENTS**

**PLANNER:** Adam Bailey  
**City Council District:** N/A  
**Parish Commission District:** N/A

**Request:** Amending various sections of the City of Shreveport UDC and the Caddo Parish UDC

—end of public hearing—

- 
- 14. **Old Business**
    - Committee Chair Reports
  - 15. **New Business**
    - Research
    - Downzoned property extension discussion.
  - 16. **Other Matters to be Reviewed by the Commission**
    - Director's Report
    - Public Comments
    - Resolution to approve the Planning Commissioner Training hours for Curtis Joseph, Mauricio Roca, and Chris Elbersen
  - 17. **Chair / Board Member's Comments**
  - 18. **Adjournment**