

**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 APPROVED**

**SCHEDULED PUBLIC HEARINGS**

6. **CASE NUMBER 19-303-SP FINAL PLAT(MINOR)**

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

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**  
**APPROVED**

7. **CASE NUMBER 19-313-C REZONING**

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

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**  
**RECOMMENDED FOR APPROVAL**

8. **CASE NUMBER 19-453-C SPECIAL USE PERMIT & SITE PLAN**

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

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**  
**APPROVED**

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

[Interactive Map](#)

PLANNER: Jake Palant  
City Council District: C/Nickelson  
Parish Commission District: 4/Linn

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)**  
**APPROVED W/ STIPS**

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**  
**RECOMMENDED FOR APPROVAL**

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**  
**RECOMMENDED FOR C-UV APPROVAL**

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**  
**RECOMMENDED FOR APPROVAL**

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  
**RECOMMENDED FOR APPROVAL**

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*—end of public hearing—*

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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 **APPROVED**
17. Chair / Board Member's Comments
18. Adjournment