



MPC PUBLIC HEARING — DECEMBER 2nd, 2020 The Board will meet December 1st, 2020 via Zoom for case manager presentations MEETING NOTICE AND AGENDA

DATE: Wednesday, December 2nd, 2020

TIME: 3:00 p.m.

LOCATION: Government Plaza Chamber

505 Travis Street Shreveport, LA 71101

Open Meeting (Meeting is being recorded) 1.

2. Invocation

3. Pledge of Allegiance

Opening Remarks by Chair 4.

5. Approval of Minutes - November 4th, 2020 APPROVED

CONSENT AGENDA

CASE NUMBER 20-10-SC FINAL PLAT (MINOR)

Interactive Map

PLANNER: Jake Palant City Council District: D/Boucher Parish Commission District: 9/Atkins

Applicant: FORTE AND TABLADA, INC

Owner: Ram-Mark, Inc

Location: Unknown (Northwest corner of Southern Trace Parkway and Whispering Path Drive)

R-1-7 (PUD) Existing Zoning:

4-lot single-family residential subdivision Request:

Proposed Use: Single-Family Residential

CASE NUMBER 20-11-SC FINAL PLAT (MINOR)

Interactive Map

PLANNER: Emily Trant City Council District: D/Boucher Parish Commission District: 9/Atkins

PROVENANCE DEVELOPMENT COMPANY, LLC Applicant:

Owner: Provenance Development Company, LLC Unknown (West end of Woodsong Lane) Location:

R-2 (PUD) Existing Zoning:

Two-lot residential subdivision with dedication Request:

Proposed Use: Single-Family Residential

APPROVED

CASE NUMBER 20-12-SC FINAL PLAT (MAJOR)

Interactive Map

PLANNER: Emily Trant City Council District: D/Boucher Parish Commission District: 9/Atkins

Applicant: PROVENANCE DEVELOPMENT COMPANY, LLC

Owner:

Provenance Development Company, LLC Unknown (Approximately 125' south of Hollybrook Drive and Woodberry Avenue Intersection) Location:

Existing Zoning: R-2 (PUD)

Request: 4-lot single-family residential subdivision 14-lot subdivision Provenance Phase II-Unit Proposed Use:

APPROVED

Posted: November 25, 2020



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9. CASE NUMBER 20-13-SC FINAL PLAT (MAJOR)

Interactive Map

PLANNER: Jake Palant City Council District: A/Tabitha Taylor Parish Commission District: 2/Johnson

Applicant: MOHR AND ASSOCIATES, INC
Owner: Harper Homes, LLC
TBD Jayce Michael Drive
Existing Zoning: R-1-7
Request: 47-1 of Subdivision

Request: 47-Lot Subdivision
Proposed Use: Single-Family Residential

APPROVED

SCHEDULED PUBLIC HEARING

10. CASE NUMBER 20-11-P ZONING REQUEST

Interactive Map

PLANNER: Jake Palant City Council District: N/A Parish Commission District: 12/Epperson

Applicant: MOHR AND ASSOCIALTES, INC. Testament Real Estate, LLC

Location: 7115 Greenwood Rd. (South side of Greenwood Road at Calderwood Dr.)

Existing Zoning: R-A Request: R-A to I-1 & C-1

Proposed Use: Industrial and commercial subdivision

DEFERRED AND CONTINUED TO THE JAN. 6 PUBLIC HEARING

11. CASE NUMBER 20-124-C ZONING REQUEST

Interactive Map

PLANNER: Alice Correa City Council District: C/Nickelson Parish Commission District: 4/Young

Applicant: CAPTAIN SHREVE AUTO
Owner: A & M Property Investments, LLC

Location: 1343 Captain Shreve Drive (NE corner of Captain Shreve Drive and E Preston Street)

Existing Zoning: C-2 Request: C-2 to C-3

Proposed Use: Minor Vehicle Repair & Vehicle Dealership with Outdoor Display DEFERRED AND CONTINUED TO THE JAN. 6 PUBLIC HEARING

12. CASE NUMBER 20-15-P ZONING REQUEST

Interactive Map

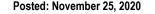
PLANNER: Benjamin Mohler City Council District: N/A Parish Commission District: 10/Chavez

Applicant: CHRIS FULTZ Owner: Chris Riser

Location: 808 Stewart Drive (East corner of Ellerbe Road and Stewart Drive)

Existing Zoning: R-1-7 Request: R-1-7 to C-1

Proposed Use: Medical Office (Physical Therapy)
RECOMMENDED FOR APPROVAL





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13. CASE NUMBER 20-12-P ZONING REQUEST

Interactive Map

PLANNER: Jake Palant City Council District:

Parish Commission District: 2/Johnson

Applicant: WALKER-ALLEY & ASSOCIATES

Owner: Gator & Friends

Location: 5948 N Market St. (N side of N Market St., approx. 1,165 ft NW of Roy Rd. Ext.)

Existing Zoning: R-A
Request: R-A to C-1
Proposed Use: Medical Office

RECOMMENDED FOR APPROVAL

14. CASE NUMBER 20-16-P PUD & PRELIMINARY SITE PLAN

Interactive Map

PLANNER: Alice Correa City Council District: N/A

Parish Commission District: 12/Epperson

Applicant: ALL DOGS UNLEASHED

Owner: Troy Phillips

Location: 8595 Greenwood Springridge Rd. (West side of Greenwood Springridge Rd., approx.700 ft. north of

Meadowview Creek Drive.)

Existing Zoning: R-A

Request:
Proposed Use:

R-A to R-A (PUD) and Final Site Plan
Animal Care Facility and Residence
RECOMMENDED FOR APPROVAL

15. CASE NUMBER 20-146-C ZONING REQUEST

Interactive Map

PLANNER: Jake Palant City Council District: D/Boucher Parish Commission District: 9/Atkins

Applicant: SHREVEPORT-CADDO MPC

Owner: Various

Location: 10000 blk Reaville Lane (Intersection of Reaville and Newburn Lane)

Existing Zoning: R-1-12

Request: R-1-12 to R-1-7
Proposed Use: Single-Family Re

Single-Family Residential RECOMMENDED FOR DENIAL

16. CASE NUMBER 20-14-P ZONING REQUEST

Interactive Map

PLANNER: Jake Palant City Council District: N/A Parish Commission District: 9/Atkins

Applicant: SHREVEPORT-CADDO MPC

Owner: OK, LLC Location: 100 blk (

100 blk Creston Lane (West end of Newburn Lane)

Existing Zoning: R-1-12 Request: R-1-12 to R-1-7

Proposed Use: Single-Family Residential

DEFERRED AND CONTINUED TO THE JAN. 6 PUBLIC HEARING

17. CASE NUMBER 20-3-AXM ANNEXATION

Interactive Map

PLANNER: Maryam Moradian City Council District: D/Boucher Parish Commission District: 9/Atkins

Applicant: CITY OF SHREVEPORT

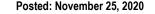
Öwner: OK, LLC

Location: West end of Newburn Lane (West end of Newburn Lane)

Existing Zoning: R-1-12 Request: Annexation

Proposed Use: Single-Family Residential RECOMMENDED FOR DENIAL

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18. CASE NUMBER 20-148-C ZONING REQUEST

Interactive Map

PLANNER: Jake Palant City Council District: A/ Taylor Parish Commission District: 2/Johnson

Applicant: Aaron Lewis Owner: Aaron Lewis

Location: 1703 Norton St. (Southeast corner of Peach Street and Norton Street)

R-1-5 Existing Zoning: Request: R-1-5 to R-3 Proposed Use:

Dwelling-Two-Family RECOMMENDED FOR APPROVAL

19. CASE NUMBER 20-151-C SPECIAL USE PERMIT & SITE PLAN

Interactive Map

PLANNER: Alice Correa City Council District: B/Fuller Parish Commission District: 4/Young

Applicant: MOHR AND ASSOCIATES, INC

Owner: Yolanda F. Burnom

Location: 1519 Creswell Avenue (East side of Creswell Ave. approx.. 240 ft. south of Jordan St.)

Existing Zoning: Request: R-HU

Special Use Permit & Site Plan Approval

Proposed Use: Office with Expanded Parking

DEFERRED AND CONTINUED TO THE JAN. 6 PUBLIC HEARING

20. CASE NUMBER 20-153-C ZONING REQUEST

Interactive Map

PLANNER: Benjamin Mohler City Council District: E/Flurry Parish Commission District: 6/Cawthorne

JOHN R. BOWMAN & ASSOCIATES Applicant:

Owner:

Gary Wayne Shovan 8114 Mansfield Rd. (West if Mansfield Rd. approx. 680 ft. north of McCutcheon Avenue) Location:

Existing Zoning: R-1-7

Request: R-1-7 to C-4

Proposed Use: Outdoor Storage Yard

RECOMMENDED FOR APPROVAL

21. CASE NUMBER 20-155-C ZONING REQUEST

Interactive Map

PLANNER: Jake Palant City Council District: D/Boucher Parish Commission District: 9/Atkins

SHREVEPORT-CADDO MPC Applicant:

Owner: Various

Location: 8757 Business Park Dr. (Both sides of E. Bert Kouns Industrial Loop Expressway between Fern Avenue

and Brookhollow Drive)

Existing Zoning: C-3

Request: C-3 to C-4

Existing vehicle dealership and other auto oriented uses Proposed Use:

WITHDRAWN BY APPLICANT

22. CASE NUMBER 20-152-C ZONING REQUEST

Interactive Map

PLANNER: Alice Correa City Council District: B/Fuller Parish Commission District: 3/Jackson

Applicant: MAVCO CAPITAL LLC MAVCO CAPITAL LLC Öwner:

Location: 1500 MARSHALL ST (South corner of Marshall St and 4th Street)

Existing Zoning: Request: I-MU I-MU to C-3

Residential Care Facility Proposed Use:

RECOMMENDED FOR APPROVAL

Posted: November 25, 2020



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23. CASE NUMBER 20-154-C ZONING REQUEST

Interactive Map

PLANNER: Benjamin Mohler City Council District: B/Fuller Parish Commission District: 5/Burrell

COMMUNITY BANK OF LOUISIANA Applicant:

Öwner: J T Dupree Properties, LLC

Location: 1725 Lakeshore D. (South side of Lakeshore Dr., approx. 215 ft. west of Levy St.)

Existing Zoning: Request:

I-1 to R-2

Proposed Use:

Dwelling-Two Family RECOMMENDED FOR APPROVAL

24. CASE NUMBER 20-119-C CODE TEXT AMENDMENT

SHREVEPORT-CADDO METROPOLITAN PLANNING COMMISSION Applicant:

Request: Amending Various Sections of the City of Shreveport Unified Development Code

RECOMMEND FOR APPROVAL

25. CASE NUMBER 20-163-C CODE TEXT AMENDMENT

PLANNER: Adam Bailey

PLANNER: Adam Bailey

SHREVEPORT-CADDO METROPOLITAN PLANNING COMMISSION Applicant:

Request: Amending Various Section of the City of Shreveport Unified Development Code

RECOMMENDED FOR APPROVAL

-end of public hearing-

- **Old Business** 1.
 - . Committee Chair Reports
- **New Business** 2.
 - Research
 - 2021 Slate of Officers APPROVED
 - MPC to pass a resolution to halt the acceptance of new annexation applications for a period of six (6) months. DEFERRED AND CONTINUED TO THE JAN. 6 PUBLIC HEARING
- Other Matters to be Reviewed by the Commission
 - **Director's Report**
 - **Public Comments**
- Chair / Board Member's Comments
- Adjournment