ORDINANCE NO. OF 2013

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE SW CORNER OF EMERY STREET AND HEARNE AVENUE, SHREVEPORT, CADDO PARISH, LA, FROM R-2, SUBURBAN MULTI-FAMILY RESIDENCE DISTRICT TO B-2, NEIGHBORHOOD BUSINESS DISTRICT AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of Lots 3 & 4, & the west 38 feet of Lot 2, Block 3, Ingleside Subdivision, Shreveport, Caddo Parish, LA, property located on the SW corner of Emery Street and Hearne Avenue, be and the same is hereby changed from R-2, Suburban Multi-Family Residence District to B-2, Neighborhood Business District.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

- Development of the property shall be in substantial accord with the revised site plan submitted at the November 6, 2013 public hearing, with any significant changes or additions requiring further review and approval by the Planning Commission.
- 2. A detailed storm water plan with calculations shall be submitted to and approved by the City Engineer prior to the issuance of permits.
- 3. Site shall be re-platted into one lot prior to the issuance of any permits.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

METROPOLITAN PLANNING COMMISSION LAND USE REPORT - OCTOBER 2, 2013

District: S. Jenkins

District: 5/Bowman

nm

APPLICANT:

LAND OWNER:

CASE NO:

<u>C-77-13:</u> 2711 Emery Street ANTHONY WASHINGTON & COREY BOOKER

Same

LOCATION: SW corner of Emery Street and Hearne Avenue 22' west of Hearne

ZONING: R-2 to B-2

PROPOSED: Mini retail plaza or other uses within this zoning classification

GENERAL INFORMATION:

Applicant is requesting approval for a mini retail center. Zoning to the north is B-3, to the south is B-1/R-2; to the east is B-1, and to the west is R-2. Applicant is aware the three lots need to be re-platted into one lot, before Permits are issued.

SITE PLAN CONSIDERATIONS:

Structure is 4,000 square feet. There are four suites, sizes and uses are as follows: retail 800'/1,000'/ 1,200', Laundromat-

Curb cut is on Emery Street.

20 parking spaces are required and shown. Parking will limit uses on this site to not include restaurants, barbershops, or beauty shops.

Solid 6' solid wood fence is shown on the south and west property lines.

Landscaping is shown on the site plan.

DEVELOPMENT REVIEW TEAM COMMENTS:

SITE PLAN DOESN'T SHOW DETENTION WHICH SHOULD BE TO A 100 YEAR STORM

THIS PROPERTY IS WITHIN A FLOOD SENSITIVE AREA 0

A 2'X3' BOX DRAINAGE SYSTEM, AND 6" SEWER LINE AT THE SOUTH END OF THE PROPETY, NEED TO BE LOCATED AND SHOWN ON SITE PLAN.

PUBLIC'S ASSESSMENT

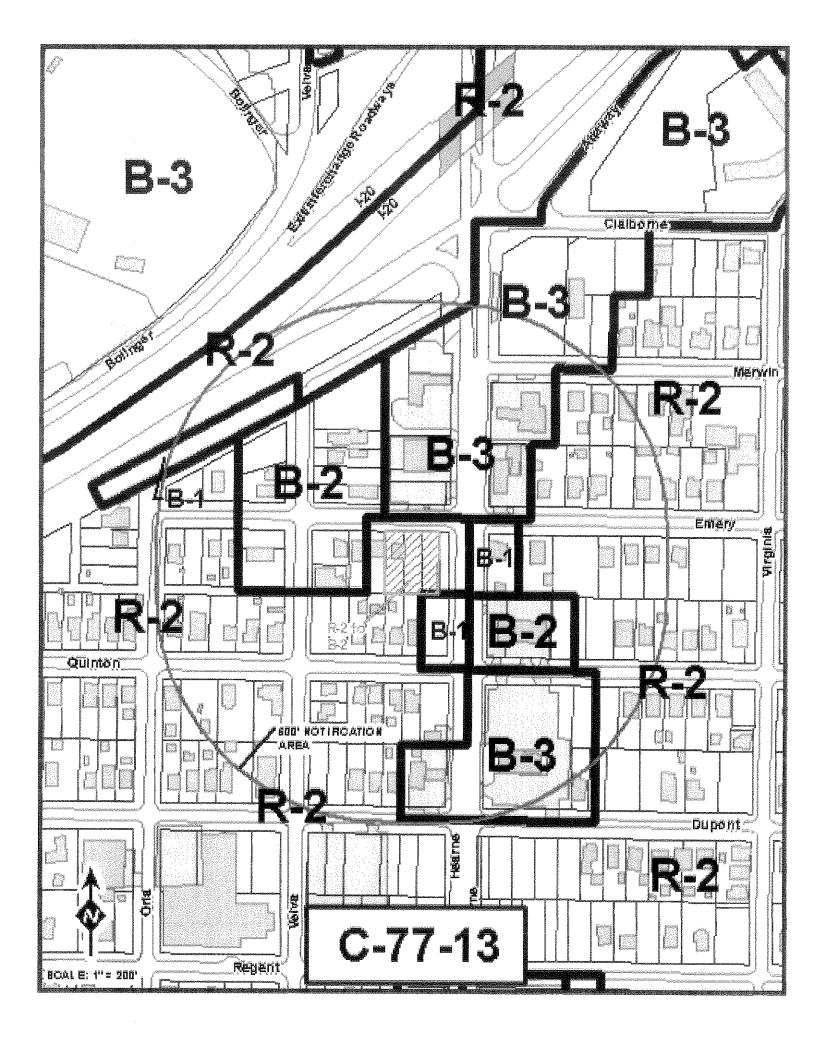
10-2-13: 1 person spoke in opposition. 11-6-13: 1 person spoke in opposition.

BOARD'S DECISION

- 10-2-13: The Board voted 6-0 to defer and continue this application to the November 6, 2013 public hearing due to site plan issues that need to be addressed including storm water detention, dumpster location, signage, lighting and fencing.
- 11-6-13: The Board voted 9-0 to recommend approval of this application subject to compliance with the following stipulations:
- Development of the property shall be in substantial accord with the revised site plan submitted at the November 6, 2013 public hearing, with any significant changes or additions requiring further review and approval by the Planning Commission.
- A detailed storm water plan with calculations shall be submitted to and approved by the City Engineer prior to the issuance of permits.
- 3. Site shall be re-platted into one lot prior to the issuance of any permits.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

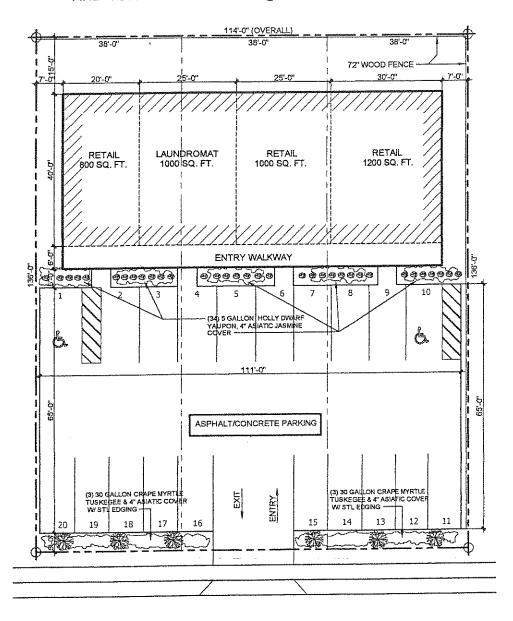


PROPOSED SITE PLAN FOR:

INGLESIDE PLAZA

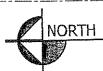
LOTS 2,3 AND 4, BLK. 3, INGLESIDE S/D SHREVEPORT, LA.

- (20) PARKING SPACES INCLUDING (2) ADA SPACES W/ REG. SIGNS, PAINTED LOGO AND STRIPPING.
- (2) ADA SPACES @ 15' X 20', (8) SPACES @ 10' X 20',
- (10) SPACES @ 9' X 20', ENTRY/EXIT ISLE @ 20' WIDE AND TURN-A-ROUND ISLE @ 25' WIDE.



CENTERLINE EMERY STREET





C- 77-13

CONTACT INFORMAT



APPLICATION:	CITY CASE PARISH	CASE		
APPLICANT'S NAME: ANthony Was	shington, Copey Booker			
PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).				
MAILING ADDRESS FOR ALL CORRESP	ONDENCE: 2505 PLOGELAKE Or.	(318) 465-0262 DUONE: (318) 677-9150		
1616 FARI ST SPORT LA	5Hreveport Lit 11107	(between 8:00 & 5:00		
	ZIP CODE: 4/1/08	FAX #		
EXISTING ZONING:	PROPOSED ZONING:	ACCEPTABLE ALTERNATIVE:		
Residential R2 Co	movement B2	1		
MPC APPROVAL SITE PLAN	M9476	PUD APPROVAL		
PROPOSED USE: Mini Retail Plaza				
EXISTING USE: Two Vacant Lots: And one abandon House				
IMPROVEMENTS TO BECONSTRUCTED/REMOVED/DEMOLISHED: To Build a				
1/07/41 1245 147A-				
REASON FOR APPLICATION (justification for zoning change): The three Lots ARE Regidential				
And We Would Like The MPC to commercialize it So we May Put A Mini Retail Plaza				
ADDRESS OF SITE: 2711 Emery 2705, 2715 Enery				
ASSESSOR'S ACCOUNT NUMBER: 171410 - 118 - 000 - 4 - 00, 171410 - 118 - 00 18 - 00, 171410 - 118 - 0003-c Found on tax notice - example; 171413-057-0047-00				
LEGAL DESCRIPTION: Lot 3 block 3 Ingleside Subdivision Parish of coddo conveyance book 50 page 257				
also known as 2711 Emery. Lot 2 block & Ingleside sub. Parishotcaddo it asper map of said sub. Property				
Known as 2705 Freezy, Lot 4 block 3 Indeside sub of caddo parch CA Conveyance Book 2916 page 204 also Known as a 115 Energy streegest LA SEE ATTACH MENT				
NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. All property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature				
,	COREYJ. Booker	Name		
1516 Egel St Sport LA 71108	2505 14100 CLARGE BY.	Address		
Address Until When the Signature	Address Signature	Signature		
Signaturo /	- Herman Area	C- 77-173		

STATEMENT OF INTENT GENERAL REZONING

APPLICAI	NT'S NAME: Anthony Woshing	Hon, Colley Booker
NATURE A	AND DESCRIPTION OF BUSINE	ss: Commercial Retail Plaza/
Laurd	romat / 99ª Store / ret	ail Store
REASON F	FOR AMENDMENT: (It is publice of the following conditions p	lic policy to amend the Zoning Ordinance only when prevail)
wheaten and other faculty of County	ERROR (there is a manifest of	error in the Zoning Ordinance)
gentlemente mette entre en	CHANGE IN CONDITIONS (c in the Ordinance necessary a	hanging conditions in a particular area make change and desirable)
Proceduration of Security Secu	INCREASE IN NEED FOR Stor sites in addition to sites to	SITES FOR BUSINESS & INDUSTRY (increased need hat are available)
Sportstane (and Schoolston and Abudgssay).	SUBDIVISION OF LAND (the reclassification necessary an	subdivision of land into urban building sites makes id desirable)
	EET OF PROPERTY: 15,500	
SQUARE FI	EET OF STRUCTURE(S) 40	00 Sq feet
PARKING S	PACES REQUIRED:	SPACES PROVIDED: 20 plus
	OPERATION (state proposed if	nours) B-2 within 300' of residential se hours, you will need to check "Hours of triance Request" on the application page.
B-1 B-2 (within : B-2 (not witi B-3 hours SPI-3	300' of residential) hin 300' of residential)	7AM to 7PM, 7AM to 10PM 7AM to 12 midnight 7AM to 12 midnight 7AM to 9PM
S WATER P BY THE CIT	PROVIDED Y OF SHREVEPORT?	IF NOT - WHAT IS THE SOURCE OF WATER?
S SEWER P BY THE CIT	ROVIDED Y OF SHREVEPORT? YES	IF NOT - WHAT IS THE SOURCE OF SEWER?
F SEPTIC T _/ Vater and/o	ANK - HAS IT BEEN APPROVE	D BY THE HEALTH DEPARTMENT? I be required see the bottom of "check list" page
	Y IN A FLOOD PLAIN/FLOOD	MAY? (//)



The Council City of Shrebeport

ARTHUR G.THOMPSON CLERK OF COUNCIL POST OFFICE BOX 31109 SHREVEPORT, LA 71130

E-MAIL ADDRESS: Arthur.Thompson@ci.shreveport.la.us PHONE: (318) 673-5262 FAX: (318) 673-5270

November 15, 2013

Mr. L. Harvard Scott, III 1049 Southfield Road Shreveport, LA 71106

Subject: CASE NO. C-77-13: SW Corner of Emery & Hearne Ave

Dear Mr. Scott:

Your appeal of the decisions of the Shreveport Metropolitan Planning Commission will be presented to the City Council at its regularly scheduled meeting at 3:00 p.m. on Tuesday, November 26, 2013. On that date (or some later date) the Council will either affirm, modify, reverse or remand the decision rendered in the above referenced case.

You are further advised that you (or any other interested party) may submit additional written comments summarizing your position. In order for written comments to become a part of the record and be considered by the Council, all written comments must be submitted to this office (Government Plaza, 4th Floor, 505 Travis Street, Shreveport, LA 71101) no later than Wednesday, November 20, 2013 at 5:00.

If you have any questions regarding this information, please contact the Council Office at 673-5262.

Sincerely,

Arthur G. Thompson Clerk of Council

AGT:mkr

XX

Mr. Anthony Washington, applicant, 1516 Earl St, Shreveport, LA 71108 Mr. Corey Booker, applicant, 2505 Ridgelake Dr., Shreveport, LA 71109



LAW 0771CES

ZHAVARD SCOTT, III, P.A.

1049 Southfield Road Shreveport, Louisiana 71106 Telephone: (318) 868-0441 Facsimile (318) 868-0023 Mobile Line: (318) 218-4052

Admitted In Florida, Louisiana, Texas and Colorado

November 12, 2013

Mr. Arthur G. Thompson Clerk, Shreveport City Council City of Shreveport 505 Travis Street Shreveport, Louisiana 71130

RECEIVED

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NOV 1 3 2013

Metropolitan Planning

Commission

NOV 13 2013

Mr. Charles Kirkland, Director Mr. Alan Clarke, Zoning Administrator Metropolitan Planning Commission City of Shreveport 505 Travis Street Shreveport, Louisiana 71130 SHREVEPORT ONLY COUNCIL

Re:

APPEAL in Case Number C-77-13

Applicant: Anthony Washington & Corey Booker

Location: SW Corner Emory & Hearne Ave -2711 Emory

Dear Sirs:

The undersigned on behalf of myself as Independent Executor of the Succession of Rebecca C. Scott, No. 569,947 "A", First JDC Caddo Parish, LA and as Independent Executor of the Succession of Leroy H. Scott, Jr., No. 475,092 "C", First JDC Caddo Parish, LA, as Owners of the adjacent property that is damaged by the actions of Applicants and the City of Shreveport, wish to lodge this APPEAL to the November 6, 2013 decision of the Shreveport Metropolitan Planning Commission in approving the R-2 to B-2 Zoning Change to Applicants, Anthony Washington & Corey Booker, for the property located at SW Corner Emory St. and Hearne Ave (2711 Emory St.) in the City of Shreveport.

Please assure that all notices concerning this Appeal be sent to the undersigned at the above address. I sincerely appreciate your kind consideration of this matter. Please do not hesitate to contact me at any time if you have any questions concerning this matter.

Thanking you for your assistance and cooperation, I remain,

Hayard South III

SHREVEPORT METROPOLITAN PLANNING COMMISSION SUMMARY MINUTES OF THE PUBLIC HEARING NOVEMBER 6, 2013

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, November 6, 2013, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The Board members met for lunch prior to the public hearing.

Members Present
Winzer Andrews, Chairman
Lea Desmarteau, Vice Chairman
Larry Ferdinand, Secretary
Dale Colvin
Alan Young
Mary Ruffins
Dr. Mary Wilson
Bessie Smith

Staff Present
Roy Jambor, Senior Planner
Ione Dean, Senior Planner
Sandi Austin, Board's Coordinator
Alan Clarke, Zoning Administrator
Stephen Jean, Senior Planner
Diane Tullos, Office Administrator
Dara Sanders, Master Plan Administrator

Bus Tour

Members were encouraged to individually tour the sites.

Members Absent

Nancy Cooper

None

Others Present Kosha Gilbert,/Kristina Wimbley Asst City Attny KTAL – Channel 6

The hearing was opened with prayer by MR, FERDINAND with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone and to give their name and mailing address for further reference. Anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so prior to the Board's Deliberations.

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. YOUNG seconded by MRS. RUFFINS, to approve the minutes of the October 2, 2013 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, YOUNG, FERDINAND and Mses. RUFFINS, DESMARTEAU, SMITH, COOPER, and Dr. WILSON. Nays: None. Absent: None.

CASE NO. C-77-13: 2711 Emery
ANTHONY WASHINGTON & COREY BOOKER
Same
SW corner of Emery Street & Hearne Avenue
R-2 to B-2

Mini retail plaza

10-2-13: This application was deferred & continued to the November 6TH public hearing

Representative and/or support:

Mr. Anthony Washington (1516 Earl Street, Shreveport, LA) No slip filled out Mr. Corey Booker (2505 Ridgelake Drive, Shreveport, LA 71107)

Speaking in opposition:

Mr. L. Havard Scott, III (1049 Southfield Road, Shreveport, LA 71106)

- He owns the adjacent residentially zoned property; rezoning will mean that his property is surrounded by commercial property, thereby "rendering
 it unuseable."
- The applicant's don't want to purchase his property, however, they want to use it for drainage

Rebuttal: (Mr. Booker)

They propose a privacy fence along Mr. Scott's property

A motion was made by MRS. RUFFINS, seconded by MR. COLVIN

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, COLVIN, YOUNG, FERDINAND and Mses. RUFFINS, DESMARTEAU, SMITH, COOPER, and Dr. WILSON. Nays: None. Absent: None.

SHREVEPORT METROPOLITAN PLANNING COMMISSION SUMMARY MINUTES OF THE PUBLIC HEARING OCTOBER 2, 2013

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, October 2, 2013, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The Board members met for lunch prior to the public hearing.

Members Present Winzer Andrews, Chairman Lea Desmarteau, Vice Chairman Dale Colvin Alan Young Mary Ruffins Dr. Mary Wilson

Staff Present
Roy Jambor, Senior Planner
Ione Dean, Senior Planner Alan Clarke, Zoning Administrator Stephen Jean, Senior Planner Diane Tullos, Office Administrator Dara Sanders, Master Plan Administrator

Bus Tour

Members were encouraged to individually tour the sites.

Members Absent Larry Ferdinand, Secretary Bessie Smith Nancy Cooper

Others Present

Kosha Gilbert, Asst City Attny

The hearing was opened with prayer by MRS. RUFFINS, with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone and to give their name and mailing address for further reference. Anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so prior to the Board's Deliberations.

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 MRS. RUFFINS, seconded by MR. YOUNG to approve the minutes of the September 4, 2013 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, COLVIN, YOUNG, and Mses. RUFFINS, DESMARTEAU, and Dr. WILSON. Nays: None. Absent: Mr. FERDINAND, Mses. SMITH and COOPER.

CASE NO. C-77-13: 2711 Emery ANTHONY WASHINGTON & COREY BOOKER

Same

SW corner of Emery Street & Hearne Avenue 22' west of Hearne

R-2 to B-2

Mini retail plaza or other uses permitted within this zoning classification

Representative and/or support:

Mr. Corey Booker (2505 Ridgelake Drive, 71119 or 2700 Emery Street, Shreveport, LA)
Mr. Anthony Washington (1516 Earl Street, 71108 or 2700 Emery Street, Shreveport, LA)

Speaking in opposition:

Mr. L. Havard Scott, III (1049 Southfield Road, Shreveport, LA 71106)

There are water drainage and retention problems
Additional parking will be necessary (Note: Mr. Scott owns the adjacent 3,000 sq. ft. strip of property)

Rebuttal: (Mr. Booker)

They are considering buying additional property to accommodate the use

A motion was made by MR. YOUNG, seconded by MR. COLVIN to defer and continue this application to the November 6, 2013 public hearing due to site plan issues that need to be addressed including storm water detention, dumpster location, signage, lighting and fencing.

Some of the issues that need to be addressed before we meet on this next month are: water detention and drainage system, various engineering matters, dumpster, signage, lighting, fencing, and solid waste.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, COLVIN, YOUNG, and Mses. RUFFINS, DESMARTEAU, and Dr. WILSON. Nays: None. Absent: Mr. FERDINAND, Mses. SMITH and COOPER.