

ORDINANCE NO. ____ OF 2014

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE NW CORNER OF WEST CANAL AND WEST 70TH STREET, SHREVEPORT, CADDO PARISH, LA, **FROM B-2, NEIGHBORHOOD BUSINESS DISTRICT TO B-3, COMMUNITY 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 33 & 34, Sunset Acres Subdivision, Unit 12, ^{Shreveport}, Caddo Parish, LA, property located on the NW corner of West Canal and West 70th Street, be and the same is hereby changed **from B-2, Neighborhood Business District to B-3, Community Business District.**

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

1. **Development of the property shall be in substantial accord with a revised site plan showing the location of a maximum of 8 autos for sale, tire display, tire storage, and garbage dumpster placement and removal of the existing hydraulic lift. This plan shall be submitted to and approved by the Planning Director. Any significant changes or additions shall require further review and approval by the Planning Commission. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Planning Commission.**
2. **A Landscape Plan shall be submitted to and approved by the Zoning Administrator 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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

Muayd Jamhour