BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF **SHREVEPORT** ZONING ORDINANCE, REZONING PROPERTY LOCATED KINGWOOD BUSINESS CENTER, SHREVEPORT, CADDO PARISH, LA, FROM (B-2-A), BUSINESS PARK DISTRICT TO B-2-A-E, BUSINESS PARK IEXTENDED USE DISTRICT LIMITED TO "A COSMETOLOGY SCHOOL" ONLY, AND **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 the property located within Kingwood Business Center described below, be and the same is hereby changed <u>from B-2-A, Business Park District to B-2-A-E, Business Park/Extended Use District limited to "A Cosmetology School" only.</u>

From the SW corner of Lot 3, Kingwood Forest Sub Unit 3, Shreveport, Caddo Parish, LA, run NW & parallel to the R/W of Kingston Rd 35 feet to the POB; thence continue NW along said line 50 feet; thence run NE & parallel to the west line of Lot 3 for 60 feet; thence run SE & parallel to the R/W of Kingston Rd 22 feet; thence run NE & parallel to the west line of Lot 3 for 30 feet; thence run SE & parallel to the R/W of Kingston Rd 28 feet; thence run SW & parallel to the west line of said Lot 3 for 90 feet to the POB.

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

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.

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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.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 – MARCH 5, 2013

District: E/Webb

District: 6/Baker

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CASE NO: C-11-14: 8101 Kingston Road

APPLICANT: BLALOCK'S PROFESSIONAL BEAUTY COLLEGE
LAND OWNER: Kingwood Business Center Limited Partnership
LOCATION: Located within Kingwood Business Center

ZONING: Eocated Within Ni

PROPOSED: Limited to the addition of cosmetology school

#### **GENERAL INFORMATION:**

• The applicant is requesting approval of an extended use designation to permit a cosmetology school.

 The shopping center was zoned from B-3 to B-2-A in 1993 in order to permit wholesale/distribution uses with retail uses and light manufacturing.

• The requested use takes a B-3 zoning classification, which is actually less intense than the uses that are permitted in this district, but since there is no path of approval in this district for this use the applicant is requesting a B-2-A-E to allow the school to be located at this site.

• The request meets the first level of requirements for an "E" designations as it is (#2) inherently distinguishable due to existing structures and (#3) land has unusual characteristics. The center is built in a U shape, thereby protecting and buffering neighboring uses and the unusual characteristic is actually the zoning as this is the only B-2-A converted shopping center in town. This use would have been allowed in a typical B-3 shopping center.

• The request meets the second set of requirements in that it "would not grant special advantages over adjoining property" as there is no other property in town with this characteristic. AND "Approval would not be inconsistent with the master plan or orderly growth and development". This use actually is more consistent with the master plan than the established uses existing at this center.

## MASTER PLAN CONSIDERATIONS:

 The future land use designation of the property is Neighborhood Commercial, which is intended to serve as an area for neighborhood retail and services that meet the day-to-day needs of residents and workers of surrounding neighborhoods with a range of uses such as barber/beauty shops, specifically.

• The proposal meets the Master Plan's principles for guiding future land use in that the proposal to locate this lower impact land use in an existing commercial development works toward decreasing the overall intensity of this site and establishing an appropriate transition between a nonresidential development and the adjacent residential neighborhood.

#### **ZONING ADMINISTRATOR COMMENTS:**

 If approved a stipulation restricting this use to cosmetology school only with no client receiving services at this location eliminate any confusion.

#### SITE PLAN CONSIDERATIONS:

- The 5.395 acre shopping center site has 470 feet of frontage on Kingston Road.
- The structure is 51,700 sq. ft. with a 6-foot masonry wall along the east and south property lines where it abuts a subdivision and apartments.
- The proposed lease space is 3,840 square feet.
- The school will have a total of 25 students and 2 teachers with only half of the students being there at one time.
- The shopping center was developed as a retail center with 1 space for every 200 sq. ft.. It was then rezoned to B-2-A to allow manufacturing and warehousing which only requires 1 space for every 400 sq. ft. The end result is that the shopping center now greatly exceeds the parking requirement.
- The center has 214 parking spaces which is approximately 80 spaces more than is required for the uses that are presently located in this center.
- All exterior improvements are existing.

### PUBLIC'S ASSESSMENT

There was no opposition present.

#### **BOARD'S DECISION**

The Board voted 9-0 to recommend approval of B-2-A-E, Business Park/Extended Use District limited to "cosmetology school" only, subject to compliance with the following stipulation:

Development of the property shall be in substantial accord with the site plan submitted with any significant changes
or additions requiring further review and approval by the Planning Commission

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.

## **EXTENDED USE DISTRICT**

## Items that the applicant believes meets the criteria for approval

## Sec. 106-927. Conditions for creation.

(a)

Extended use districts are to be exceptions and may be created only when <u>one</u> of the following conditions are met:

(1)

The tract of land is affected by exceptional topographic conditions.

The tract of land is inherently distinguishable from other property due to existing structures.

(3)

The tract of land has other unusual and singular characteristics.

(4)

The tract of land is in a location where there is a transition in the intensity of land use or residential density including by way of illustration, but not limitation, land located between an arterial street and a residential area.

(5)

The tract of land is in a location where development under the established zoning category may have an unusual impact on public facilities or the natural environment.

(6)

The tract of land will be used for cultural or community service including by way of illustration, but not limitation, a use enabling a museum to sell liquor at receptions.

A use that would clearly provide a needed and acceptable service to a subarea of a neighborhood.

(b)

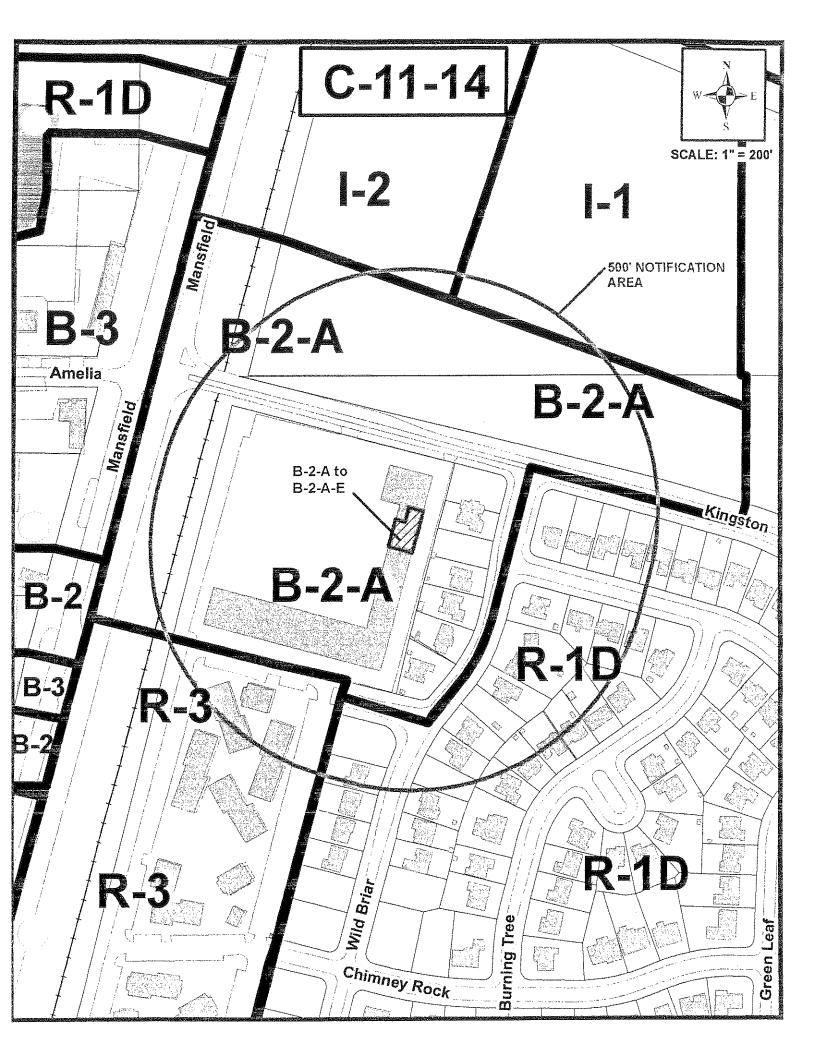
## The tract of land must also meet the following criteria:

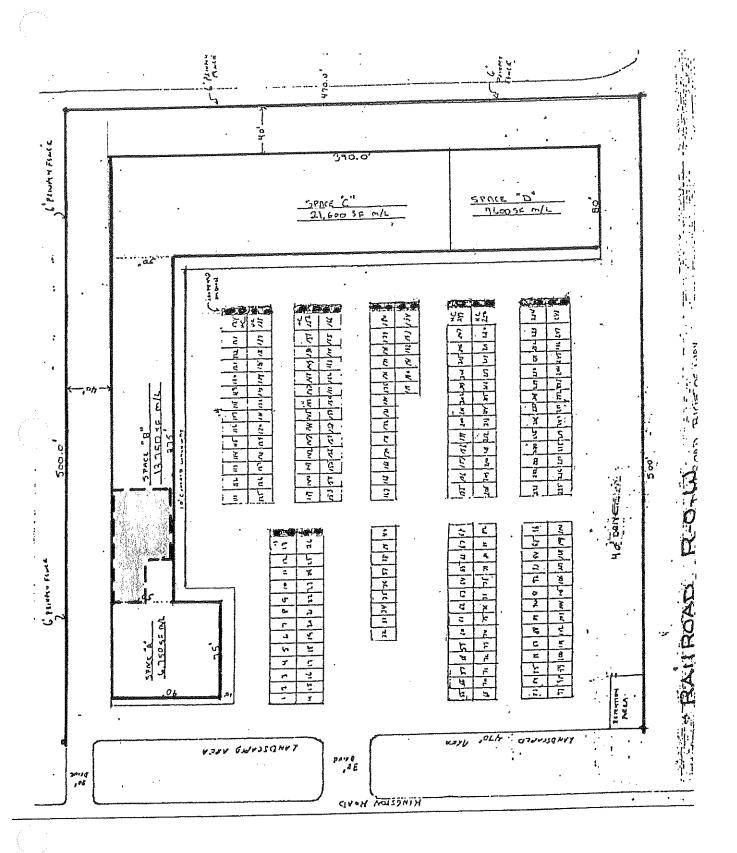
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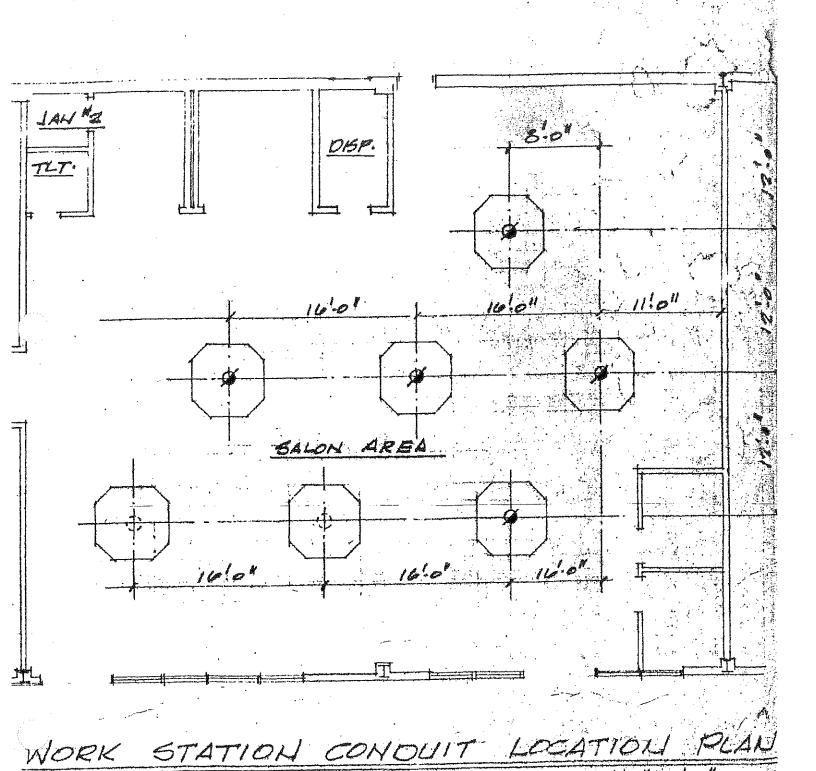
The approval of the extended use would not grant special advantages over adjoining property with similar characteristics without regard for the general welfare.

(2)

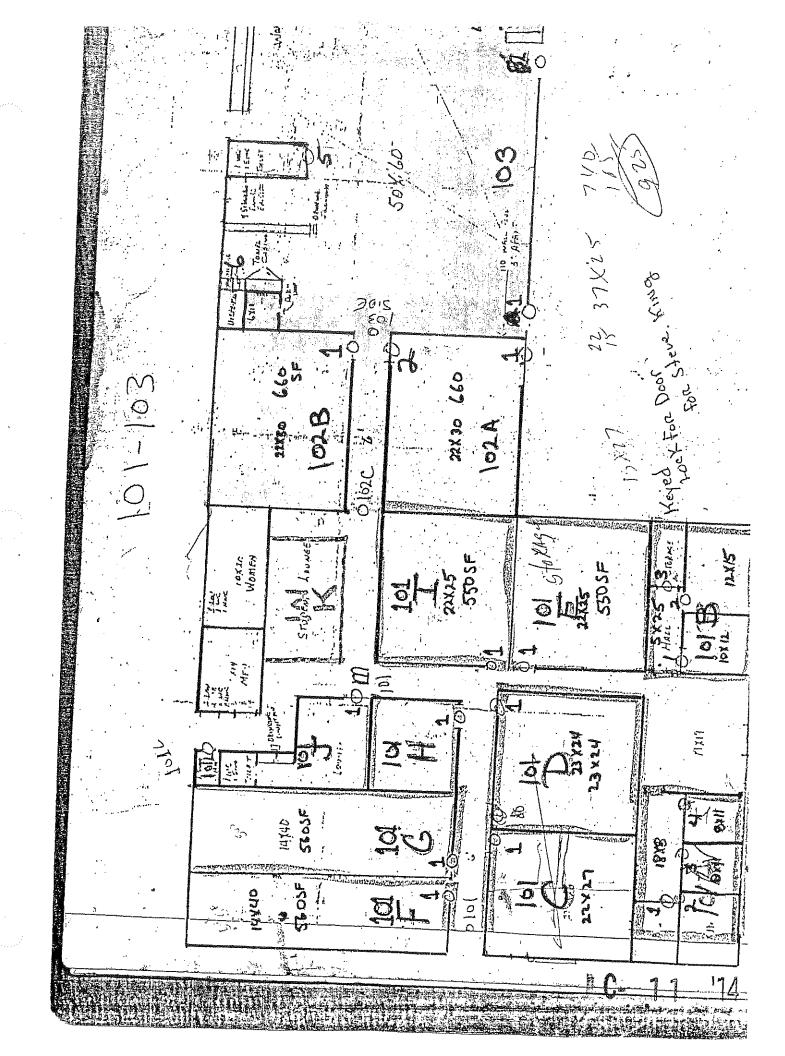
Approval of the extended use would not be inconsistent with the master plan nor with the planning objective of promoting orderly growth and development of the city and metropolitan area.







C-11-12



| APPLICATION:  | CITY CASE  | PARISH CA  | SE   |
|---|--|--|--|
| APPLICANT'S NAME: 13                                      | ialock's Professiona   | 1 Boardy Callege                                 | shore Blatock Journe   |
|   | APPLICANT other than self or pro   |  |  |
| MAILING ADDRESS FOR AL                                    |  |  | (010)1 700 0115  |
| 5404 Mans fre   | la Voca  | F  | PHONE 318) 638-8662 (between 8:00 & 5:00                       |
| Shrewpat U  | ZIP CODE:  | <u> </u>   |  |
| EXISTING ZONING:  | PROPOSED ZONING  | : AC   | CEPTABLE ALTERNATIVE:  |
| B-7A  | B-2A-E   | -  |  |
| MPC APPROVAL  | B-ZA-E SITE PLAN D PBG A   | PPROVAL  | PUD APPROVAL   |
| PROPOSED USE: COSTA                                       | etology School   |  |  |
| EXISTING USE: Folmed                                      | 2 Cosmotology School   | 4 Beauty S                                       | salon  |
| IMPROVEMENTS TO BECON                                     | ISTRUCTED/REMOVED/DEMOLIS  | SHED:  |  |
| REASON FOR APPLICATION                                    | l (justification for zoning change):   | To allow Co                                      | os metalogy School   |
| ADDRESS OF SITE: 8101                                     | Kingston Rind Suit   | FE 103+102                                       | .B   |
|   | MBER: 1714340000   | 05300  |  |
| LEGAL DESCRIPTION: S                                      | Found on tax   | notice - example; 1714                           | 113-057-0047-00  |
|   |  |  |  |
|   |  |  |  |
| mandatory. ALL property ovattorney to sign for others are | GNATURE OF ALL PROPERTY wners must sign. All property and that power of attorney is submit written authorization, or write "ma | owners must sign unle<br>nitted with the applica | ess one person has the power of ation. A managing partner in a |
| see attacked she  | 4  | A Z  |  |
| Name  | Name   | Namo   |  |
| Address   | Address  | Addre  |  |
| Signature   | Signature  | Signa  | ature  |

## GENERAL REZONING

| GENE   | ERAL REZONING   |
|--|---|
| APPLICANT'S NAME: Blalock's Pre  | Sessonal Beauty Cilley Sharon Black > owner   |
| NATURE AND DESCRIPTION OF BUSINES  | ss: Cosmetalog School Training  |
| Aypres   |   |
| When the property of the second secon |   |
| REASON FOR AMENDMENT: (It is public one or more of the following conditions pr   | c policy to amend the Zoning Ordinance only when revail)  |
| ERROR (there is a manifest en  | rror in the Zoning Ordinance)   |
| CHANGE IN CONDITIONS (ch   | anging conditions in a particular area make change nd desirable)                                    |
| INCREASE IN NEED FOR S for sites in addition to sites th   | ITES FOR BUSINESS & INDUSTRY (increased need lat are available)                                     |
| SUBDIVISION OF LAND (the reclassification necessary and  | subdivision of land into urban building sites makes desirable)                                      |
| SQUARE FEET OF PROPERTY: 5,3   | 95 acres  |
| SQUARE FEET OF STRUCTURE(S) _ ろ,   | 6604  |
| PARKING SPACES REQUIRED:   | SPACES PROVIDED:  |
|  | ours) TAM to APM e hours, you will need to check "Hours of riance Request" on the application page. |
| B-1<br>B-2 (within 300' of residential)<br>B-2 (not within 300' of residential)<br>B-3 hours<br>BPI-3  | 7AM to 7PM, 7AM to 10PM 7AM to 12 midnight 7AM to 12 midnight 7AM to 9PM                            |
| S WATER PROVIDED BY THE CITY OF SHREVEPORT? \(\frac{\frac{1}{2}}{2}\)  | IF NOT - WHAT IS THE SOURCE OF WATER?   |
| S SEWER PROVIDED BY THE CITY OF SHREVEPORT? \\CS   | IF NOT - WHAT IS THE SOURCE OF SEWER?   |
| F SEPTIC TANK - HAS IT BEEN APPROVED Vater and/or Sewer availability letter will second page of application packet).   | D BY THE HEALTH DEPARTMENT? be required see the bottom of "check list" page                         |
| C DECEETY IN A ELOOP DI AINITI CON I   | A I A N/O   |

# SHREVEPORT METROPOLITAN PLANNING COMMISSION SUMMARY MINUTES OF THE PUBLIC HEARING MARCH 5, 2014

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, March 5, 2014 at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present
Lea Desmarteau, Chairman
Larry Ferdinand, Vice Chairman
Alan Young, Secretary
Bessie Smith
Dale Colvin
Winzer Andrews
Nancy Cooper
Dr. Phillip Pennywell, Jr.
Ronnie Remedies

Staff Present
Stephen Jean, Interim Director
Roy Jambor, Senior Planner
Reginald Mims, Senior Planner
Sandi Austin, Administrative Assistant
Alan Clarke, Zoning Administrator
Diane Tullos, Office Administrator
Dara Sanders, Master Plan Administrator

Members Absent

None

Others Present Christina Wimberly, Asst City Attny

The hearing was opened with prayer by MR. YOUNG.

The meeting was called to order & the procedure in hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & 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. ANDREWS, seconded by MRS. COOPER to approve the minutes of the February 5, 2014 public hearing as submitted with a notarized affidavit attached explaining Dr. Pennywell's incorrect vote on one of the applications. (Note: Dr. Pennywell read the affidavit into the record. It was also noted for the record that this corrected vote did not change the outcome of the final vote on this case.)

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

CASE NO. C-11-14: 8101 Kingston Rd
BLALOCK'S PROFESSIONAL BEAUTY COLLEGE
Kingwood Business Center Limited Partnership
Located within Kingwood Business Center
B-2-A to B-2-A-E
Limited to the addition of cosmetology school

Representative and/or support:

Ms. Kedra Blalock (5404 Mansfield Road, Shreveport, LA 71108)

Mrs. Sharon Blalock (5404 Mansfield Road, Shreveport, LA 71108)

There was no opposition present.

A motion was made by MR. FERDINAND, seconded by MRS. SMITH to recommend approval of B-2-A-E, Business Park/Extended Use District limited to "cosmetology school" only, subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission

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