BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY CONTINUING THE REZONING OF PROPERTY LOCATED ON THE SE CORNER OF LEWIS LANE AND CALIFORNIA DRIVE, SHREVEPORT, CADDO PARISH, LA, AS R-1D-E, URBAN, ONE-FAMILY RESIDENCE/EXTENDED USE DISTRICT LIMITED TO "A MOTEL" ONLY, 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 Lot 1, Greenwood Acres Subdivision Unit 3, a Resubdivision of Lots 58, 59, and 60, Greenwood Acres Subdivision Annex 2, Shreveport, Caddo Parish, LA, property located on the SE corner of Lewis Lane and California Drive, be and the same is hereby continued as R-1D-E, Urban, One-Family Residence/Extended Use District limited to "a motel" only.

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

- 1. Approval is granted for a period of one year from the date of this approval (or final approval if appealed). Continuance of this use past that date shall require re-application and approval by the Planning Commission.
- 2. Development of the property shall be in substantial accord with a revised site plan indicating landscaping to ordinance standards, to be submitted to and approved by the Zoning Administrator, with any significant changes or additions requiring further review and approval by the Planning Commission.
- 3. Waiver of the screening fence along the south and east property lines is granted until such time that the adjacent property is developed residentially, at which time, the applicant shall be required to install and maintain fencing in accordance with ordinance standards.

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BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.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

District: G/S.Jenkins

12/Epperson

nm

CASE NO:

C-53-13: 7300 Lewis Lane

APPLICANT:

JOHN AUZENNE

LAND OWNER:

Abracadabra Investments L.L.C.

LOCATION:

SE corner of Lewis Lane and California Drive

ZONING:

Continuation of R-2-E (SPI-2)

PROPOSED:

Motel

## **GENERAL INFORMATION:**

Applicant is requesting approval for a continuation of the R-2-E (SPI-2) for a motel.

- Prior history: C-76-99 initially approved R-2-E for Motel, for (1) one year. C-3-01 was a continuation for (5) years. Same application denied the request for an expansion. The renewal of C-3-01 **EXPIRED** in 2006.
- This is a new owner, requesting the continuation.
- All adjacent zoning is R-2(SPI-2).

## SITE PLAN CONSIDERATIONS:

- This is an existing site with no expansion or improvements.
- Motel has 10 rooms and one office.
- Prior approvals have included a waiver of the required screening fence along the south and east property lines until developed.
- There are 14 parking spaces on the site plan.
- Landscaping on this site will be installed to meet CODE.

## **DEVELOPMENT REVIEW TEAM COMMENTS:**

None

## **PUBLIC'S ASSESSMENT**

There was no opposition present.

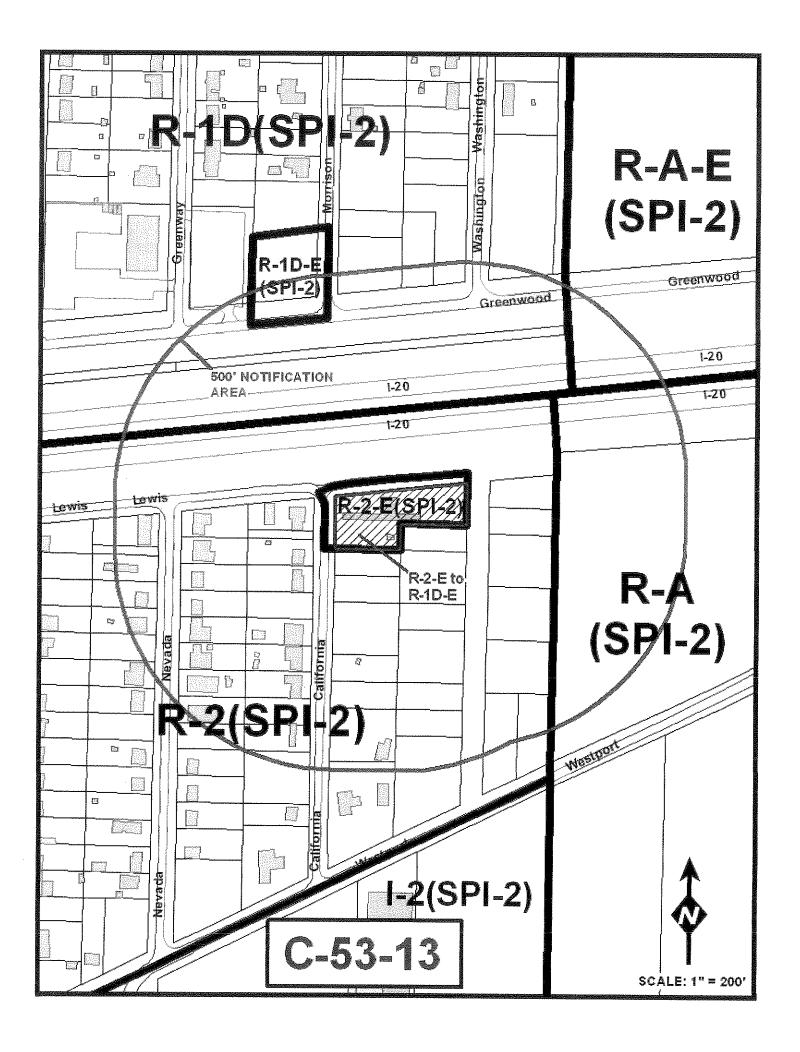
### **BOARD'S DECISION**

The Board voted 8-0 to recommend approval of the continuation of R-2-E (SPI-2) zoning <u>limited to "a motel only"</u>, subject to compliance with the following stipulations:

- 1. Approval is granted for a period of one year from the date of this approval (or final approval if appealed). Continuance of this use past that date shall require re-application and approval by the Planning Commission.
- Development of the property shall be in substantial accord with a revised site plan indicating landscaping to ordinance standards, to be submitted to and approved by the Zoning Administrator, with any significant changes or additions requiring further review and approval by the Planning Commission.
- 3. Waiver of the screening fence along the south and east property lines is granted until such time that the adjacent property is developed residentially, at which time, the applicant shall be required to install and maintain fencing in accordance with ordinance standards.

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.



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APPLICATION:	PAP	KISH C. E
APPLICANT'S NAME:	in Auzenne	
PEOPLE REPRESENTED BY APPL	LICANT other than self or property owner	(if public information).
MAILING ADDRESS FOR ALL COR		
823 Brittany La	ane, Bossier City, LA	PHONE: (318) 572-0763 (between 8:00 & 5:00
	ZIP CODE: \\\\\	!
	ZIP CODE. TTTT	FAX.#
EXISTING ZONING:	PROPOSED ZONING:	ACCEPTABLE ALTERNATIVE:
MPC APPROVAL SITE	PLAN PBG APPROVAL	PUD APPROVAL .
PROPOSED USE:Motel		
EXISTING USE: Motel		
IMPROVEMENTS TO BECONSTRI	ICTED/REMOVED/DEMOUSHED	
······ · · · · · · · · · · · · · · · ·		
		( ( )
	fication for zoning change): Kenew	al of current E
which expired		
ADDRESS OF SITE: 7300	Lewis Lane, Shrevepor	+, LA 71129
	R: 171521036000011	
	Found on tax notice - exan	
LEGAL DESCRIPTION: Lot 1, G.	reenwood Acres Subdivision, Un	it No. 3, a resubdivion of Lots 58,
59, and 60, Greenwood Acre	s Subdivision, Annex #2, 9 Subdi	luision of the City of shreveport.
Caddo Parish, LA, as per pl Parish, LA, together with	lat recorded in book 3,000, Passall building and improvements t	e 309 in conveyance records of Cadole hereon called Geo #17152103600001
		property owner's signature is mandatory.
ALL property owners must sign.	All property owners must sign unless on	ne person has the power of attorney to sign for
submit written authorization, or write	submitted with the application. A managing managing partner by the signature. If it	ng partner in a corporation may sign and n business name or corporation, list all
persons owning 5% or more. Atta	ach separate sheet if necessary.	
John Auzenne Name,	Name	Name
823 Brittany Ln Bossies, Il	(1(	
Address Julenno	Address	Address 
\$Ignature	Signature	Signature

# GENERAL REZONING

APPLICANT'S NAME: John Huzenne			
NATURE AND DESCRIPTION OF BUSINESS: Motel			
	maximus del missioni principa principa principa por del media media media del menero por 200 de 100		
REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordina one or more of the following conditions prevail)	nce only when		
ERROR (there is a manifest error in the Zoning Ordinance)			
CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)			
INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (i for sites in addition to sites that are available)	ncreased need		
SUBDIVISION OF LAND (the subdivision of land into urban buildir reclassification necessary and desirable)	ng sites makes		
SQUARE FEET OF PROPERTY: 0.9561 acre or 41, 652 s.f.	- The second		
SQUARE FEET OF STRUCTURE(S) 3, 490 S.f.	minimidd agus 1990 Albertan barda agus a sann a sann an sann an sann agus an sann an sann an sann an sann an s		
PARKING SPACES REQUIRED: 10 SPACES PROVIDED: 12			
HOURS OF OPERATION (state proposed hours) 34 hours	TTV TIL		
To operate beyond these hours, you will need to check Operation" under "Variance Request" on the application pa	"Hours of ge.		
B-1 7AM to 7PM, B-2 (within 300' of residential) 7AM to 10PM B-2 (not within 300' of residential) 7AM to 12 midnight B-3 hours 7AM to 12 midnight 7AM to 9PM			
IS WATER PROVIDED BY THE CITY OF SHREVEPORT? Yes OF WATER?	CE		
IS SEWER PROVIDED BY THE CITY OF SHREVEPORT?  Yes OF SEWER?			
IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT?	neck list" page		
IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY?			

DRAFT

## SHREVEPORT METROPOLITAN PLANNING COMMISSION SUMMARY MINUTES OF THE PUBLIC HEARING JUNE 5, 2013

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, June 5, 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 Nancy Cooper Dr. Mary Wilson Alan Young Dale Colviň Mary Ruffins Larry Ferdinand

Bessie Smith \*Note: Vice Chairman resigned and a replacement has not yet been appointed

**Bus Tour** 

Members were encouraged to individually tour the sites.

Members Absent

Lea Desmarteau, Secretary

**Others Present** 

Staff Present

Kosha Gilbert, Asst City Attny

Charles Kirkland, Executive Director

Dara Sanders, Master Plan Administrator

Alan Clarke, Zoning Administrator Stephen Jean, Senior Planner Diane Tullos, Office Administrator

Roy Jambor, Senior Planner

Ione Dean, Senior Planner

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. SMITH, seconded by MR. COLVIN, to approve the minutes of the May 1, 2013 public hearing as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, FERDINAND, YOUNG, and Mses. RUFFINS, SMITH, COOPER, and Dr. WILSON. Nays: None. Absent: Ms. DESMARTEAU.

CASE NO. C-53-13: 7300 Lewis Ln JOHN AUZENNE Abracadabra Investments L.L.C. SE corner of Lewis Lane & California Drive Continuation of R-2-E (SPI-2) Motel

Representative and/or support:

- Mr. John Auzenne (823 Brittany Lane, Bossier City, LA 71111) No slip filled out

  He purchased this motel in March, 2013. When the C of O expired in 2006, the previous owner never shut the motel down.
- He requested permanent approval.

## There was no opposition present.

A motion was made by MRS. RUFFINS seconded by MRS. SMITH to recommend approval of the continuation of R-2-E(SPI-2) zoning limited to "a motel only", subject to compliance with the following stipulations:

- Approval is granted for a period of one year from the date of this approval (or final approval if appealed). Continuance of this use past that date shall require re-application and approval by the Planning Commission.
- Development of the property shall be in substantial accord with a revised site plan indicating landscaping to ordinance standards, to be submitted to and approved by the Zoning Administrator, with any significant changes or additions requiring further review and approval by the Planning Commission.
- Waiver of the screening fence along the south and east property lines is granted until such time that the adjacent property is developed residentially, at which time, the applicant shall be required to install and maintain fencing in accordance with ordinance standards.

## (Discussion)

- Staff has received NO complaints about this motel.
- The Board was more comfortable giving this new owner 1 year approval before considering making it permanent.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, FERDINAND, YOUNG, and Mses. RUFFINS, SMITH, COOPER, and Dr. WILSON. Nays: None. Absent: Ms. DESMARTEAU.