

Board Members will meet for lunch at 1:30 in the MPC Conference Room

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
GOVERNMENT PLAZA CHAMBER – 505 TRAVIS STREET
FEBRUARY 3, 2016 @ 3:00 P.M.
Meeting Decisions**

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. OPENING REMARKS BY CHAIR
5. APPROVAL OF MINUTES – January 6, 2016 - APPROVED

CONSENT AGENDA:

Public Comments Provided Upon Request For The Following Items:

6. **CASE NO. C-7-16: SITE PLAN** District B/Everson
6/Cawthorne
Interactive Map
Applicant/Owner: THE FULLER CENTER FOR HOUSING OF NWLA
Location: 4221 Linwood Ave (East side of Linwood Ave between Doris & Earl Streets)
Existing Zoning: B-2
Request: **Site Plan Approval**
Proposed Use: **Surplus Retail Store/Office Building with an Accessory Storage Building**
APPROVED
7. **CASE NO. C-10-16: SITE PLAN** District B/Everson
6/Cawthorne
Interactive Map
Applicant/Owner: TOTAL YARD CARE INC
Location: 6550 St Vincent (West Side of St Vincent Ave approx. 567' South of W 63rd St)
Existing Zoning: I-2
Request: **Site Plan Approval**
Proposed Use: **Warehouse / Office Building for Landscape Business**
APPROVED WITH STIP
8. **CASE NO. C-13-16: SITE PLAN** District B/Everson
3/Jackson
Interactive Map
Applicant/Owner: BEARING SERVICE PROPERTIES LLC
Location: 721 Louisiana (NE Corner of Louisiana Ave & Cotton Street)
Existing Zoning: B-4
Request: **Site Plan Approval**
Proposed Use: **Bar / Lounge with Indoor Amusements and Food Truck Court**
APPROVED WITH STIPS
9. **CASE NO. SC-4-16: PRELIMINARY & FINAL PLAT (MINOR)** District D/Corbin
9/Atkins
Interactive Map
Applicant: MOHR & ASSOC
Owner: OK Realty LLC
Location: 1100 blk E Bert Kouns (South side of Bert Kouns approx. 75' East of Union Pacific RR)
Existing Zoning: B-3
Request: **2-Lot Commercial Subdivision**
Proposed Use: **Sugarland Subdivision Unit 13**
APPROVED
10. **CASE NO. SC-5-16: PRELIMINARY & FINAL PLAT (MINOR)** District B/Everson
6/Cawthorne
Interactive Map
Applicant: MOHR & ASSOC
Owner: Total Yard Care Inc
Location: 6550 St Vincent Ave (West Side of St Vincent Ave approx. 385' South of W 63rd St)
Existing Zoning: I-2
Request: **3-Lot Commercial Subdivision**
Proposed Use: **Total Yard Care Commercial Subdivision**
APPROVED
11. **CASE NO. SP-3-16: PRELIMINARY & FINAL PLAT (MINOR)** District 12/Epperson
Interactive Map
Applicant/Owner: WEST PARK LLC
Location: 7144 West Park Dr (West side of West Park Dr approx 570' South of West 70th Street)
Existing Zoning: I-2(SPI-2)
Request: **2-Lot Industrial Subdivision**
Proposed Use: **Bird Industrial Park**
APPROVED

END OF CONSENT AGENDA

PUBLIC HEARINGS:

12. **CASE NO. C-108-15: ZONING REQUEST & SITE PLAN** District B/Everson
3/Jackson
Interactive Map
Applicant: CMH HOLDINGS
Owner: The Whited Co
Location: 1700 blk Spring St Service Rd (East side of Spring St Service Rd 112' north of Youree)
Existing Zoning: B-3
Request: **B-3 to I-1 with Site Plan Approval**
Proposed Use: **Communications Networking Facility with Outside Storage**
RECOMMEND FOR APPROVAL WITH STIPS
13. **CASE NO. CA-1-16: CLOSURE & ABANDONMENT** District A/Bradford
3/Jackson
Interactive Map
Applicant: MT CANANN BAPTIST CHURCH
Owner: City of Shreveport
Location: 1600 blk Clay Street (Between Clay & Alson Streets)
Existing Zoning: R-3
Request: **Closure & Abandonment of 20' Alley & a Portion of a 10' Alley**
Proposed Use: **APPROVED**
14. **CASE NO. CA-2-16: CLOSURE & ABANDONMENT** District D/Corbin
9/Atkins
Interactive Map
Applicant: RALEY & ASSOC
Owner: City of Shreveport
Location: Undeveloped SW portion (approx 825') of Sand Beach Blvd
Existing Zoning: B-1 & B-3
Request: **Closure & Abandonment of Undeveloped Portion of Sand Beach Blvd**
Proposed Use: **APPROVED WITH STIP**
15. **CASE NO. SC-2-16: FINAL PLAT** District E/Flurry
11/Smith
Interactive Map
Applicant: TRAVIS A STURDIVANT
Owner: North Red River Land Co
Location: Located at the SW end of Sandman
Existing Zoning: R-1D
Request: **10-Lot Single Family Residential Subdivision**
Proposed Use: **Elkins Subdivision Unit 3**
APPROVED
16. **CASE NO. C-2-16: ZONING REQUEST, SITE PLAN & PLANNED BLDG GROUP** District E/Flurry
10/Chavez
Interactive Map
Applicant: SARA McCANN
Owner: Dick & Sally Grieder
Location: 9480/9488 Forbing Road (NW corner of Forbing & East Flournoy Lucas Rd)
Existing Zoning: R-1D & B-2
Request: **R-1D to B-2 with Site Plan Approval & Planned Building Group Approval**
Proposed Use: **Restaurant, Retail Furniture Store & Office Building**
RECOMMEND FOR APPROVAL WITH STIPS (VOTE 8-1)
17. **CASE NO. C-5-16: ZONING REQUEST & SITE PLAN** District B/Everson
5/Bowman
Interactive Map
Applicant: QUINTON STREET APARTMENTS
Owner: Dexter Burnom
Location: 3907 Hearne (NE corner of Hearne & Quinton Street, 43' east of Hearne Ave)
Existing Zoning: B-2
Request: **B-2 to R-2 with Site Plan Approval**
Proposed Use: **Two-Unit Apartment Building**
RECOMMEND FOR APPROVAL WITH STIPS
18. **CASE NO. C-8-16: ZONING REQUEST & SITE PLAN** District A/Bradford
2/Johnson
Interactive Map
Applicant: J & B LAND LLC
Owner: S & W Land Management LLC
Location: 3800 blk North Market (NE Corner of N Market & Lincoln Dr)
Existing Zoning: R-1D
Request: **R-1D to B-2 with Site Plan Approval**
Proposed Use: **Retail Sporting Goods (Firearms Sales & Service)**
WITHDRAWN
19. **CASE NO. C-9-16: ZONING REQUEST, SITE PLAN & USE APPROVAL** District D/Corbin
9/Atkins
Interactive Map
Applicant: ASHE BROUSSARD WEINZETTLE ARCHITECTS
Owner: Andrew & Sandra Querbes Trust et al
Location: 7000 blk Sand Beach Blvd (East & West Sides of Sand Beach Blvd 950' South of E 70th St)
Existing Zoning: B-1 & B-3
Request: **B-1 & B-3 to R-3 with Site Plan Approval & Use Approval**
Proposed Use: **Nursing & Assisted Living Facility**
RECOMMEND FOR APPROVAL WITH STIPS

- 20. CASE NO. C-12-16: TEMPORARY USE** District E/Flurry
10/Chavez
- Interactive Map**
Applicant: CHRIS COX
Owner: PDQ SOUTHPARK, LLC
Location: 9074 Mansfield Rd (West Side of Mansfield Road approx 560' South of Jewella)
Existing Zoning: B-3
Request: **Temporary Use Approval for Plant Sales in an Open Air Market**
APPROVED WITH STIP
- 21. CASE NO. P-1-16: ZONING REQUEST & SITE PLAN** District 2/Johnson
- Interactive Map**
Applicant: MOHR & ASSOC INC
Owner: Barbara Bowman Carter & Daniel Bowman Testamentary Trusts
Location: 5706 North Market (North Side of N Market 3040' East of Roy Road Extension)
Existing Zoning: R-A
Request: **R-A to B-3 with Site Plan Approval**
Proposed Use: **Zaxby's Chicken Restaurant**
RECOMMEND FOR APPROVAL WITH STIPS

END OF PUBLIC HEARINGS

- 22. OTHER BUSINESS**
- Master Plan Implementation Report
 - Other Staff Reports
 - Items for Future Discussion
- 23. CHAIR/ BOARD MEMBERS COMMENTS**
- 24. ADJOURN - 4:30 P.M.**