DEADLINE FOR FILING FINAL PACKET INFORMATION IS 5 P.M. THE WEDNESDAY BEFORE MEETING; AFTER THIS DATE AND TIME, INFORMATION MAY BE SUBMITTED AT THE MEETING.

If no tour is scheduled, the members will meet for lunch in the MPC Conference Room prior to the public hearing.

AGENDA SHREVEPORT METROPOLITAN PLANNING COMMISSION PUBLIC HEARING SEPTEMBER 4, 2013 - 1 P.M. GOVERNMENT PLAZA CHAMBER - 505 TRAVIS STREET

- I. **CALL TO ORDER**
- II. INVOCATION
- III. **REMARKS BY CHAIRMAN**

Master Plan implementation update

IV. **PUBLIC HEARING**

DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS **DEFERRED & CONTINUED CASES LISTED FIRST**

CASE NO. SC-41-13: 1.

SUNRAY INVESTMENTS LLC

Same

John Bowman & Assoc Inc

SE corner of E Stoner and Rex Street, immediately west of Youree Drive West Service Road

Youree Corner Subdivision

APPROVED

2. CASE NO. SC-43-13:

NORRIS FERRY ROAD LLC

Same

Raley & Assoc Inc

South end of Perdido Circle in St. Charles Subdivision, appoximately 0.6 miles west of Norris Ferry Rd R-1D(PUD)

St. Charles Place Subdivision Unit 14

APPROVED

3. **CASE NO. SC-44-13:**

CORDELL SHREVEPORT PROPERTY OWNER LLC 11/Smith

Mohr & Assoc Inc

East side of Mansfield Rd approximately 900' north or Ardis Taylor Road (across from Wal-Mart)

Dunkin Donuts Commercial Subdivision

DEFERRED AND CONTINUED TO THE OCTOBER 2, 2013 PUBLIC HEARING

CASE NO. SC-45-13:

WILLIS KNIGHTON MEDICAL CENTER

W-K Med Center & WK South Physician's Center

Robert Basinger PE, PLS

NE corner of Susan Drive and Bert Kouns Industrial Loop

B-3

WK South Subdivision

APPROVED

5. CASE NO. SC-46-13:

RIVERSCAPE PARKWAY LLC

Same

Robert Basinger PE, PLS

West side of River Parkway Blvd approximately 200' south of Larkin Edwards Drive

Riverscape Village Subdivision

APPROVED WITH STIP

District B/Everson

3/Williams

District D/Corbin

9/Thibodeaux

District E/Webb

District E/Webb

10/Cox

District B/Everson 3/Williams

B. ZONING APPLICATIONS WITH DEFERRED & CONTINUED CASES LISTED FIRST

<u>CITY COUNCIL DISTRICT E - WEBB</u>

CASE NO. C-64-13: 8800 Church 6. CITY OF SHREVEPORT

District 7/Lynch

67.35 acres on E side of Church beginning 300' E of Church from Grantham to 241' S of Martin Ave,

extending E

R-1H to I-2

Stockpile of materials (broken concrete & dirt) or other uses permitted within this zoning classification RECOMMEND APPROVAL FOR R1H-E WITH STIPS VOTE (8-1)

CITY COUNCIL DISTRICT D - CORBIN

7. **CASE NO. C-68-13**: 8950 E Kings Hwy

RICHARD F. STELDT Gammed Inv. Co. LLC, KEJ Inv. LLC, & Walker Prop. Inv. LLC SW corner of East Kings Highway and Jackson Square Boulevard R-3 to B-2

Hospice or other uses permitted within this zoning classification

RECOMMEND APPROVAL WITH STIP

CITY COUNCIL DISTRICT G - S. JENKINS

8.

CASE NO. C-69-13: 4726 Monkhouse WPJ CONTRACTING & ASSOCIATES LLC

Same

West side of Monkhouse Drive 1,200' north of Westwood Park Drive

R-1D to B-3

Storage facility for equipment and material or other uses permitted within this zoning classification

RECOMMEND APPROVAL WITH STIPS

PARISH COMMISSION DISTRICT - 12 EPPERSON

CASE NO. P-10-13: 8700 blk Simpson Rd

KAT DEVELOPMENT, L.L.C.

Same

Beginning @ intersection of Simpson & Brossette on both E & W sides of Simpson Rd. extending 2,600' N R-Ă to R-MHS

Mobile home subdivision or other uses permitted within this zoning classification

DENIED (VOTE 9-0)

* * * END OF PUBLIC HEARING * *

B. APPLICATIONS NOT REQUIRING PUBLIC HEARING

CITY COUNCIL DISTRICT A - McCULLOCH

CASE NO. C-70-13: 2962 MLK

LEMARCUS PRESTON

LEMARCUS PRESTON & ALVIN PRESTON JR.

NW corner of Martin Luther King Jr. Drive and Hazel Street

PBG approval in a B-3 District

Retail tire sales

APPROVED WITH STIPS

CITY COUNCIL DISTRICT C - O. JENKINS

11. CASE NO. C-71-13: 4456 Youree

JAMES SILVIO

KJE Investments, LLC

West side of Youree Drive 120' north of Leland Drive

SPI-3 (B-2)

Site plan approval (restaurant)

APPROVED WITH STIP

MPC Public Hearing - 2 -September 4, 2013

District: 9/Thibodeaux

District: 2/Johnson

District: 8/Escude

District: 7/Lynch

PARISH COMMIS SION DISTRICT - 11 SMITH

12. **CASE NO. P-11-13:** 9900 blk Mansfield Rd

WILLIAM R. SIKES

William R. Sikes and Helen B. Sikes

West side of Mansfield Road 1,814' north of Stagecoach Road

B-3

Site plan approval (accountant's office)

See related subd ivision case following

APPROVED WITH STIP

13. **CASE NO. SP-42-13:**

District 11/Smith

WILLIAM & HELEN SIKES

Same

John Bowman & Assoc Inc

SW corner of Mansfield Rd (US Hwy 171) & Gilmer Place, approximately 0.7 miles south of Williamson

Way

B-3

Sikes Subdivision

APPROVED

- V. APPROVAL OF MINUTES (August 7, 2013)
- VI. REVIEW / DISPOSITION OF APPLICATIONS
- VII. UNFINISHED BUSINESS
- VIII. OTHER BUSINESS
 - 14. **CASE NO. P-4-13:**

Application by the MPC to amend the Code of Ordinances, The City of Shreveport Zoning Ordinance, to allow for the manufacturing of alcoholic beverages as a use-by-right in both the B-3 and B-4 zoning districts.

On 4-3-13 the MPC recommended approval of this application.

On 8-8-13, the Parish Commission remanded this application for reconsideration of a Special Exception Use designation instead of use-by-right.

ON 09-04-13, MPC RECOMMENDS ORDINÂNCE BE AMENDED AS REQUESTED BY THE CADDO PARISH COMMISSION

- IX. CHAIRMAN / BOARD MEMBERS ' COMMENTS
- X. DIRECTOR / STAFF 'S REPORTS
 - ► FAMIS Report
 - ► Permit Center change in operating hours
- XI. ADJOURN 4:35 P.M.