ORDINANCE NO. ____ OF 2011

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE SOUTH SIDE OF BAGLEY ROAD, 2012 EAST OF EAST KINGS HIGHWAY, SHREVEPORT, CADDO PARISH, LA, **FROM R-A, RESIDENCE/AGRICULTURE DISTRICT, TO R-1H (PUD), URBAN, ONE-FAMILY RESIDENCE (PLANNED UNIT DEVELOPMENT) DISTRICT** AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the south side of Bagley Road, 2012 feet east of East Kings Highway, Shreveport, Caddo Parish, Louisiana, legally describe below: be and the same is hereby changed **from R-A, Residence/Agriculture District, to R-1H (PUD), Urban, One-Family Residence (Planned Unit Development) District.**

A tract of land consisting of a portion of Lots 3 and 4, Sandy Bend Acres, located in Sect. 37, T17N, R13W, Shreveport, Caddo Parish, LA, more particularly described as: Begin at a found 3/8 inch iron rod on the south R/W line of Bagley Road, being the north common corner of Lots 3 and 4, Sandy Bend Acres, also the POB of the tract herein described; thence along said south R/W line of Bagley Road the following 2 courses: N88°52'3"E 195.12 feet to a found ½ inch iron rod; N88°3'39"E 438.67 feet to a set ½ inch iron pipe; thence S1°46'41"E 224.19 feet to a set ½ inch iron pipe at the approximate westerly toe of an existing levee; thence S37°19'48"W 563.36 feet along the approximate westerly toe of said levee to a set ½ inch iron pipe on the south line of Lot 4, Sandy Bend Acres; thence S88°15'0"W 85.96 feet along the south line of Lot 4 to a found ½ inch iron rod; thence S88°54'51"W 197.61 feet to the south common corner of Lots 3 and 4, Sandy Bend Acres; thence S89°2'10"W 190.43 feet along the south line of Lot 3, Sandy Bend Acres, to the SE corner of Lot 98, Riverbrooke Subdivision Unit 4, Shreveport, Caddo Parish, LA; thence along the boundaries of Riverbrooke Subdivision Unit 4 the following 3 courses: N0°59'0"W 124 feet to the north R/W line of Riverbrooke Drive; S89°1'0"W 39.77 feet along said north R/W line to the SE corner of Lot 83; N0°59'0"W 98.79 feet to the NE corner of Lot 83 being the SE corner of Lot 82, Riverbrooke Subdivision Unit 3, Shreveport, Caddo Parish, LA; thence meandering said Riverbrooke Subdivision Unit 3 the following 4 courses; N0°59'0"W 122.79 feet along the east line of Lot 82 and an extension thereof to the south line of Lot 64, being the north R/W line of Clearbrooke Drive; N89°1'0"E 38.23 feet along the north R/W line of Clearbrooke Drive to the SE corner of Lot 64; N0°59'0"W 100 feet to the NE corner of Lot 64 being on the north line of Unit 3; N89°1'0"E 189.47 feet along the north line of Unit 3 and to the common line between Lots 3 and 4, Sandy Bend Acres; thence N1°23'16"W 214.24 feet along said common line to the POB; said tract containing 10.005 acres, M/L.

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 the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.**
2. **Ordinance relief associated with this case shall be as follows:**
   - **25' wide private street right-of-way with 12' wide utility servitudes on each side in lieu of the required 60' wide right-of-way**
   - **Front yard setbacks shall be 20' wide at front loading garages and 12' wide at living areas in lieu of the required 30' setback**
   - **Rear yard setbacks shall be 7.5 feet except at the outside perimeter of the development in lieu of the required 15' setback**
   - **Side corner setbacks shall be 12' wide in lieu of the required 20' wide**

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.

C-64-11
Riverbrooke, LLC

METROPOLITAN PLANNING COMMISSION
LAND USE REPORT – SEPTEMBER 7, 2011

nm

CASE NO:	C-64-11: 100 Block of Bagley Road	District: D/Corbin
APPLICANT:	RIVERBROOKE, L.L.C.	District: 9/Thibodeaux
LAND OWNER:	Same	
LOCATION:	South side of Bagley Road 2,012' east of East Kings Highway	
ZONING:	R-A to R-1H (PUD)	
PROPOSED:	Single family residences or other uses within this zoning classification	

GENERAL INFORMATION:

- Applicant is requesting rezoning from R-A to R-1D to permit a single family detached home subdivision.
- Property to the north and south is zoned R-A. Property to the east and west is zoned R-1H.

SITE PLAN CONSIDERATIONS:

- The site is 10.019 acres.
- There are 51 lots with a detention park.
- This phase of the development is circular and will be accessed off of Riverbrooke Drive and Clearbrooke Drive. Both of those streets are accessed off of East Kings Hwy.
- Typical lot size is 60 X 100,
- This site is located in the City and the Parish.

PUBLIC'S ASSESSMENT

There was no opposition present.

BOARD'S DECISION

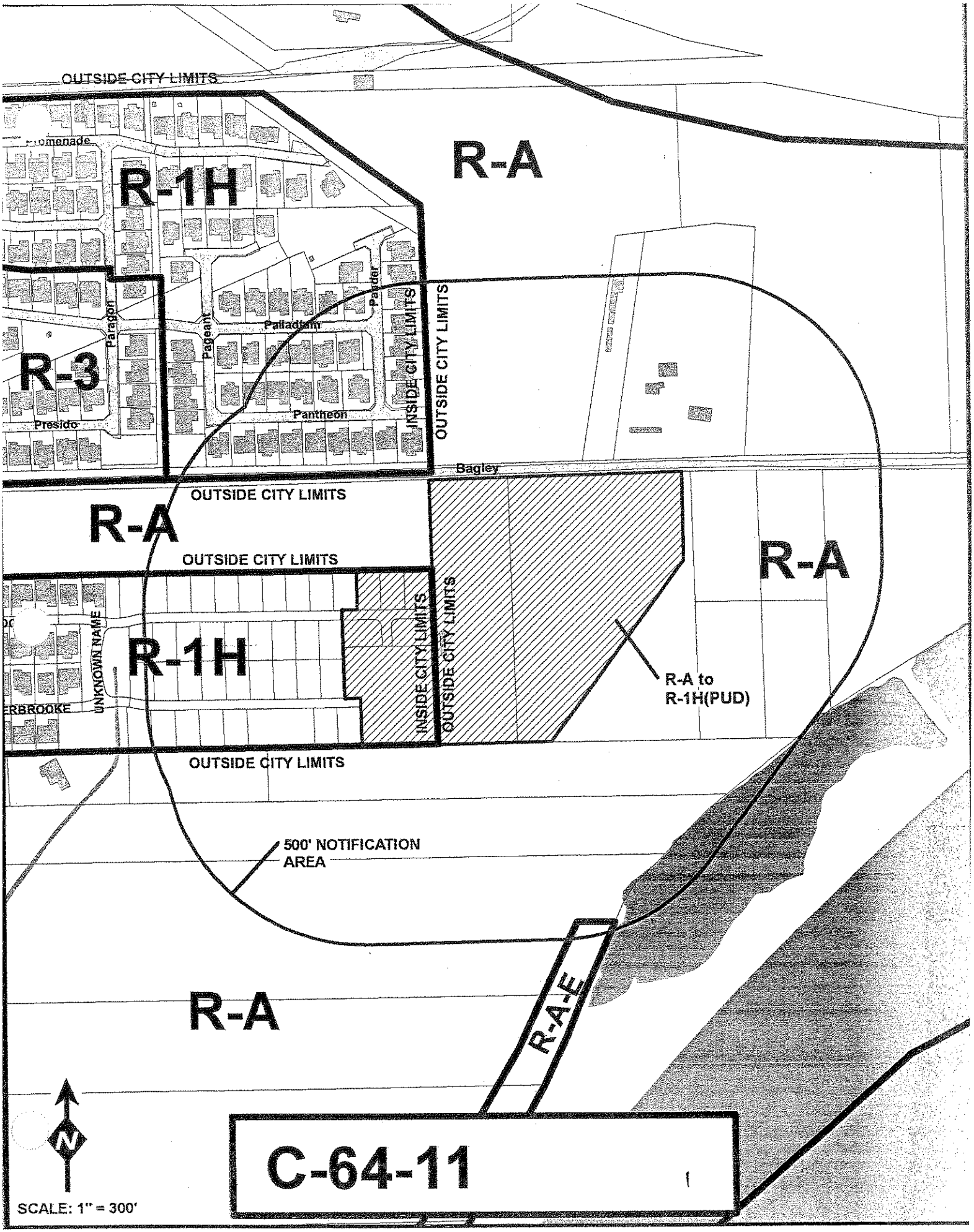
The Board voted 6-0 to recommend approval of the application subject to compliance with the following stipulations:

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.**

2. **Ordinance relief associated with this case shall be as follows:**
   - **25' wide private street right-of-way with 12' wide utility servitudes on each side in lieu of the required 60' wide right-of-way**
   - **Front yard setbacks shall be 20' wide at front loading garages and 12' wide at living areas in lieu of the required 30' setback**
   - **Rear yard setbacks shall be 7.5 feet except at the outside perimeter of the development in lieu of the required 15' setback**
   - **Side corner setbacks shall be 12' wide in lieu of the required 20' wide**

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.

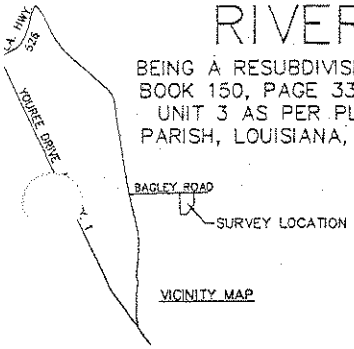
A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.


OUTSIDE CITY LIMITS
Promenade
R-1H
R-A
Paragon
Pageant
Pagder
Palladium
R-3
Presido
Pantheon
INSIDE CITY LIMITS
OUTSIDE CITY LIMITS
Bagley
OUTSIDE CITY LIMITS
R-A
OUTSIDE CITY LIMITS
R-A
UNKNOWN NAME
R-1H
ERBROOKE
INSIDE CITY LIMITS
OUTSIDE CITY LIMITS
R-A to
R-1H(PUD)
OUTSIDE CITY LIMITS
500' NOTIFICATION
AREA
R-A
R-A-E
N
SCALE: 1" = 300'
C-64-11

RIVERBROOKE SUBDIVISION UNIT 5

BEING A RESUBDIVISION OF A PORTION OF LOTS 3 & 4, SANDY-BEND ACRES AS PER PLAT RECORDED IN BOOK 150, PAGE 334 AND LOTS 65-68, 73 AND A PORTION OF LOT 1000 OF RIVERBROOKE SUBDIVISION UNIT 3 AS PER PLAT RECORDED IN BOOK 6000, PAGE 110 OF THE CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA, AND BEING LOCATED IN SECTIONS 34 & 37, T17N-R13W, CADDO PARISH, LOUISIANA.

AREA = 10.005 ACRES

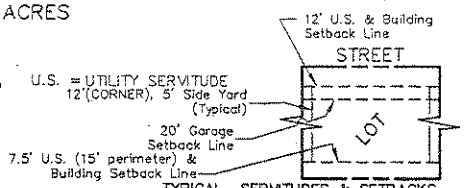


VICINITY MAP

NORTH

SCALE: 1"=100'

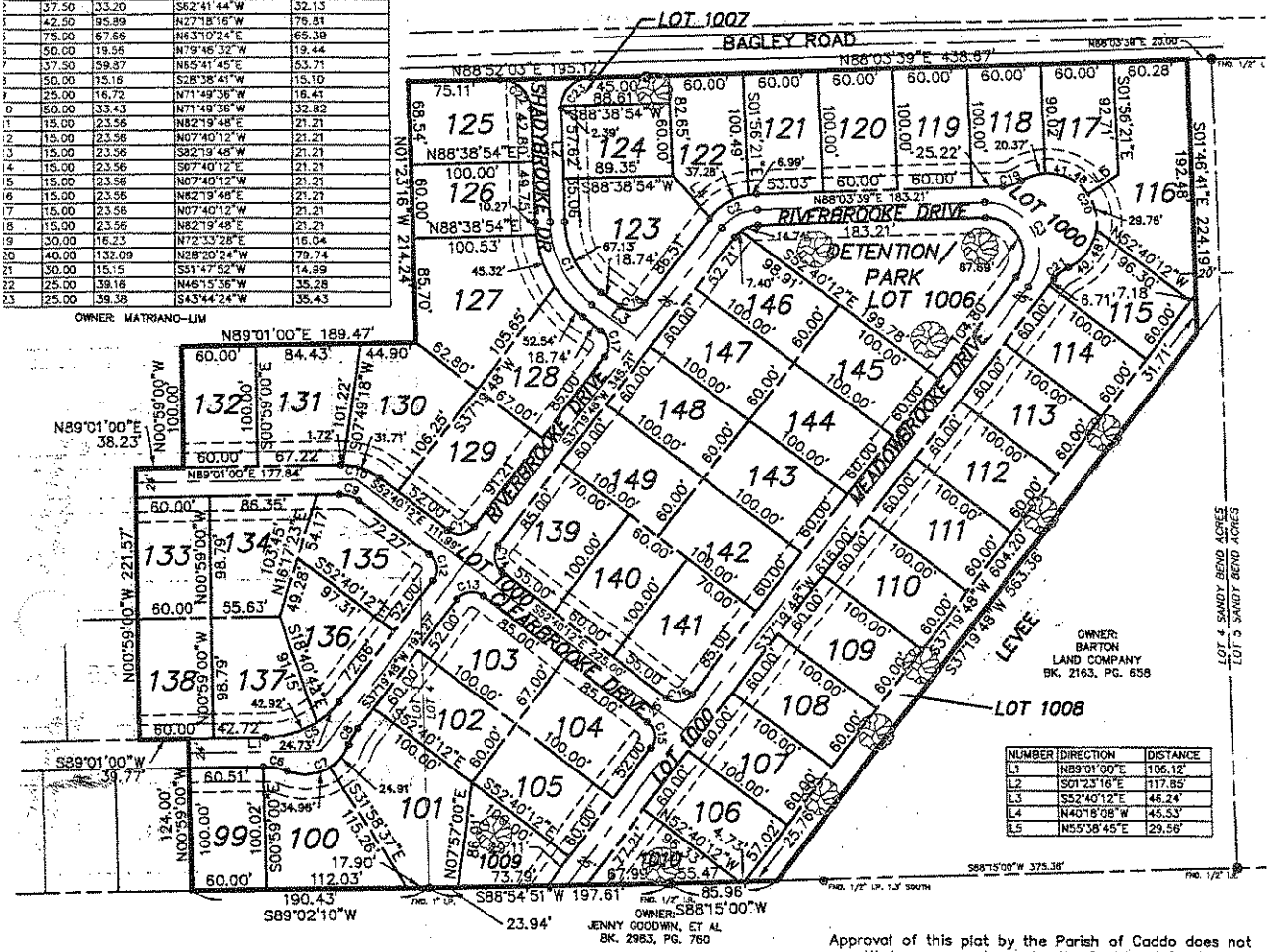
DATE: April 20, 2010



TYPICAL SERVITUDES & SETBACKS (UNLESS NOTED OTHERWISE ON MAP)

UMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
	87.50	78.32	S27°01'44"E	75.73
	37.50	33.20	S62°41'44"W	32.13
	42.50	95.89	N27°18'16"W	76.81
	75.00	67.66	N63°10'24"E	65.39
	50.00	19.56	N79°46'32"W	19.44
	37.50	59.87	N65°41'45"E	53.71
	50.00	15.16	S28°38'41"W	15.10
	25.00	16.72	N71°49'36"W	16.41
0	50.00	33.43	N71°49'36"W	32.82
1	15.00	23.56	N82°19'48"E	21.21
2	15.00	23.56	N07°40'12"W	21.21
3	15.00	23.56	S82°19'48"W	21.21
4	15.00	23.56	S07°40'12"E	21.21
5	15.00	23.56	N07°40'12"W	21.21
6	15.00	23.56	N82°19'48"E	21.21
7	15.00	23.56	N07°40'12"W	21.21
8	15.00	23.56	N82°19'48"E	21.21
9	30.00	16.23	N72°33'28"E	16.04
0	40.00	132.09	N28°20'24"W	79.74
1	30.00	15.15	S51°47'52"W	14.99
2	25.00	39.16	N46°15'36"W	35.28
3	25.00	39.38	S43°44'24"W	35.43

OWNER: MATRIANO-LIM



NUMBER	DIRECTION	DISTANCE
L1	N89°01'00"E	106.12'
L2	S01°23'16"E	117.85'
L3	S52°40'12"E	46.24'
L4	N40°18'08"W	45.53'
L5	N55°38'45"E	29.56'

Approval of this plat by the Parish of Caddo does not constitute an acceptance by the Parish of Caddo or the public of any streets, drainage, or other right of way as shown on this plat. All streets and all drainage shall be in compliance with Chapter 22 of the Code of Ordinances of the Parish of Caddo. In accordance with Chapter 22 of the Code of Ordinance of the Parish of Caddo and La. R.S. 33:5051c.(1), the approval of this plat shall not constitute acceptance by the public of the dedication of any street or other public way, park, or space. Such approval can be effective only by action of the Parish Commission.

PRIVATE STREET NOTE: THE STREETS AND DRAINAGE N THIS SUBDIVISION ARE PRIVATE AND THE CITY OF SHREVEPORT WILL NEVER ACCEPT THE ROADWAY AND DRAINAGE INFRASTRUCTURE FOR PUBLIC DEDICATION UNLESS AND UNTIL THE ROADS AND DRAINAGE ARE MPROVED TO MEET CITY STANDARDS EXISTING AT THE TIME OF THE REQUEST FOR ACCEPTANCE.

Iron pipes set at all corners.

This property is located in Zone "X" as per F.I.R.M. Map Community No. 220036 0487 F, Map No. 22017C0487 F, Effective date April 6, 2000.

Bearings are based on plat for Riverbrooke Subdivision Unit 3 as per Book 6000, Page 110.

Property was surveyed in accordance with the LA. "Mi Standards for Property Boundary Surveys" fo "B" Survey.

Mi ished floor elevation shall be 1' above the Flood Elevation of 161.0 (N.G.V.D.) as approved by FEMA.

Lot 1000 includes all private streets.
Permission is granted for utilities and drainage crossing.
Lots 1006-1008 are utility and drainage servitudes.

All servitudes shown on rear of lots are granted in favor of AT&T, drainage, Comcast Cable, Homeowners Association and AEP/SWEPCO.

The 12' utility servitudes shown are granted in favor of the Homeowners Association, City of Shreveport, and Centerpoint Energy Arkla.

All drainage servitudes are private.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND AMENDMENTS THERETO AS ADOPTED BY THE CADDO PARISH COMMISSION EXCEPT AS RELATED TO ROADS AND DRAINAGE AND THAT THIS MAP REPRESENTS AN ACTUAL GROUND SURVEY BY ME OR UNDER MY SUPERVISION.

I HEREBY CERTIFY THAT SUBDIVISION PLAT CONFORMS TO ORDINANCE NO. 115 OF 1970 AND AMENDMENTS THERETO.

PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

MOHR AND ASSOCIATES, INC. Date
JAMES D. MOHR
Registered Professional Land Surveyor
Registration No. 2714

Caddo Parish Date
APPROVED:

Ron Norwood Date
City Engineer

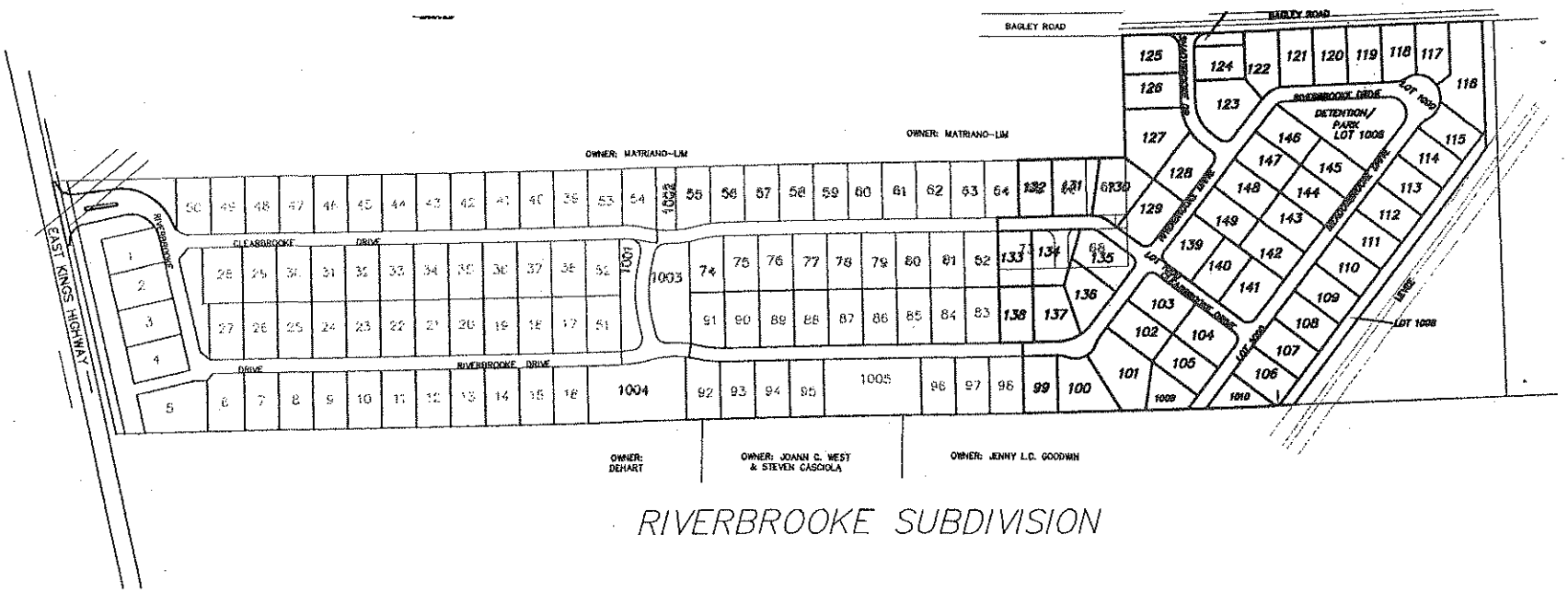
Charles H. Kirkland Date
Metropolitan Planning Commission

THE UNDERSIGNED OWNER HEREBY AUTHORIZES THE PLATTING AND RECORDING OF THIS SUBDIVISION.

RECORD OWNER:
RIVERBROOKE, L.L.C.

Edward W. Galennie Date
President

C- 64 · '11



RIVERBROOKE SUBDIVISION

C. 64. 11

APPLICATION: xx CITY CASE _____ PARISH CASE

APPLICANT'S NAME: Riverbrooke, LLC

PEOPLE REPRESENTED BY APPLICATION other than self or property owner (if public information):
James D. Mohr, PE, Mohr and Associates, Inc.

MAILING ADDRESS FOR ALL CORRESPONDENCE: (between 8:00 & 5:00)

6025 Buncombe Road PHONE: 686-7190
Shreveport, LA ZIP CODE: 71129-4099 FAX # 686-7196

EXISTING ZONING: R-A
PROPOSED ZONING: R-1H (PUD)
ACCEPTABLE ALTERNATIVE: _____

MPC APPROVAL **XX** SITE PLAN ~ PBG APPROVAL ~ PUD APPROVAL **XX**

PROPOSED USE: Single-family residential housing. Continuation of previously-developed Riverbrooke Subdivision

EXISTING USE: Vacant Land

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: Street/drainage and water/sewer facilities to serve 51-lot residential subdivision

REASON FOR APPLICATION (justification for zoning change): Must have zoning change to proceed with expansion of residential subdivision development

ADDRESS OF SITE: entrance will be off 100 block, Bagley Road
General block numbers will be sufficient for undeveloped property

ASSESSOR'S ACCOUNT NUMBER: 171337-023-0082-00; 171337-023-0017-00 & 171337-023-0018-00
Found on tax notice - example: 171413-057-0047-00

LEGAL DESCRIPTION: See attached exhibit "A

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write managing partner by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Riverbrooke, LLC
PO Box 175
Shreveport, LA 71161-0175

By: _____
Edward W. Gaiennie
President

C- 64 · '11

STATEMENT OF INTENT
GENERAL REZONING

APPLICANT'S NAME: Riverbrooke, LLC

NATURE AND DESCRIPTION OF BUSINESS: Property development

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

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 (increased need for sites in addition to sites that are available)

XX SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 10.019 acres

SQUARE FEET OF STRUCTURE(S): n/a

PARKING SPACES REQUIRED: n/a SPACES PROVIDED: n/a

HOURS OF OPERATION (for non-residential uses) n/a

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
SPI-3	7AM to 9PM

*To operate beyond these hours, you will need to file a variance application for a Public Hearing before the Zoning Board of Appeals.

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? yes *IF NOT - WHAT IS THE SOURCE OF WATER? _____

IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? yes *IF NOT - WHAT IS THE SOURCE OF SEWER? _____

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? n/a

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? No

C- 64 · '11

P-11-11 P-11-11/C-04-11

SHREVEPORT METROPOLITAN PLANNING COMMISSION TECHNICAL REVIEW

☐	Dept. of Public Works - City Engineer	All Cases
☐	Traffic Engineering - Traffic Engineer	All Cases
☐	Dept. of Water & Sewer - Engineering Dept.	All Cases
		Cross Lake Cases
☐	Permits & Inspections - Plans Examiner	City Cases
☐	Fire Prevention	City Cases
☐	Parish Engineer	Parish Cases
☐	Health Department	Parish Cases
☐	Police - OSI	Liquor Cases

RECEIVED AUG 23 2011 By Caddo EH

INFORMATION CONCERNING PLOT PLANS SUBMITTED.

- ☑ Site is currently vacant & unimproved.
- ☐ All improvements are existing - no new construction
- ☐ Addition to structure
- ☐ Addition of a separate building
- ☐ No plot plan available at this time
- ☐ Misc. information: Subdivision

COMMENTS PROPOSED FOR INCLUSION IN ZONING ORDINANCE:

COMMENTS: FOR THE BENEFIT OF THE PLANNER PROCESSING THE CASE

Appears to be City Water available in this Area.

8-24-2011 Paul [illegible]

- PLEASE SEND WRITTEN COMMENTS AND RECOMMENDATIONS ON EACH CASE

BY 8-31-11 TO: Reggie Mims fax. 673

RECEIVED AUG 30 2011 METROPOLITAN PLANNING COMMISSION

DRAFT DRAFT

SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
September 7, 2011

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, September 7, 2011, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Board members met for lunch at 12 noon at Chianti's Restaurant.

Members Present
Mary Ruffins, Chairman
Christopher Washington, Secretary #►#
Bessie Smith
Mary Wilson
Dale Colvin
Larry Ferdinand
Lea Desmarteau
#►# ***Left prior to voting so recorded as absent***

Staff Present
Charles Kirkland, Executive Director
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Ione Dean, Senior Planner
Stephen Jean, Senior Planner
Diane Tullos, Office Administrator
Ron Tisdale, Office Specialist

Bus Tour
Tour was cancelled; members were encouraged to individually tour the sites.

Members Absent
Winzer Andrews, Vice Chairman
Desi Sprawls

Others Present
Evelyn Kelly, Asst. City Attorney
Robert Westerman, Asst. City Engineer
Sam Jenkins, City Council
Joe Shyne, City Council
Ken Epperson, Parish Commission
Matthew Linn, Parish Commission

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. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

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.

In compliance with legislative action, 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 at the end of this meeting.

■ **APPROVAL OF MINUTES**

A motion was made by MR. COLVIN, seconded by MRS. SMITH, to approve the minutes of the August 3, 2011 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, FERDINAND, and Mses. DESMARTEAU, RUFFINS, SMITH, and DR. WILSON. Nays: None. Absent: Messrs. ANDREWS, SPRAWLS, and WASHINGTON.

► **DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS**

DRAFT DRAFT

CASE NO. C-64-11: 100 blk Bagley Rd
RIVERBROOKE, L.L.C.
Same
South side of Bagley Road 2,012' east of East Kings Highway
R-A to R-1H (PUD)
Single family residences or **other uses permitted within this zoning classification RELATED CASE NEXT**

A motion was made by MS. DESMARTEAU, seconded by MRS. SMITH to combine the public hearing on this case and the following case (SC-45-11).

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, FERDINAND, and Mses. DESMARTEAU, RUFFINS, SMITH, and DR. WILSON. Nays: None. Absent: Messrs. ANDREWS, SPRAWLS, and WASHINGTON.

Representative and/or support:
Mr. Andy Craig, Mohr & Assoc (6025 Buncombe Road, Shreveport, LA 71129)

There was no opposition present.

A motion was made by MR. FERDINAND, seconded by MRS. SMITH to recommend approval of the application subject to compliance with the following stipulations:

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.**
2. **Ordinance relief associated with this case shall be as follows:**
   - **25' wide private street right-of-way with 12' wide utility servitudes on each side in lieu of the required 60' wide right-of-way**
   - **Front yard setbacks shall be 20' wide at front loading garages and 12' wide at living areas in lieu of the required 30' setback**
   - **Rear yard setbacks shall be 7.5 feet except at the outside perimeter of the development in lieu of the required 15' setback**
   - **Side corner setbacks shall be 12' wide in lieu of the required 20' wide**

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, FERDINAND, and Mses. DESMARTEAU, RUFFINS, SMITH, and DR. WILSON. Nays: None. Absent: Messrs. ANDREWS, SPRAWLS, and WASHINGTON.