BY:

ORDINANCE NO. ____ OF 2012

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 INDUSTRIAL LOOP, 1600' EAST OF BUNCOMBE ROAD, SHREVEPORT, CADDO PARISH, LA, **FROM I-2, HEAVY INDUSTRY DISTRICT TO B-2, NEIGHBORHOOD BUSINESS DISTRICT** 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 property located on the south side of Industrial Loop, 1600' east of Buncombe Road, Shreveport, Caddo Parish, LA, legally described below, be and the same is hereby changed **from I-2, Heavy Industry District to B-2, Neighborhood Business District:**

TRACT 1: A tract of land containing 90.18 acres M/L in Sect 3, T16N, R15W, Shreveport, Caddo Parish, LA, more particularly described as: From the common corner of Sects 2, 3, 34, & 35, run thence S0°15'30"E along the line common to Sects 2 & 3 for 1402.32 feet to the south R/.W line of the Ind'l Loop and the POB of the tract herein described; continue S0°15'30"E for 1882.73 feet; run thence N89°39'W 1293.43 feet to the POI with the east R/W line of an existing City 10 foot wide sanitary sewer easement; run thence N0°31'30"W along said easement line 448.93 feet; run thence N30°31'30"W along easement line 432.14 feet; run thence N9°21'0"W along easement line 620.20 feet; run thence N35°51'0"W along easement line 832.37 feet; run thence N60°36'0"W along easement line 528.39 feet to the POI with the south R/W of Buncombe Road; run thence N46°26'E along said R/W 285.80 feet to the point of curvature of a curve to the right having the following data: Delta-3°18'51" Radius -2.262.01 feet; run thence NE along said curve 130.84 feet to the POI with the south R/W line of Ind'l Loop; run thence N62°6'26"E along said R/W 185.92 feet to the point of curvature of a curve to the right having the following data: Delta-43°26'22" Radius-50 feet; run thence Se along curve 37.91 feet; run thence S74°27'12"E along said south R/W line 2105.24 feet to the POB.**TRACT 2:** A tract of land containing 51.37 acres M/L in Sect 3, T16N, R15W, Shreveport, Caddo Parish, LA, more particularly described as: From the common corner of Sects 2, 3, 34, & 35 run thence S89°20'50"W along the line common to Sects 2 & 34 for 2643.55 feet; run thence S0°36'E 958.38 feet to the south R/W line of Buncombe Road and the POB of the tract herein described; run thence N46°26'E along the south R/W line of Buncombe 113.94 feet to the POI with the east R/W line of an existing City 10 foot wide sanitary sewer easement; run thence S60°36'E along said easement line 528.39 feet; run thence S35°51'E along said easement line 832.37 feet; run thence S9°21'E along said easement line 620.20 feet; run thence S30°31'30"E along easement line 432.14 feet; run thence S0°31'30"E along easement line 448.93 feet; run thence N89°39'W 10 feet; run thence N0°31'30"W 64.70 feet; run thence N0°36'W 1320.8 feet; run thence N0°36'W 2241.32 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.

C-73-12
Word of God Ministries

METROPOLITAN PLANNING COMMISSION
LAND USE REPORT – DECEMBER 5, 2012

mkr

CASE NO:	**C-73-12:** 6645 Bert Kouns Industrial Loop	District: G/S. Jenkins
APPLICANT:	WORD OF GOD MINISTRIES	District: 11/Smith
LAND OWNER:	Same	
LOCATION:	South side of Bert Kouns Industrial Loop 1,600' east of Buncombe Road	
ZONING:	I-2 to B-2	
PROPOSED:	Church, school & gym **or other uses within this zoning classification**	

MASTER PLAN CONSIDERATIONS:

- This property is located outside of the loop boundary and is identified in the Future Land Use map as "Industrial", which includes uses that require significant truck traffic or rail connections, such as heavy manufacturing, refinery, large warehousing and distribution facilities, water treatment and waste transfer operations. The existing underlying zoning is more consistent with the Master Plan's recommended use of the property, as there is existing railroad infrastructure to the north and an adjacent improved highway intended to accommodate large truck traffic

GENERAL INFORMATION:

- Applicant is requesting the down zoning of two tracts of land consisting of 141 acres for construction of a church, school and gym.
- The property has R-A and R-1D to the west and R-A to the south.
- Property across Bert Kouns is B-3 and R-3

SITE PLAN CONSIDERATIONS:

- The proposed building additions will be to the rear of the existing church.
- There is a proposed 5,000 seat dome sanctuary shown on the site plan
- There is no landscaping shown on the site plan
- Parking is existing and exceeds requirements
- The proposed development has a natural barrier from the R-A to the south.

PUBLIC'S ASSESSMENT

There was no opposition present. One person spoke in favor.

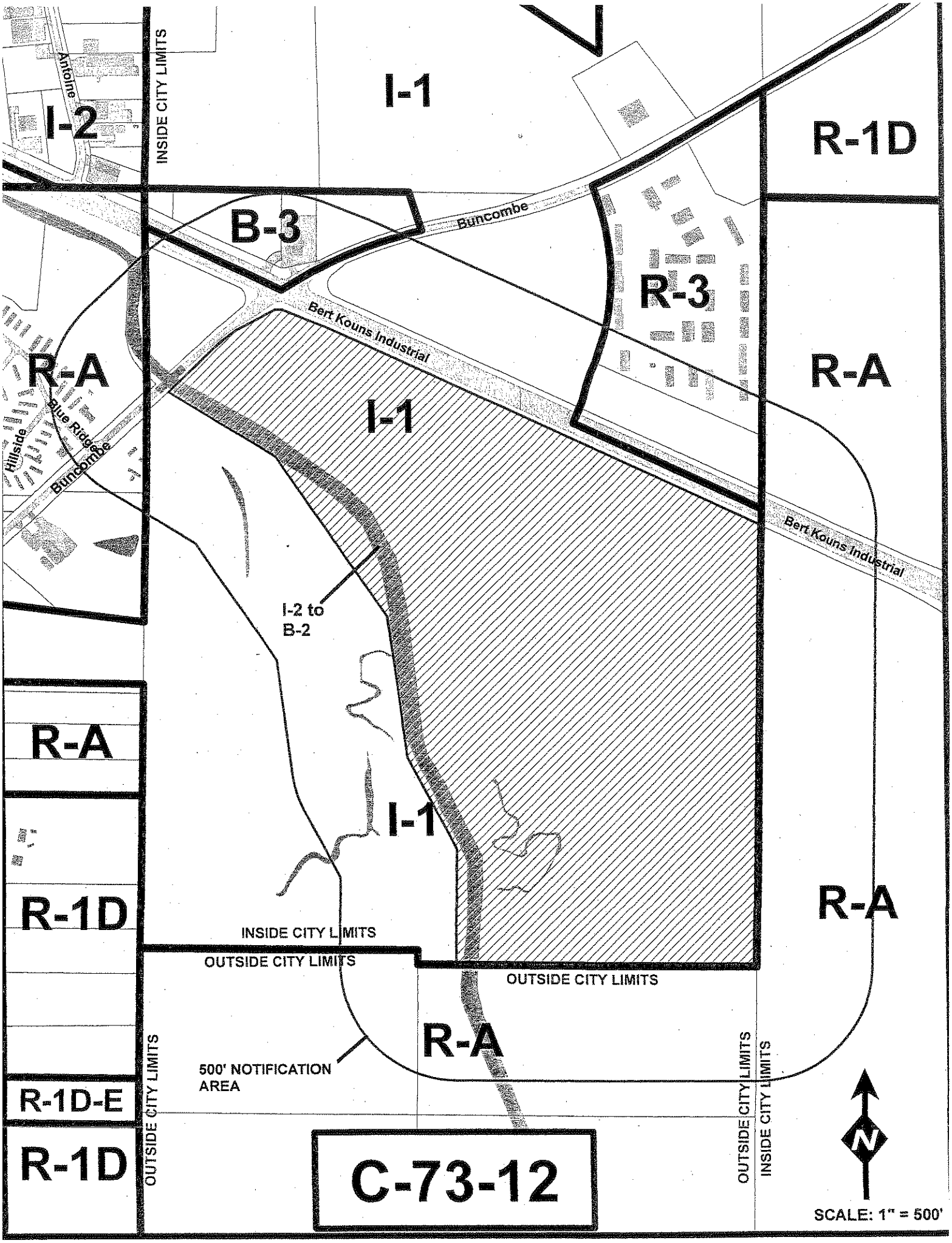
BOARD'S DECISION

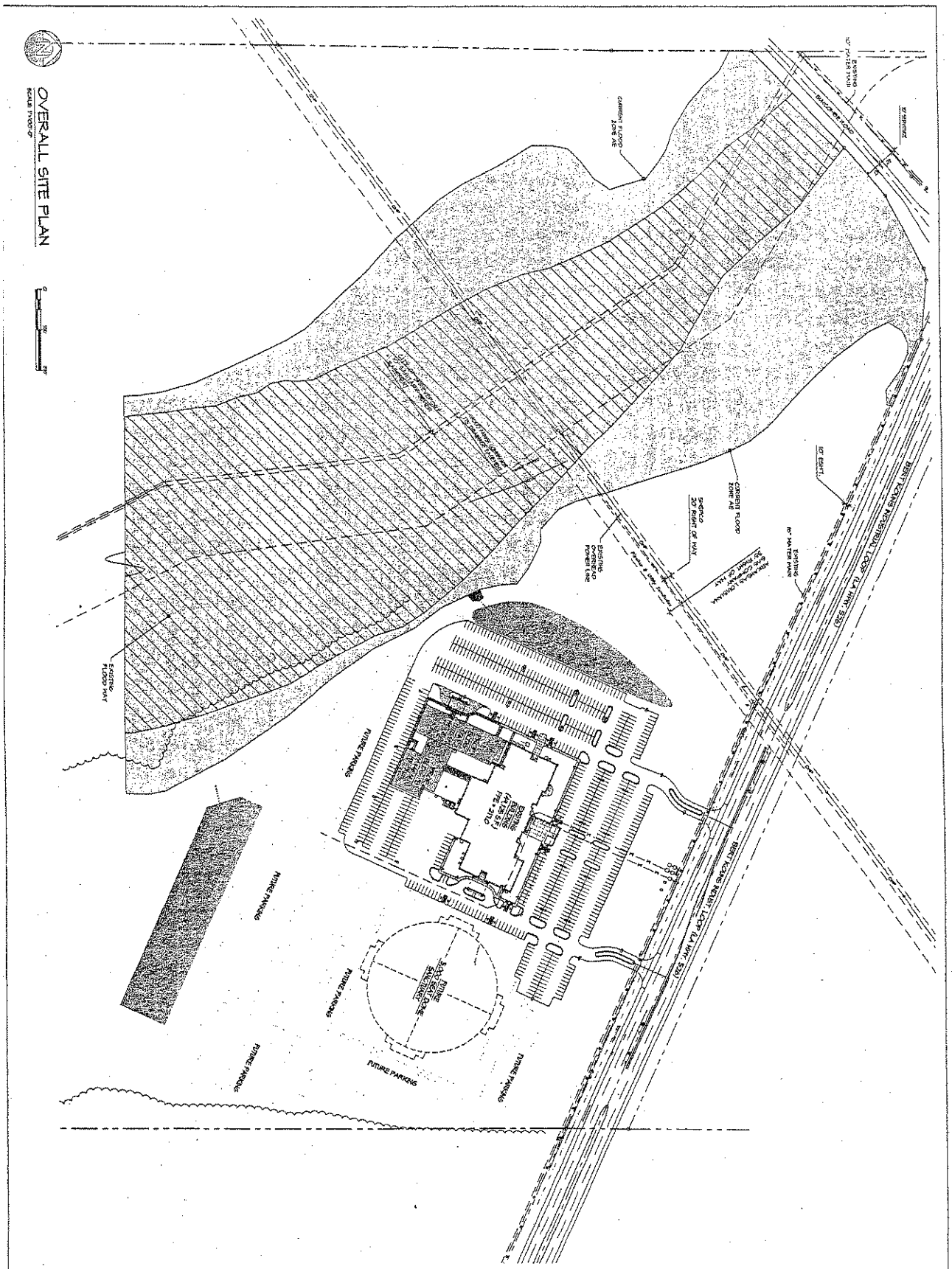
The Board voted 8-0 to recommend approval of this application subject to compliance with the following stipulation:

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 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.


I-1
I-2
Antoine
INSIDE CITY LIMITS
R-1D
B-3
Buncombe
R-3
Bert Kouns Industrial
R-A
R-A
Blue Ridge
Hillside
Buncombe
I-1
Bert Kouns Industrial
I-2 to
B-2
R-A
I-1
R-1D
R-A
INSIDE CITY LIMITS
OUTSIDE CITY LIMITS
OUTSIDE CITY LIMITS
R-A
500' NOTIFICATION
AREA
R-1D-E
OUTSIDE CITY LIMITS
OUTSIDE CITY LIMITS
INSIDE CITY LIMITS
R-1D
C-73-12
N
SCALE: 1" = 500'



PROJECT # 1205	REVISION:	DATE:
CIVIL PLANS — DRAWN BY: SGB/TDM		
CIVIL PLANS — CHECKED BY:		
ARCH PLANS — DRAWN BY: SGB/TDM		
ARCH PLANS — CHECKED BY:		
SHEET C		

PROPOSED BUILDING FOR:

WORD OF GOD MINISTRIES
Fellowship Building

6645 BERT KOUNS INDUSTRIAL LOOP (LA. HWY. 526)
SHREVEPORT, LA 71129

OVERALL SITE PLAN

PRELIMINARY	
REVIEW	
BIDDING	
PERMIT	X
CONSTRUCTION	
DATE:	09-18-12
SET #	

JSP
Joseph S. Partain
ARCHITECT
1015 MAGNOLIA STREET
GREENWOOD, LA 71033
(318) 629-1227

CC&D
COMMERCIAL CONSTRUCTION & DEVELOPMENT
722 NORTH ASHLEY RIDGE LOOP
SHREVEPORT, LA 71106
PHONE: (318) 865-2535

C-73-1

BERT KOUNS INDUS. LOOP (LA HWY. 526)

Line & Utility Servitudes

EXISTING PARKING TYP.

251

48

285

38

81

70

EXISTING BUILDING (14,128 S.F.) FFE = 211.0

FUTURE 5,000 SEAT DOME SANCTUARY

FUTURE PARKING

LINE OF EXISTING ASPHALT

EXISTING PARKING TYP.

TOTAL PARKING SPACES: 719

EXISTING SANCTUARY:
1,500 SEATS = 500 PARKING SPACES

PROPOSED FELLOWSHIP/CLASSROOM BLDG:
22,028 S.F. = 219 PARKING SPACES

NOTE: ALL PARKING SHOWN HEREIN IS EXISTING. PARKING NOT CURRENTLY INSTALLED OR PART OF THIS PROJECT, IS SHOWN AS FUTURE.

PARKING PLAN
SCALE 1"=60'-0"

0 60' 120'

C&D COMMERCIAL CONSTRUCTION & DEVELOPMENT
772 NORTH ASHLEY BOWL LOOP
SHREVEPORT, LA 71106
PHONE: (318) 868-2859

JSP
Joseph S. Carlson
ARCHITECTURAL DESIGN & PLANNING
7000 WOODLAND AVENUE
SHREVEPORT, LA 71105
(318) 929-1227

PRELIMINARY	
REVIEW	
BIDDING	
PERMIT	X
CONSTRUCTION	
DATE:	09-18-12
SET #	

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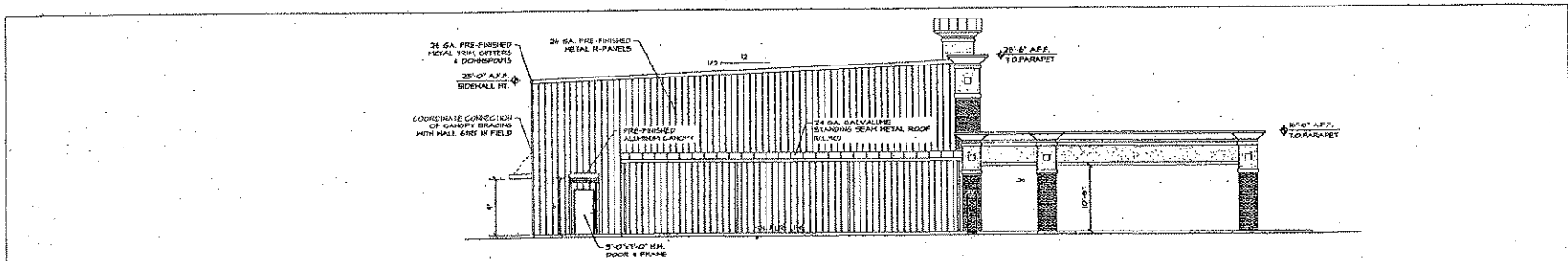
PROPOSED BUILDING FOR:

WORD OF GOD MINISTRIES
Fellowship Building

6645 BERT KOUNS INDUSTRIAL LOOP (LA. HWY. 526)
SHREVEPORT, LA 71129

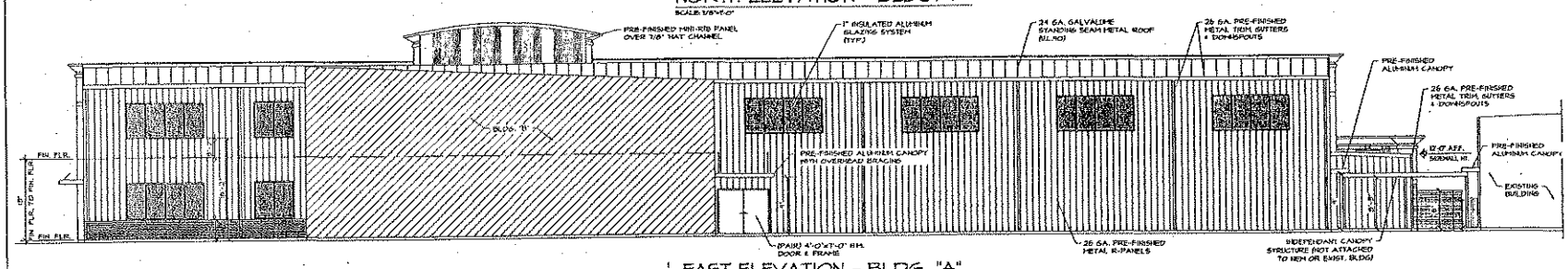
PARKING PLAN

PROJECT #	12015
REVISION:	
DATE:	
CIVIL PLANS	DRAWN BY: SGB/TDM
	CHECKED BY:
ARCH PLANS	DRAWN BY: SGB/TDM
	CHECKED BY:
SHEET	C1.1



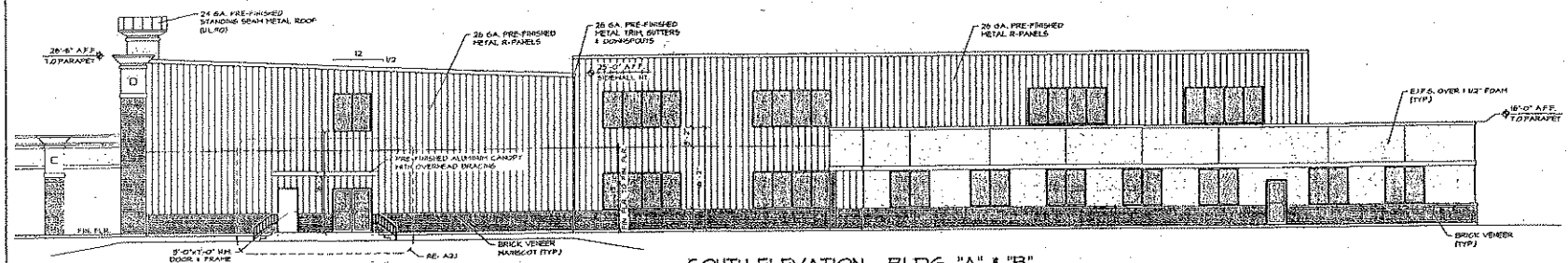
NORTH ELEVATION - BLDG. "A"

SCALE: 1/8"=1'-0"



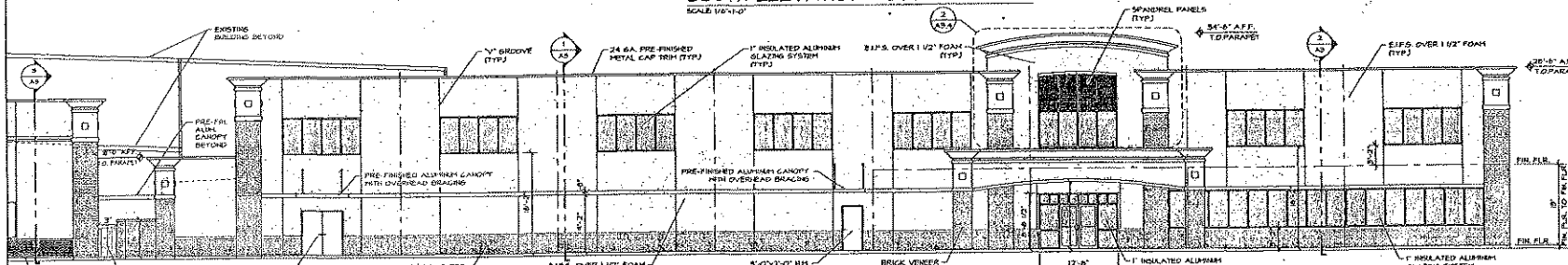
EAST ELEVATION - BLDG. "A"

SCALE: 1/8"=1'-0"



SOUTH ELEVATION - BLDG. "A" & "B"

SCALE: 1/8"=1'-0"



WEST ELEVATION - BLDG. "A"

SCALE: 1/8"=1'-0"

C&D COMMERCIAL CONSTRUCTION & DEVELOPMENT
714 NORTH ASHLEY RIDGE LOOP
SHREVEPORT, LA 71106
PHONE: (318) 861-3535

JSP
Joseph S. Pantano
Architecture & Planning
Shreveport, Louisiana
(318) 925-1221

PRELIMINARY	
REVIEW	
BIDDING	
PERMIT	X
CONSTRUCTION	
DATE:	09-18-12
SET #	

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PROPOSED BUILDING FOR:

WORD OF GOD MINISTRIES
Fellowship Building

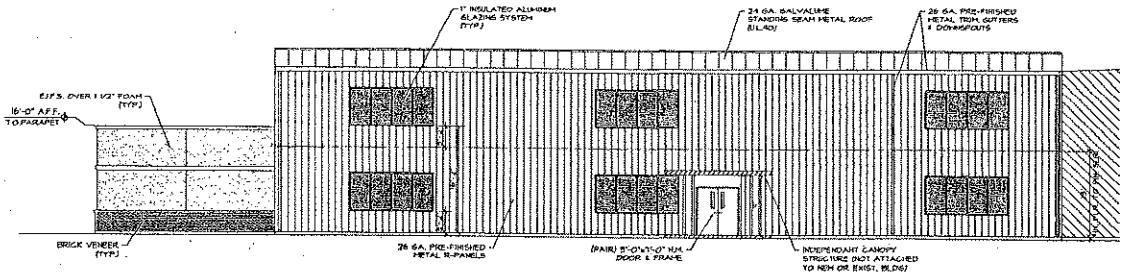
6645 BERT KOUNS INDUSTRIAL LOOP (LA. HWY. 526)
SHREVEPORT, LA 71129

EXTERIOR ELEVATIONS - BLDG. "A"

PROJECT #	1205	REVISION	DATE
DRAWN BY:	SGS/TDM		
CHECKED BY:			
DRAWN BY:	SGS/TDM		
CHECKED BY:			
CIVIL PLANS	ARCH PLANS		

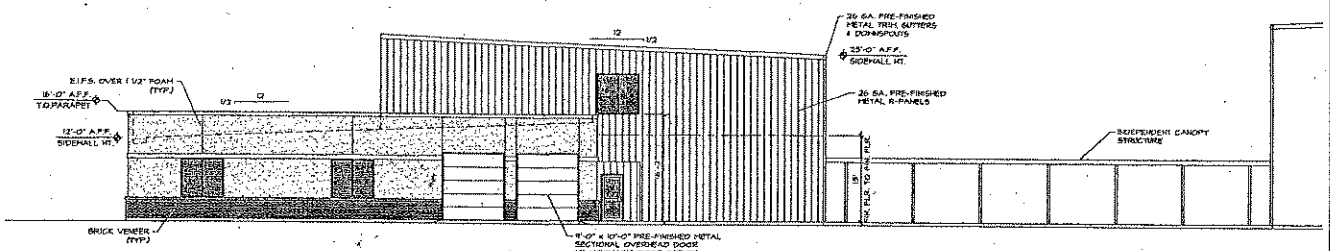
SHEET A2

C-73-112



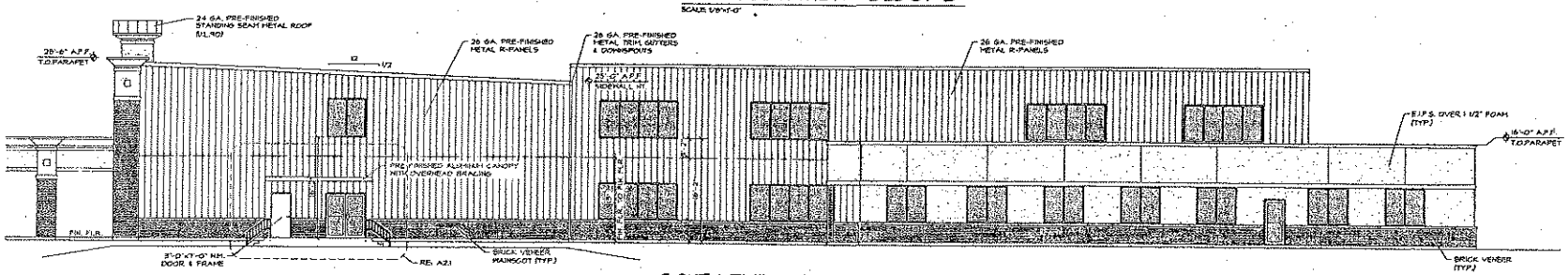
NORTH ELEVATION - BLDG. "B"

SCALE: 1/8"=1'-0"



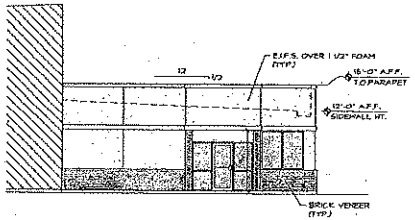
EAST ELEVATION - BLDG. "B"

SCALE: 1/8"=1'-0"



SOUTH ELEVATION - BLDG. "A" & "B"

SCALE: 1/8"=1'-0"



WEST ELEVATION - BLDG. "B"

SCALE: 1/8"=1'-0"

C&D COMMERCIAL CONSTRUCTION & DEVELOPMENT
722 NORTH ASHLEY RIDGE LOOP
SHREVEPORT, LA 71106
PHONE: (318) 687-0123

JSP
Joseph S. Pourciau
ARCHITECTURE & DESIGN
ARCHITECTURE & DESIGN
(318) 938-1151

PRELIMINARY			
REVIEW			
BIDDING			
PERMIT	X		
CONSTRUCTION			
DATE:	09-19-12		
SET #			

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PROPOSED BUILDING FOR:

WORD OF GOD MINISTRIES
Fellowship Building

6645 BERT KOUNS INDUSTRIAL LOOP (LA. HWY. 526)
SHREVEPORT, LA 71129

EXTERIOR ELEVATIONS - BLDG. "B"

PROJECT #	1205	REVISION:	DATE:
CIVIL PLANS	DRAWN BY: SSB/TDM		
	CHECKED BY:		
ARCH PLANS	DRAWN BY: SSB/TDM		
	CHECKED BY:		
SHEET	A2.2		

C-7-12

APPLICATION: X CITY CASE _____ PARISH CASE

APPLICANT'S NAME: WORD OF GOD MINISTRIES

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).
COMMERCIAL CONSTRUCTION & DEVELOPMENT LLC

MAILING ADDRESS FOR ALL CORRESPONDENCE:
722 NORTH ASHLEY RIDGE LOOP PHONE: 318-629-1377 (between 8:00 & 5:00)

SHREVEPORT, LOUISIANA ZIP CODE: 71106 FAX # 318-629-1220

EXISTING ZONING: I-1 PROPOSED ZONING: B-2 ACCEPTABLE ALTERNATIVE:

MPC APPROVAL ☒ SITE PLAN ☒ PBG APPROVAL ☐ PUD APPROVAL ☐

PROPOSED USE: RELIGIOUS & EDUCATION (SECONDARY)

EXISTING USE: RELIGIOUS / WORSHIP

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: ADDING 42,000 SF SCHOOL & GYM

REASON FOR APPLICATION (justification for zoning change): SITE ZONE - I-1 - DOES NOT ALLOW SCHOOL (SECONDARY USE) REQUESTING REZONE FOR 90 ACRE & 51 ACRE TRACT SHOWN IN ATTACHED LEGAL DESCRIPTIONS

ADDRESS OF SITE: 6645 BERT KOUNS INDUSTRIAL LOOP, 71129

ASSESSOR'S ACCOUNT NUMBER: 90.18 ACRE - 161503000011000 & 51.37 ACRE - 161503000011100
Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION: ATTACHED

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: **The property owner's signature is mandatory. ALL property owners must sign.** 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.**

JAMES A. MCMENIS		
Name	Name	Name
6245 BERT KOUNS		
Address	Address	Address
Signature	Signature	Signature

C-73-12

GENERAL REZONING

APPLICANT'S NAME: WORD OF GOD MINISTRIES

NATURE AND DESCRIPTION OF BUSINESS: SECONDARY EDUCATION FACILITY & GYM

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)

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

SQUARE FEET OF PROPERTY: 141.55 ACRES TOTAL SITE [1.2 ACRES OF DEVELOPMENT]

SQUARE FEET OF STRUCTURE(S) 42,000SF PROPOSED

PARKING SPACES REQUIRED: 500 SPACES PROVIDED: 761

HOURS OF OPERATION (state proposed hours) BUS. M-F 8-5, SCHOOL M-F 7-5 SERVICE SUNDAY 9AM/6PM - WED. 6:30

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

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

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? _____

Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? ZONE X & ZONE AE

C-173-'72

DRAFT DRAFT

SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
DECEMBER 5, 2012

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, December 5, 2012, 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
Lea Desmarteau, Secretary
Alan Young
Bessie Smith
Dale Colvin
Mary Wilson
Larry Ferdinand
Mary Ruffins

Staff Present
Charles Kirkland, Executive Director
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Stephen Jean, Senior Planner
Diane Tullos, Office Administrator
Dara Sanders, Master Plan Administrator
Ione Dean, Senior Planner

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

Members Absent
Desi Sprawls, Vice Chairman

Others Present
Kosha Gilbert, Asst. City Attorney

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 prior to the Board's Deliberations.

A motion was made by MR. COLVIN, seconded by MR. FERDINAND to approve the minutes of the November 7, 2012 public hearing as submitted.

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

CASE NO. C-73-12: 6645 Bert Kouns
WORD OF GOD MINISTRIES
Same
South side of Bert Kouns Industrial Loop 1,600' east of Buncombe Road
I-2 to B-2
Church, school and gym **or other uses permitted within this zoning classification**

Representative and/or support:
Mr. Joe Partain (722 N. Ashley Ridge Loop, Shreveport, LA 71116) No slip filled out
Mr. Landon Terrell, Word of God Ministries (6645 Industrial Loop, Shreveport, LA) No slip filled out

There was no opposition present.
A motion was made by MR. YOUNG seconded by MS. DESMARTEAU to recommend approval of this application 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 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, YOUNG, FERDINAND, and Mses. SMITH, RUFFINS, DESMARTEAU, and DR. WILSON. Nays: None. Absent: Mr. SPRAWLS.