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P.U.D. STAFF REPORT – CADDO PARISH

DECEMBER 2, 2020

AGENDA ITEM NUMBER: 14

MPC Staff Member: Alice Correa

Parish Commission District: 12/Epperson

CASE NUMBER 20-16-P: PLANNED UNIT DEVELOPMENT (PUD) & FINAL SITE PLAN

APPLICANT: ALL DOGS UNLEASHED
OWNER: All Dogs Unleashed
LOCATION: 8595 Greenwood Springridge Rd. (East side of Greenwood Springridge Rd., approx. 700' north of Meadow Creek Dr.)
EXISTING ZONING: R-A
REQUEST: R-A to R-A(PUD)
PROPOSED USE: Single-family Residence & Animal Care Facility

DESCRIPTION: The applicant is requesting approval to redesignate an approximately 11.5-acre tract from Rural-Agricultural (R-A) to a R-A Planned Unit Development (R-A(PUD)) in order to operate a dog training facility on his residential property. The site is surrounded on all side by R-A zoned properties.

There are no prior cases for this site, and there are no nearby relevant cases.

Nearby neighborhoods include Westpark.

REMARKS: PUD approval is subject to a 2-year expiration as described in Article 16.7, subparagraph F of the Caddo Parish UDC.

The applicant is requesting R-A(PUD) designation to allow the operation of a dog training facility co-located with his residence. Per the UDC, dog training falls under the Animal Care Facility use, which is not permitted in any residential zoning districts. Since the Animal Care Facility use is only permitted in commercial and industrial zoning districts that are not suitable for this rural area, a Planned Unit development that retains the base R-A zoning is the only feasible path forward.

Pursuit of a PUD designation allows an applicant to request ordinance relief across a variety of areas within one application, including: permitted uses from other zoning districts, specific use approvals, variances, etc. In exchange, the applicant agrees to provide substantive amenities that benefit the surrounding area or the tenant/property owner exclusively, align with the goals of the Master Plan or otherwise provide some added aesthetic benefit. This tool provides the highest level of flexibility for projects that have a complex coupling of uses and potential impacts and offers the premier opportunity to claim benefits for the site and the surrounding area.

The R-A zoning district is primarily intended for agricultural use and designed to ensure that any residences permitted there are "compatible with surrounding agricultural operations" and "maintain and preserve agricultural activities". The UDC further states that regulations are structured "to protect the agricultural character of the district". A key purpose of agriculture is the raising and



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keeping of livestock and other animals. Thus, approval of the R-A based PUD designation, and the proposed use of animal care and training, are compatible with the rural and agricultural character of the area.

MASTER PLAN CONSIDERATIONS:

The 2030 Great Expectations Master Plan Future Land Use Map shows this area as Low Density Residential where existing houses currently are, north of Bicknell Road between Greenwood Springridge Road and Kimberly Road. The large area within our MPC jurisdiction to the south, east and west of the Low Density Residential area is shown as Rural Enterprise. Thus, the requested R-A(PUD) zoning, intended to allow an animal-related use, aligns with vision of the Master Plan.

REQUESTED USES & ORDINANCE

RELIEF: The applicant requests the following use in addition to the uses allowed in the R-A base zoning district:

- Dog Training Facility (UDC: Animal Care Facility)

The applicant also requests the following ordinance relief:

- Reduction of the required parking spaces from 13 to 7 due to small employee count and very low traffic. There will be a total of 5 employees, and most dogs are picked up from and delivered to customers.
- Allowance of a 10'-high fence around the training area to better protect the safety of dogs and customers
- Approval to keep the 30'-wide roadway access in order to accommodate larger trucks trailers that deliver food and equipment

PROPOSED SITE

AMENITIES: Proposed site amenities in exchange for the requested use include the following:

- Pompous grass along the east and south sides of the fenced outdoor training area to provide an additional sound barrier between the facility and adjacent residences
- 10 crepe myrtles along the front fence line

Although it was not explicitly stated in the PUD Letter, the applicant also indicated that the existing mature trees and pond, shown on the submitted site plan, are to remain.

SITE PLAN AND OTHER

CONSIDERATIONS: The site plan submitted with this application shows the existing conditions of the property, the intended improvements to better accommodate the use, and the proposed amenities. The 11.5-acre site is already well-designed to accommodate the proposed use. In addition to the single-family residence, there are existing enclosed structures that were used by a former owner for dog breeding – a similar use to what is being requested here. The training facility structures are at the

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rear of the property, not readily visible from the street, and are set at least 50' from the nearest property line. This area consists of large tracts of rural residential properties which serve as natural built-in buffers. The nearest residential structures are on south and east sides, approximately 290' and 310' from the proposed training facility, respectively. The adjacent properties to the north and northeast are at least 300' away and are currently vacant.

Given that the site is well-suited for the proposed use, minimal changes and amenities are required. The applicant proposes to add a covering for shade and additional fencing around the training facility for outside obedience training. To help further alleviate the potential for negative impacts to the nearby residences, a solid screen of pompous grass will be planted outside the additional fencing on the south and east sides of the training area. As added aesthetics, commercial right-of-way landscape will be added in the form of 10 ornamental trees spaced along the front fence line; and, as noted above, the existing mature trees and the pond are to remain. It was also noted that portions of the existing chain link fence along the south property line are in a state of disrepair. These sections will need to be fixed before obtaining a Certificate of Occupancy.

In addition to the items explicitly called out for the PUD, Caddo UDC Article 6.1.B contains Use Standard regulations for an Animal Care Facility. These include operational requirements such limiting outdoor activities to between 9:00am and 6:00pm, and requiring overnight boarding to be indoors. The applicant's description of operations adheres to these regulations and further states that a typical training cycle consists of a 2-week boarding stay and that there will be a maximum of 15 dogs in training/boarding at one time. Dogs that are boarding overnight will be taken out into the outdoor runs between 9-10pm for a last "toilet break" before bedding down and will be supervised by an employee during that time.

STAFF

ASSESSMENT: Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that the MPC Board has grounds to recommend approval of Rural Agricultural Planned Unit Development (R-A(PUD)) zoning designation, with the following stipulation:

1. Broken portions of the fence along the south property line must be repaired prior to issuance of a Certificate of Occupancy.

Alternately, based on of information provided at the public hearing the MPC may:

- a. Approve the R-A(PUD) designation with additional public amenities.
- b. Deny the requested R-A(PUD) designation.

PUBLIC ASSESSMENT: Two spoke in support; two spoke in opposition.

MPC BOARD

RECOMMENDATION: The Board voted 5-2 to recommend this application for approval.

20-16-P

CHERRY RIDGE

GREENGATE

R-A

OUTSIDE CITY LIMITS

INSIDE CITY LIMITS

SHIRLEY FRANCIS

R-A

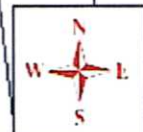
R-A to
R-A (PUD)

R-A

500' NOTIFICATION
AREA

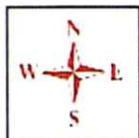
GREENWOOD SPRING RIDGE

R-A



SCALE: 1"=300'

20-16-P AREA REF MAP



SCALE: 1"=500'



Google

Meadow Creek Dr

Shirley Francis Rd

Greenwood Springridge Rd

Meadow Creek Dr

Cherry Ridge Blvd

45

45