

**STAFF REPORT – CADDO PARISH**

DECEMBER 2, 2020

**AGENDA ITEM NUMBER: 12**  
**MPC Staff Member: Ben Mohler**  
**Parish Commission District: 10/Chavez**

<b>CASE NUMBER</b>	<b>20-15-P:</b>	<b>ZONING REQUEST</b>
<b>APPLICANT:</b>	CHRIS FULTZ	
<b>OWNER:</b>	Chris Riser	
<b>LOCATION:</b>	808 Stewart Drive (East corner of Ellerbe Road and Stewart Drive)	
<b>EXISTING ZONING:</b>	R-1-7	
<b>REQUEST:</b>	R-1-7 to C-1	
<b>PROPOSED USE:</b>	Medical/Dental Office	

**DESCRIPTION:** The applicant is requesting approval to have approximately 0.56 acres rezoned from R-1-7 (Single-Family Residential) to C-1 (Neighborhood Commercial). An existing residential home is currently on the property. The property directly to the north across both E Bert Kouns and Stewart Drive is zoned R-E (Residential Estate), while to the northwest is property zoned I-2 (Heavy Industrial). To the southwest across Ellerbe Road and Forbing Road is OR (Office Research), and directly adjacent to the subject property to the northeast and east is property zoned R-1-7, although the land directly to the east is vacant.

There are no prior cases associated with the site, but there are multiple nearby relevant cases. P-8-85 was an approval in an R-A (Residential Agricultural) district for a firehouse. P-12-12 was a rezoning from R-1D (Single-Family Residential) to B-1 with Planned Building Group approval, B-1 becoming the modern C-1 zoning designation after the 2017 UDC adoption. P-14-13 was site plan approval for an office in a B-1. P-10-17 was a rezoning from R-A to B-2 (Corridor Commercial) although approval was gained as a lesser B-1 zoning type. P-20-18 was site plan approval for an office in a C-1 district.

Nearby neighborhoods include: East Ridge, Huckleberry Ridge, Solo Hood, Suburban Acres, Wallace Lake Heights.

**REMARKS:** A rezoning of the property from R-1-7 to C-1 is requested for the purpose of allowing a physical therapy office known as a "Medical/Dental Office" under the Shreveport Unified Development Code (UDC). While the majority of directly adjacent properties are currently residential single-family homes, the subject property does have a multitude of existing commercial as well as industrial uses nearby.

Directly to the south along Ellerbe Road is existing C-1 development, with the businesses located along the road being a Valero gas station, a small law firm, a grocery store, and a small bank. Many of these uses do match the residential look of the area, an example being the law firm using an existing residential home as their principal structure. The introduction of the C-1 rezoning to this specific area would detract from the existing single-family homes already nearby. While it could

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comply with the existing character of the neighborhood, the distance of the zoning from the already existing C-1 zoning could be seen as spot-zoning.

While it could be possible to develop a site plan that could mitigate the potential negative impacts of a C-1 use, there is not a way to place conditions on the property in a straight zoning case.

Article 4.2 of the Shreveport Unified Development Code (UDC) states that, "*The C-1 Neighborhood Commercial District is intended to accommodate local non-residential uses that predominantly serve the needs of the nearby residential neighborhoods and are similar in character of the surrounding residential neighborhood. Residential dwelling units are allowed above the ground floor.*" While the existing building could be used for the proposed medical office, the rezoning would be out of character in relation to the surrounding homes.

With regard to the Master Plan vision, the Future Land Use Map of the 2030 Great Expectations Master Plan shows the site in question as "Residential Low". An approved rezoning would move the area away from this residential low branding, detracting from the existing area.

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### **STAFF**

**ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that: denial of the rezoning request from R-1-7 (Single-Family Residential) to C-1 (Neighborhood Commercial) is warranted, due to the negative impact on the existing area.

Alternatively, based on public comment made during the meeting, the MPC Board may vote to:

1. Approve the rezoning request

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**PUBLIC ASSESSMENT:** Four spoke in support; there was no opposition.

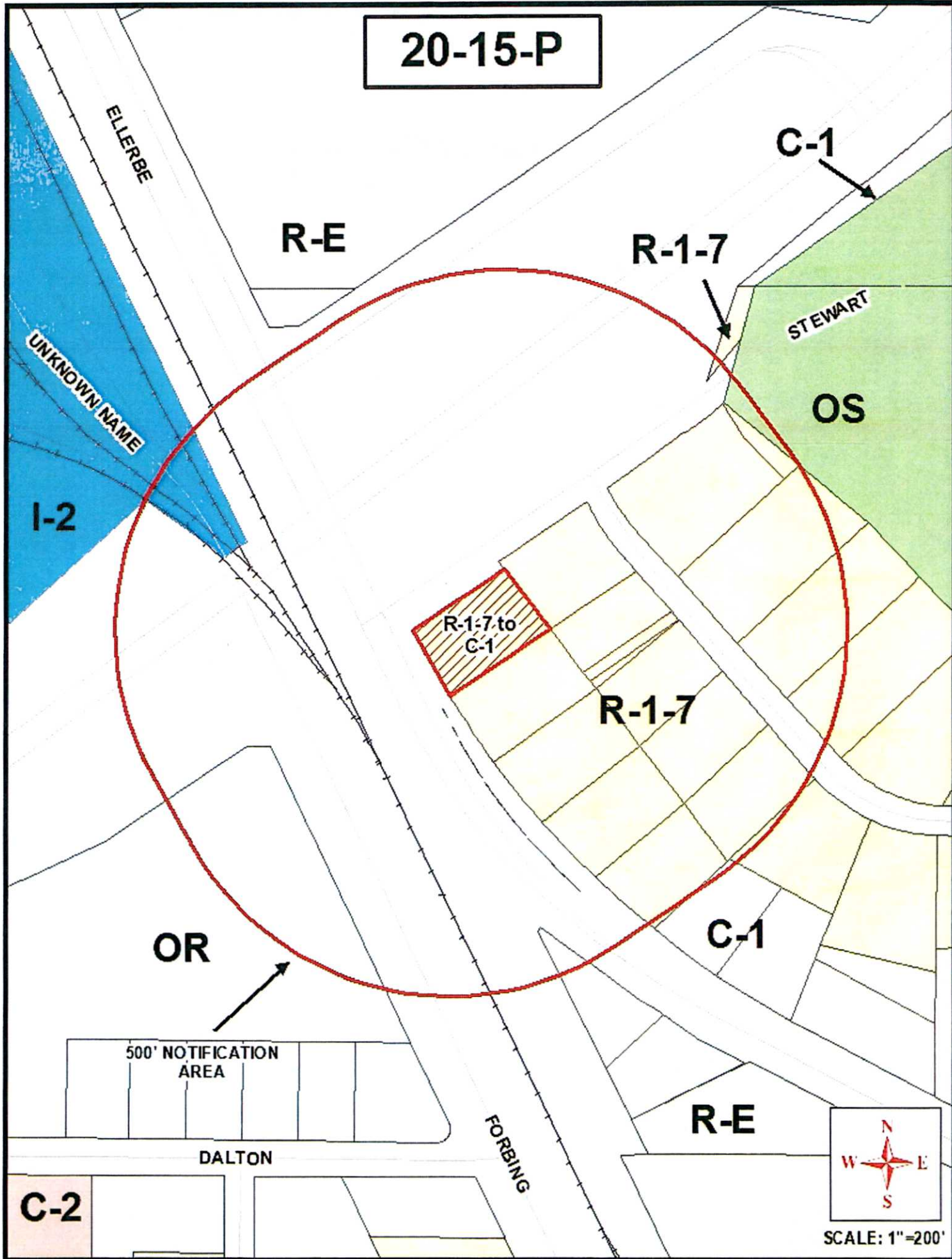
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### **MPC BOARD**

**RECOMMENDATION:** The Board voted 8-0 to recommend this application for approval.

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20-15-P



# 20-15-P AREA REF MAP

