

## STAFF REPORT – CADDO PARISH

DECEMBER 2, 2020

**AGENDA ITEM NUMBER: 13**

**MPC Staff Member: Jake Palant**

**Parish Commission District: 2/Johnson**

**CASE NUMBER 20-12-P: ZONING REQUEST**

**APPLICANT:** WALKER-ALLEY & ASSOCIATES  
**OWNER:** Gator & Friends  
**LOCATION:** 5948 North Market Street (N side of N Market St, approx 1,165 ft NW of Roy Rd Ext.)  
**EXISTING ZONING:** R-A  
**REQUEST:** R-A to C-1  
**PROPOSED USE:** Medical Office

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**DESCRIPTION:** The applicant is requesting to rezone a 2-acre tract of land from R-A (Rural Agricultural) to C-1 (Neighborhood Commercial) in order to establish a medical office.

The property in question is surrounded by R-A to the north, south, and east. To the west of the property is a tract of land zoned R-1-7 (Single-family residential) and there is a smaller parcel zoned R-A. Within the surrounding residential district are single-family houses and a church. Further east along North Market Street is an OR (Office Research) district and an existing C-1 district. The OR district consists of a major vehicle repair service establishment (paint and collision center), a church, and several storage buildings. The C-1 district includes land uses such as a restaurant and salon.

There have been no prior cases concerning the property in question. There have been several rezoning cases concerning properties near the property in question. In 1977, as part of a zoning request, a tract of land along North Market Street was rezoned from R-A to B-2 (Neighborhood business district under Chapter 106 of the Caddo Code of Ordinance, equivalent to C-2 under the UDC) (Case P-8-77). In 1996, several other properties along North Market Street were rezoned from R-A and B-1 (Buffer Business district under Chapter 106 of the Caddo Code of Ordinances, equivalent to C-1 under the UDC) to B-1, B-2, and B-3 (Community Business district under Chapter 106, equivalent to C-3 [General Commercial] under the UDC) (Case P-2-96). In 2002, properties on the south side of North Market Street were rezoned from R-A to B-2 and B-2-A (Business Park District under Chapter 106, equivalent to OR under the UDC) (Cases P-04-02 and P-25-02, respectively).

Nearby neighborhoods include: Northwood and Wilton Place.

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**REMARKS:** Per Section 4.3 of the Caddo Parish Unified Development Code (UDC), the C-1 District is defined as being *"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."* The C-1 zoning district serves the function of integrating lower intensity commercial uses on properties adjoining

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residential districts. Land uses permitted within the C-1 district include, but are not limited to art galleries, day care centers, primary or secondary educational facilities, medical/dental offices (as requested by the applicant), general office use, personal service establishments (such as a barber shop or hair salon), retail, and restaurants. More intensive commercial uses, such as bars; hotels; live performance venues; retail sales of beer, wine, or liquor; vehicle dealerships; or any type of vehicle repair services are prohibited in the C-1 district.

In accordance with Section 10.9, Figure 10-2 of the Caddo Parish UDC, a ten-foot-wide landscaped buffer yard is required wherever a commercial property abuts a residential district. While the buffer yard requirement does not apply to commercial properties separated from a residential district by a right-of-way, there are five traffic lanes separating the proposed C-1 and the existing R-A along the south side of North Market Street. There are no C-1 properties physically adjoining the tract of land in question; however, there are other C-1 properties within a quarter-mile radius of the site.

The proposed zoning designation is not consistent with the Shreveport-Caddo 2030 Great Expectations Master Plan. According to the Future Land Use Map illustrated in Chapter 12 of the Master Plan, the subject property and nearby properties along North Market Street are envisioned for "Residential low" development. In spite of this vision, several properties along North Market Street had already been rezoned for commercial uses prior to when the Master Plan was adopted, in 2010. Additionally, there has been a great deal of commercial development pressure in this general area due to the existence of the I-49 interchange that is located approximately a mile to the SE of the proposed site. Increased commercial and domestic vehicular activity is expected to increase overtime as I-49 continues to be connected to large population centers to the north. Because of this additional traffic, residential properties that front close to North Market Street become increasingly less viable for use as residential properties.

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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:**

- 1. The MPC Board is warranted to recommend approval for rezoning the subject property from R-A (Rural Agricultural) to C-1 (Neighborhood Commercial) due to the precedent set by rezoning nearby properties along North Market Street for commercial use.**

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

- a. Recommend denial of the rezoning.**
- b. Recommend approval for a zoning district other than what was requested by the applicant.**

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**PUBLIC ASSESSMENT:** **One spoke in support; one spoke in opposition.**

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### **MPC BOARD**

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

20-12-P

R-A

R-1-7

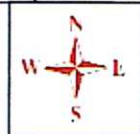
R-A to  
C-1

HWY 1

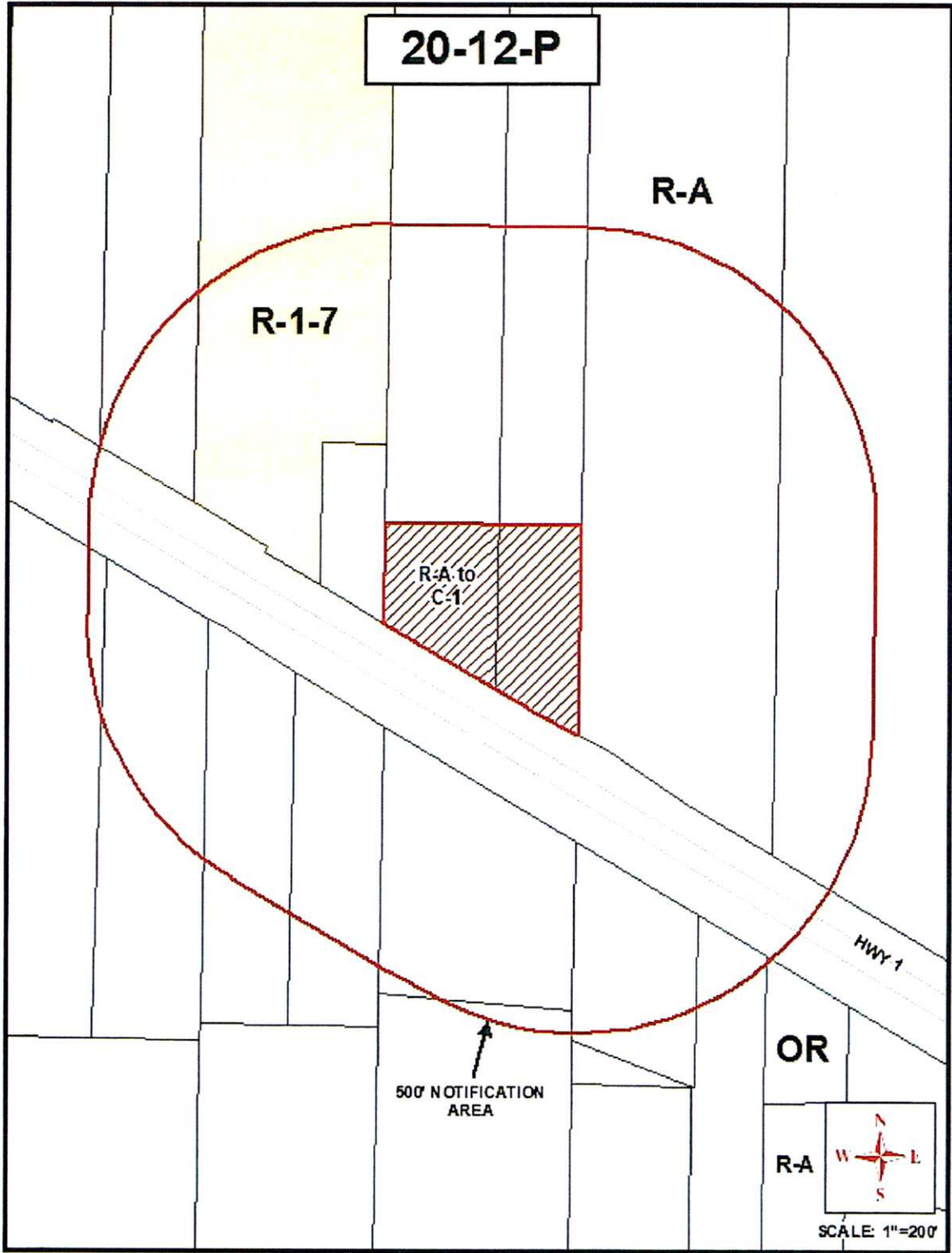
OR

500' NOTIFICATION  
AREA

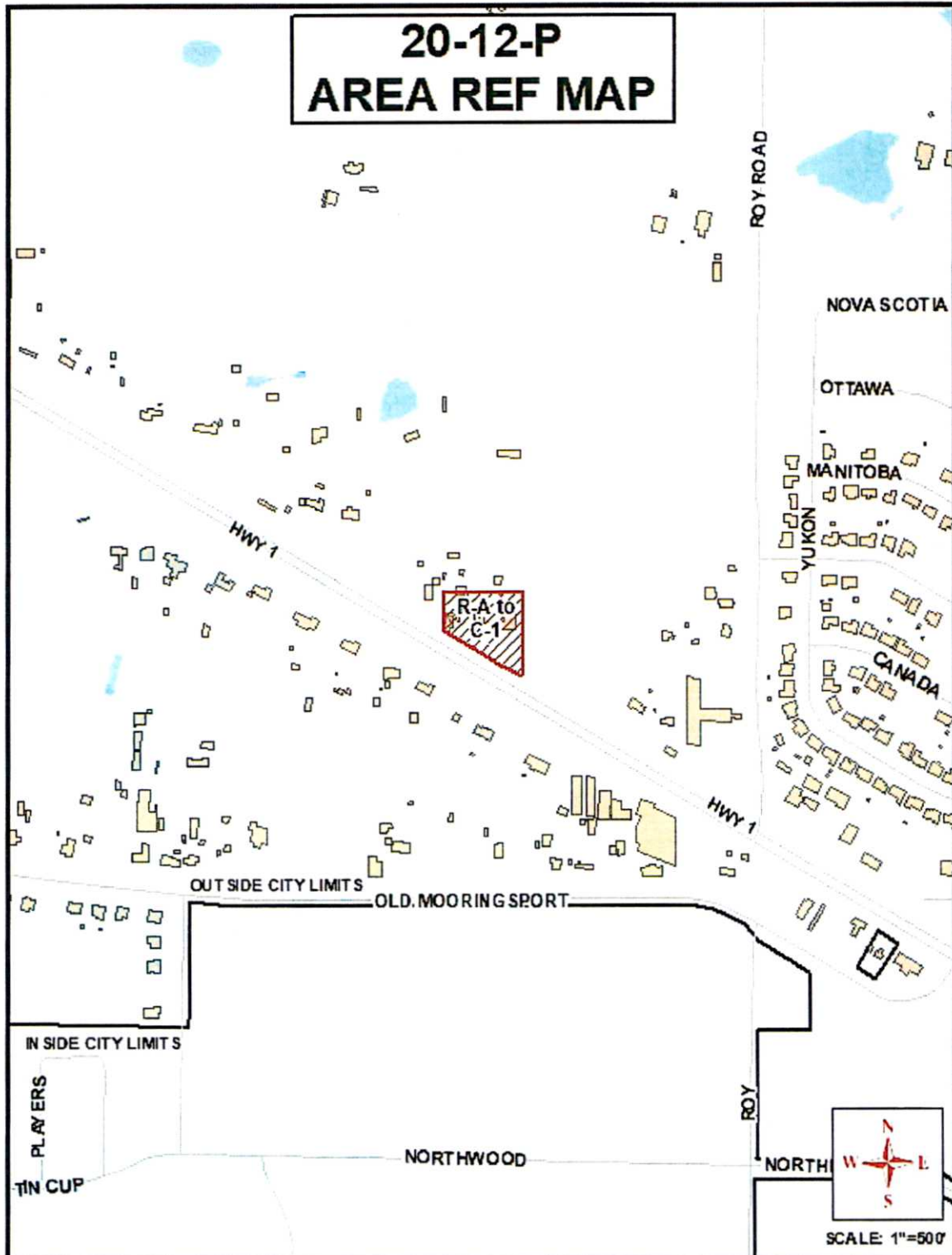
R-A



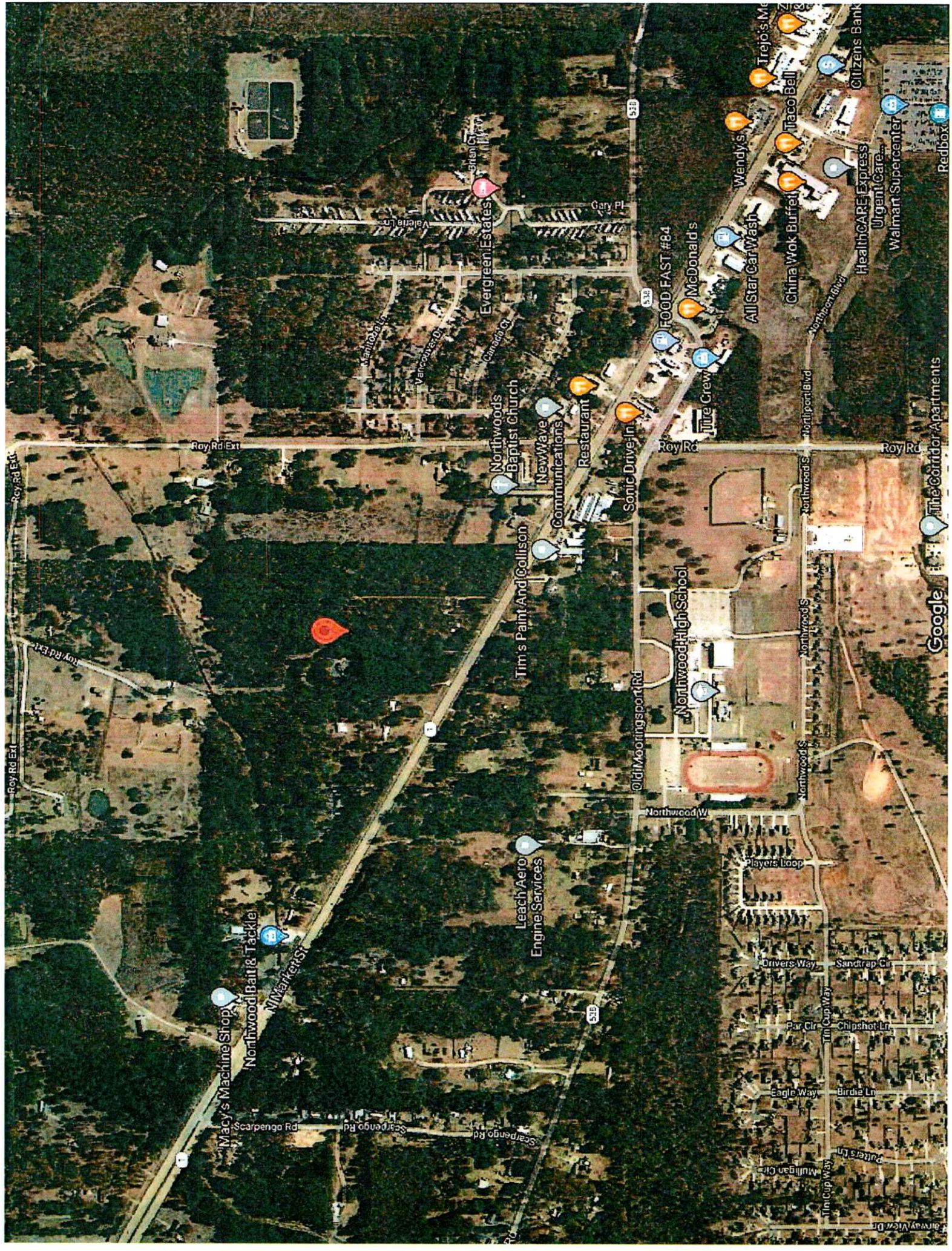
SCALE: 1"=200'



# 20-12-P AREA REF MAP







Roy Rd Ext

Northwood Bait & Tackle  
Macy's Machine Shop  
Northwood Bait & Tackle  
MIMarkerSt

Scarpengo Rd  
Scarpengo Rd  
Scarpengo Rd

Leach Aero  
Engine Services

Tim's Paint And Collision  
Northwoods Baptist Church  
NewWave Communications  
Restaurant

Evergreen Estates  
Gary Pl  
Vancouver Dr  
Vancouver Dr  
Canada Ct

Northwood W  
Old Mooringsport Rd  
Northwood S  
Northwood S  
Northwood S

Northwood High School  
Sonic Drive-in  
McDonald's  
FOOD FAST #84

Wendy's  
All Star Car Wash  
China Wok Buffet  
Taco Bell

Walmart Supercenter  
Urgent Care  
HealthCARE Express  
Citizens Bank

Redbox  
Walmart Supercenter  
Urgent Care  
HealthCARE Express  
Citizens Bank

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The Corridor Apartments