

**BY THE CADDO PARISH COMMISSION:**

AN ORDINANCE TO AMEND VOLUME II OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO, AS AMENDED, THE CADDO PARISH UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING OF PROPERTY LOCATED ON THE NORTH SIDE OF FLOURNOY LUCAS ROAD, APPROXIMATELY FIVE HUNDRED FIFTEEN FEET WEST OF WINDERWEEDLE ROAD, CADDO PARISH, LA., FROM R-A, RURAL AGRICULTURE DISTRICT TO R-A PUD, RURAL AGRICULTURE PLANNED UNIT DEVELOPMENT DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BE IT ORDAINED by the Caddo Parish Commission in due, legal and regular session convened, that Volume II of the Code of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, is hereby amended and re-enacted to read as follows, to wit:

The official Zoning Map of the Shreveport Metropolitan Planning Area of Caddo Parish, Louisiana, be amended by rezoning property located on the north side of Flournoy Lucas Road, approximately five hundred fifteen feet west of Winderweedle Road, Caddo Parish, LA, more particularly described below, be and the same is hereby amended **from R-A, Rural Agriculture District to R-A PUD, Rural Agriculture Planned Unit Development District:**

4.435 ACS-M/L-W. 350 FT OF LOT 125 BROADACRES SUB., LESS R/W., SECTION 27, T17N, R15W, CADDO PARISH, LOUISIANA.

BE IT FURTHER ORDAINED that the rezoning of the property described herein is approved subject to compliance with the following stipulations:

The following uses are in addition to those allowed in the R-A base zoning district:

- Storage Yard – Outdoor for tractor trailers
- Maintenance/Repair workshop (MPC Staff Note: of the type typically associated with a Vehicle Operations Facility, which are conducted indoors)

The proposed site amenities offered in exchange for the requested use includes:

- A 50'-wide buffer, instead of the required 30' buffer, that will preserve the existing heavily wooded conditions of those areas
- The 50' buffer will be applied around the entire perimeter of the site rather than only where it would be required due to adjacency to residential zoning

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 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 this ordinance shall become effective ten (10) days after publication in the official journal.

BE IT FURTHER ORDAINED, that all ordinances or parts thereof in conflict herewith are hereby repealed.

Approved as to legal form:

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Parish Attorney

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Date

**21-13-P**  
**ABC SKATEBOARDERS, LLC**