

Exhibit H.

Highway 1 Leonard Road Site Zoning Map & Documents



Highway 1 Leonard Road Site Zoning Map & Documents

Highway 1 Leonard Road Site
Caddo Parish, LA

NLEP



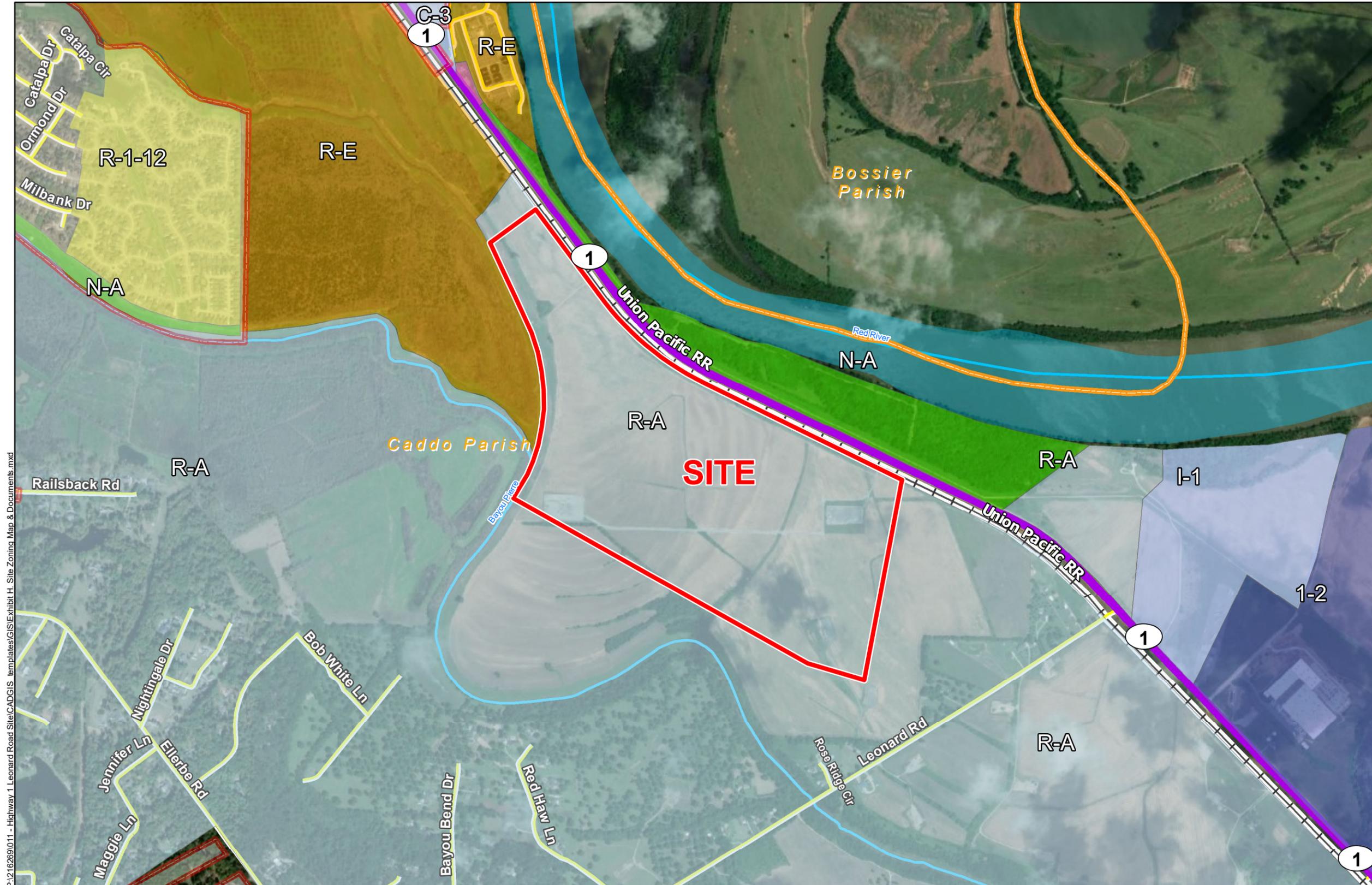
Caddo Parish

LEGEND

- Site Boundary
- C-3 General Commercial
- I-1 Light Industrial
- I-2 Heavy Industrial
- N-A Natural Areas
- R-1-12 Single-Family Residential
- R-E Residential Estate
- R-A Rural-Agricultural
- Major Roads**
- Interstate
- US Highway
- 4-Lane State Highway
- Urban State Highway
- Rural State Highway
- City Limits
- City
- Local Roads
- Railroad
- Stream

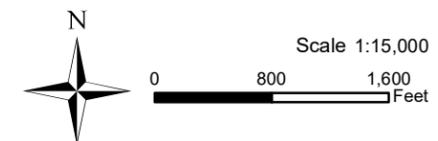


Date:	7/21/2020
Project Number:	216269
Drawn By:	SEW
Checked By:	EEB



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- General Notes:
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at [ftp://ftp2.census.gov/geo/tiger/TIGER2013](http://ftp2.census.gov/geo/tiger/TIGER2013).
 3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 4. Zoning layer digitized in house based on available Zoning Map of the City of Shreveport.



4.2 - RESIDENTIAL DISTRICTS

A. Purpose Statements

1. **R-A Rural Agricultural Zoning District**

The intent of the R-A Rural Agricultural District is to permit single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations, and must maintain and preserve agricultural activities. Regulations are structured to protect the agricultural character of the district.

2. **R-E Residential Estate Zoning District**

The purpose of the R-E Residential Estate District is to provide for large-lot, estate-type residential areas that create a low density environment that relates to the natural setting. Limited non-residential uses are allowed that are compatible with the low density, open character of the district.

3. **R-1-12 Single-Family Residential Zoning District**

The R-1-12 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on larger lots of 12,000 square feet or more. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

4. **R-1-7 Single-Family Residential Zoning District**

The R-1-7 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 7,000 square foot lots that reflect the predominant pattern of single-family residential development in the City of Shreveport. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

5. **R-1-5 Single-Family Residential Zoning District**

The R-1-5 Single-Family Residential Zoning District is intended to provide for a neighborhood environment of single-family detached dwellings located on 5,000 square foot lots that have been established with a smaller lot size than the predominant pattern of single-family residential development. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

6. **R-UC Urban Core Residential Zoning District**

The R-UC Urban Core Residential Zoning District is intended to provide for a denser neighborhood environment of single-family detached and attached, and two-family dwellings on lots with a small lot size to encourage redevelopment of neighborhoods located within or in close proximity to the urban core of the City of Shreveport. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

7. **R-HU Highland Urban Conservation Residential Zoning District**

The R-HU Highland Urban Conservation Residential Zoning District is intended for two geographic areas of the Highland-Fairfield neighborhood that are deemed to have special and substantial public interest due to the large number of architecturally fine houses. Although individual structures may or may not be significant, the relationship between various buildings creates a whole that is greater than the sum of its parts. The regulations of the R-HU District aid in the preservation of both the architectural/historical and residential character of the area. The district permits traditional single-family and two-family dwellings with other limited uses allowed by special use subject to specific criteria.

8. **R-TH Townhouse Residential Zoning District**

The R-TH Townhouse Residential Zoning District is intended to provide for a moderate density neighborhood environment of single-family detached and attached, two-family, and townhouse dwellings. This district may function as a transitional zone between predominantly single-family neighborhoods and adjacent higher density multi-family neighborhoods or non-residential areas. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

9. **R-2 Multi-Family Residential Zoning District**

The R-2 Multi-Family Residential Zoning District is intended to provide for an environment of various dwelling types, including single-family detached and attached, two-family, townhouse, and low-rise multi-family dwellings. This district may function as a transitional zone between predominantly single-family neighborhoods and adjacent higher density multi-family neighborhoods or non-residential areas. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

10. R-3 Multi-Family Residential Zoning District

The R-3 Multi-Family Residential Zoning District is intended to provide for an environment of various dwelling types, including single-family detached and attached, two-family, townhouse, and multi-family dwellings, including low-rise and mid-rise developments. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

11. R-4 High-Rise Residential Zoning District

The R-4 High-Rise Residential Zoning District is intended to provide for a higher density environment of townhouse and multi-family dwellings, including low-rise, mid-rise, and high-rise developments. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

12. R-MHS Residential Manufactured Home Subdivision Zoning District

The R-MHS Residential Manufactured Home Subdivision Zoning District is intended for a mix of manufactured homes approved by the Department of Housing and Urban Development and typical single-family dwellings. The district regulations are designed to protect the residential character of the area. Limited non-residential uses that are compatible with surrounding residential neighborhoods may be permitted.

13. R-MHP Residential Manufactured Home Park Zoning District

The R-MHP District is intended for manufactured home parks, which are areas containing manufactured home sites arranged on a large tract, usually under single ownership, and designed to accommodate manufactured homes.

B. Uses

Article 5 lists permitted and special principal uses and temporary uses for the residential districts.

C. Dimensional Standards

1. Table 4-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.
2. The R-MHP District standards are found in Section 4.2.D.
3. The R-HU District has additional district specific standards in Section 4.2.E.
4. Residential conversions of existing single-family dwellings to multi-unit dwellings are allowed in accordance with Section 4.2.F.
5. Additional dimensional standards apply to residential lots located within the CLO Cross Lake Overlay Zoning District in Section 4.6.E.

TABLE 4-1: RESIDENTIAL DISTRICTS DIMENSIONAL STANDARDS

	R-A	R-E	R-1-12	R-1-7
BULK				
Minimum Lot Area	1 acre	25,000 sf	12,000 sf	7,000 sf
Minimum Lot Width	125'	100'	80'	60'
Maximum Building Height	35'	35'	35'	35'
Maximum Building Coverage	25%	40%	40%	50%
Maximum Impervious Surface	40%	45%	50%	60%
SETBACKS				
Minimum Front Setback	30'	30'	20'	20'
Minimum Interior Side Setback	15'	15'	10'	5'
Minimum Corner Side Setback	30'	30'	15'	15'

Minimum Reverse Corner Side Setback—SF-D, SF-A, and 2F Only	30'	30'	15'	15'
Minimum Rear Setback	20'	20'	15'	15'

	R-1-5	R-UC	R-HU	R-TH
BULK				
Minimum Lot Area	5,000 sf Non-residential: 10,000 sf	3,000 sf/du Non-residential: 10,000 sf	SF-D: 6,000 sf 2F & SF-A: 8,000 sf TH & MF: 8,000 sf for up to <u>2</u> du + 4,000 sf for <u>2</u> additional du + 3,500 sf for each additional du Non-residential: 10,000 sf	SF-D: 5,000 sf 2F & SF-A: 7,000 sf TH: 3,000 sf/du Non-residential: 10,000 sf
Minimum Lot Width	50' Non-residential: 75'	30'/du Non-residential: 75'	SF-D: 50' 2F & SF-A: 70' TH: 20'/du MF: 80' Non-residential: 75'	SF-D: 50' 2F & SF-A: 70' TH: 20'/du Non-residential: 75'
Maximum Building Height	35'	35'	35'	35'
Maximum Building Coverage	55%	50%	45%	55%
Maximum Impervious Surface	65%	70%	70%	70%
SETBACKS				
Minimum Front Setback	20'	10'	30' or average of front setback of abutting structures, whichever is less	20'
Minimum Interior Side Setback	5' Non-residential: 10'	5' Non-residential: 10'	SF-D: 5' 2F, SF-A, TH, MF, & Non-Residential: 10'	SF-D: 5' 2F, SF-A, TH, Non- Residential: 10'
Minimum Corner Side Setback	10'	5'	20'	10'
Minimum Reverse Corner Side Setback—SF-D, SF-A, and 2F Only	10'	10'	20'	10'
Minimum Rear Setback	15'	15'	15'	15'

	R-2	R-3	R-4	R-MHS
BULK				

Minimum Lot Area	SF-D: 5,000 sf	SF-D: 4,500 sf	TH: 1,500 sf/du	SF-D & Manufactured Home: 6,000 sf
	SF-A & 2F: 7,000 sf	SF-A & 2F: 6,000 sf	MF: 700 sf/du	Non-residential: 10,000 sf
	TH: 2,000 sf/du	TH: 2,000 sf/du	Non-residential: 10,000 sf	
	MF: 2,000 sf/du	MF: 1,500 sf/du		
	Non-residential: 10,000 sf	Non-residential: 10,000 sf		
Minimum Lot Width	SF-D: 50'	SF-D: 50'	TH: 20'/du	50'
	SF-A & 2F: 70'	SF-A & 2F: 60'	MF: 80'	Non-residential: 75'
	TH: 20'/du	TH: 20'/du	Non-residential: 75'	
	MF: 80'	MF: 80'		
	Non-residential: 75'	Non-residential: 75'		
Maximum Building Height	SF-D, SF-A, 2F: 35'	SF-D, SF-A, 2F: 35'	TH: 40'	35'
	TH, MF, & Non-Residential: 40'	TH, MF, & Non-Residential: 40'	MF: None Non-Residential: 40'	
Maximum Building Coverage	SF-D, SF-A, 2F, & TH: 45%	SF-D, SF-A, 2F, & TH: 45%	SF-D, SF-A, 2F, & TH: 45%	40%
Maximum Impervious Surface	SF-D, SF-A, 2F, & TH: 70%	SF-D, SF-A, 2F, & TH: 70%	SF-D, SF-A, 2F, & TH: 70%	70%
SETBACKS				
Minimum Front Setback	30'	30'	30'	30'
Minimum Interior Side Setback	SF-D, SF-A, & 2F: 5'	SF-D, SF-A, & 2F: 5'	10'	SF-D & Manufactured Home: 5'
	TH, MF, & Non-Residential: 10'	TH, MF, & Non-Residential: 10'		Non-Residential: 10'
Minimum Corner Side Setback	10'	10'	10'	10'
Minimum Reverse Corner Side Setback - SF-D, SF-A, and 2F Only	10'	10'	N/A	10'
Minimum Rear Setback	15'	15'	15'	15'

D. R-MHP District Standards

Development in the R-MHP District is limited to manufactured home parks, which are subject to the following standards.

1. Dimensional Standards

Table 4-2: R-MHP District Dimensional Standards establishes the dimensional standards for manufactured home parks in the R-MHP District. Standards are provided for the manufactured home park development overall and for individual manufactured home sites within the park.

TABLE 4-2: R-MHP DISTRICT DIMENSIONAL STANDARDS

	Manufactured Home Park	Manufactured Home Site
BULK		
Minimum Lot/Site Area	10 acres	4,500 sf
Minimum Lot/Site Width	250'	45'
Maximum Building Height	—	20'

Minimum Separation Between Sites	—	20' as measured from the walls of manufactured homes
SETBACKS		
Minimum Front Setback	50'	Dedicated internal street: 20' Private access drive: 10'
Minimum Interior Side Setback	50'	10'
Minimum Corner Side Setback	50'	10'
Minimum Rear Setback	50'	10'

2. Design and Operation Standards

a. Manufactured home parks must meet the following design standards:

- i. All manufactured home parks require site plan review.
- ii. The perimeter yard of a manufactured home park requires a buffer area of 15 feet at the furthest point in the required setback from the abutting lot line, and must contain the following:
 - (A) A mix of shade and evergreen trees planted at an average of one tree for every 25 linear feet of yard width. These shade and evergreen trees may be clustered to allow for access points or to maximize the screening effect, conditioned on approval of the landscape plan.
 - (B) Two ornamental trees may be substituted for one shade tree for up to 25% of required trees.
 - (C) Shrubs must be planted at an interval of one shrub for every 3 feet of linear yard width, on center, and must be designed to present a continuous hedge or screen upon maturity.
 - (D) The remainder of the buffer area must be planted with low groundcover, seed, or sod.
- iii. In addition to the required buffer area of the perimeter yard outlined above, the remainder of the setback must be landscaped as follows:
 - (A) The landscape yard should be planted with low groundcover, seed, or sod.
 - (B) A mix of shade and ornamental trees are required, planted at an average of one tree for every 750 square feet of yard area. These trees may be clustered to allow for access points or to maximize the screening effect, conditioned on approval of the landscape plan.
 - (C) A minimum of 25% of trees provided must be ornamental in nature. Ornamental trees should constitute no more than 50% of required trees.

b. Manufactured home sites within parks must meet the following design standards:

- i. The boundaries of each manufactured home site must be clearly marked.
- ii. There must be at least 20 feet between the sides of manufactured homes. Bay windows, porches, canopies or other projections are considered sides or ends of a mobile home when determining these requirements. Such projections, such as porches and canopies, must be constructed of fireproof material that meets the requirements of the Building Code.
- iii. Each manufactured home site must have a concrete slab or runway for the manufactured home to set on, and be of a size large enough to accommodate a manufactured home in such a fashion that the concrete will extend at least one inch around the walls of the manufactured home on all sides.
- iv. There must be a concrete slab along side of each manufactured home site of at least 12 feet by 30 feet to be used as a parking space for the occupants of the manufactured home. If a canopy is to be used over the area designated as car storage, it must be of fire-resistant material and is allowed only at the rear end of each carport area.
- v. All manufactured homes must be designed with skirting that is constructed of noncombustible or fire-resistant material that meets the requirements of the building code.
- vi. The front entry of a manufactured home should be a dominant feature of a manufactured home using

features such as porches, raised steps and stoops with roof overhangs, or decorative railings.

E. Additional Standards for the R-HU District

1. Special Uses

Special uses in the R-HU District are subject to the following additional standards:

- a. In order to protect the architectural integrity of the residential areas, allows additional non-residential uses by the special use approval. In order to receive approval of a non-residential use, such approvals are limited to:
 - i. Those areas that have experienced a significant decline in property standards; or
 - ii. Those areas that are already significantly non-residential in nature.
- b. Where a conversion to a non-residential use or a multi-family use of an existing single-family or two-family residential is proposed, and because of their architectural and historical significance and use of surrounding properties, the architecturally or historically significant structure in question must be preserved without significant external modifications.

2. Demolition Delay

Any application for a demolition permit and/or a Certificate of Demolition in the R-HU District involving a building, structure, site or object that is a contributing property, as defined by [Article 21](#), or listed on the National Register of Historic Places, or listed on the Chapter 37 Local Register of Districts, Landmarks and Historic Properties, City of Shreveport, Louisiana shall be delayed 120 days in an attempt to ensure that alternative solutions, apart from demolition, have been explored.

R-HU is within the General Historic Preservation Overlay District ("General-HPOD"). Therefore, if demolition is requested, in accordance with [Article 21](#), a Certificate of Demolition is required by the Executive Director of the Shreveport-Caddo MPC, or his/her designee, upon a recommendation (and in some cases decision) from the Shreveport Historic Preservation Commission. A demolition permit is also always required.

F. Specific Standards for Residential Conversions

Residential conversions of single-family dwellings into multi-family dwellings within the residential districts are permitted for dwellings that meet the following standards. Residential conversions require site plan review approval. Construction drawings and plans that describe the proposed conversion in detail are required as part of the application. This does not apply to any conversions in the R-HU District, where such conversions are controlled by the district standards.

1. The existing single-family dwelling must be a minimum of 1,750 square feet or more in gross floor area. This gross floor area calculation does not include any basement area.
2. Upon conversion, the unit mix should meet the gross floor area as calculated by the unit types below:
 - a. Efficiency Unit: 500 square feet.
 - b. One Bedroom: 800 square feet.
 - c. Two Bedroom: 1,000 square feet.
 - d. Three or More Bedroom: 1,250 square feet.
3. The dwelling must conform to the applicable dimensional standards for the district in which the building is located.
4. No residential conversion may violate any occupancy regulations.
5. One parking space must be provided for each additional dwelling unit.
6. Following the conversion, the exterior of the dwelling must retain its existing residential character.

G. Supplementary Yard Standards

1. Front Yard Depth

In any residential district, including the R-A district, any building site lying between two adjacent building sites having dwellings erected on them shall have a front yard equal in depth at least to the average depth of the front yards of the two adjacent building sites; provided, however, that no front yard shall be less than 20 feet in depth, and no front yard shall be required to be more than 30% of the depth of the building site. This requirement is only applicable when either of the two adjacent buildings exceeds the required setback more than 125%.

2. Additional Side Yard Width for Corner Lots

In any district, a corner lot abutting a lot facing toward the intersecting street shall have provided on the intersecting or side street side of the corner lot a side yard having a width equal at least to the depth of the required front yard for a structure on the lot to the rear of the corner lot;

- a. All principal and accessory structures shall be located behind this modified side yard setback line.
- b. This subsection shall not be applied to reduce the buildable width of the corner lot to less than 30 feet nor require a side yard of more than 20 feet.
- c. The provisions of this subsection shall apply if the intersecting street is undeveloped but intended for future improvement.

(Ord. No. 19, 2018, § 2, 3-13-18; Ord. No. 62, 2018, § 2, 8-14-18; Ord. No. 72, 2018, § 3, 8-28-18; Ord. No. 6, 2019, § 36, 2-12-19)

16.2 - ZONING MAP AMENDMENT

A. Purpose

The regulations imposed and the districts created by this Code may be amended from time to time in accordance with this section. This process for amending the Zoning Map is intended to allow modifications in response to omissions or errors, changed conditions including subdivision of land, or changes in land use policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

B. Initiation

The City Council, the Metropolitan Planning Commission, a property owner in the City of Shreveport, or person expressly authorized in writing by the property owner, may propose zoning map amendments. Zoning map amendments initiated by the City Council also require an application, but are exempt from fees.

C. Authority

For zoning map amendments proposed within the boundaries of the City of Shreveport, the City Council, after receiving a recommendation from the Metropolitan Planning Commission, shall take formal action on requests for zoning map amendments.

D. Process

1. Action by Executive Director

All applications for a zoning map amendment must be filed with the Executive Director in accordance with Section 15.1 (Application). The Executive Director shall take the following actions upon submittal of an application.

- a. Once it is determined that the application is complete, the Executive Director shall review and provide a summary of the proposed zoning map amendment and shall also include staff comments and a recommendation regarding the application and proposed zoning map amendment.
- b. The Executive Director shall then schedule the application for consideration by the Metropolitan Planning Commission.

2. Action by Metropolitan Planning Commission

- a. After receipt of a complete application, summary, and comments including a recommendation from the Executive Director, the Metropolitan Planning Commission will consider the proposed zoning map amendment at a public hearing in accordance with Section 15.3 (Public Hearing). Notice for the public hearing must be in accordance with Section 15.2 (Notice).
- b. The Metropolitan Planning Commission must evaluate the application based upon the evidence presented at the public hearing, pursuant to the approval standards

of this section and shall recommend any of the following actions: recommendation of approval, recommendation of approval with modifications, or recommendation of denial of the application.

- c. Within 60 days of the close of the date that the recommendation is rendered, the Metropolitan Planning Commission must forward its recommendation to the City Council.

3. Action by City Council

- a. Upon receipt of a copy of the filed application, the Metropolitan Planning Commission Staff Report and the Metropolitan Planning Commission's recommendation the City Council will follow this Code and the City Council Rules of Procedure in review and action on the proposed zoning map amendment.
 - i. The City Council must act on the application within 90 days of receipt of the Metropolitan Planning Commission recommendation unless the City Council grants additional consideration time before the 90-day period has expired.
 - ii. If the City Council does not act upon the application within 90 days of receipt of the Metropolitan Planning Commission recommendation, the application is deemed denied unless the City Council grants additional consideration time before the 90-day period has expired.
- b. Decisions on a zoning map amendment are not final until the City Council takes action on the proposed zoning map amendment for properties within the boundaries of the City of Shreveport, Louisiana in one of the following ways: approve or deny. The City Council may also return the application or request for a zoning map amendment to the Metropolitan Planning Commission with instructions for further review and consideration.
 - i. Simple Majority Vote. If the Metropolitan Planning Commission recommended approval of the zoning map amendment then the City Council may render its decision to approve the amendment with a simple majority vote. (State law reference: La. R.S. 33:140.30)
 - ii. Two-Thirds Vote. If the Metropolitan Planning Commission recommended denial of the zoning map amendment then the City Council shall render its decision to approve the amendment with a two-thirds vote. (State law reference: La. R.S. 33:140.30)

E. Approval Standards

In making their recommendation and decision, the Metropolitan Planning Commission and City Council must consider the following standards. The approval of zoning map amendments is based on a balancing of these standards:

1. The compatibility with the existing use and zoning of nearby property.

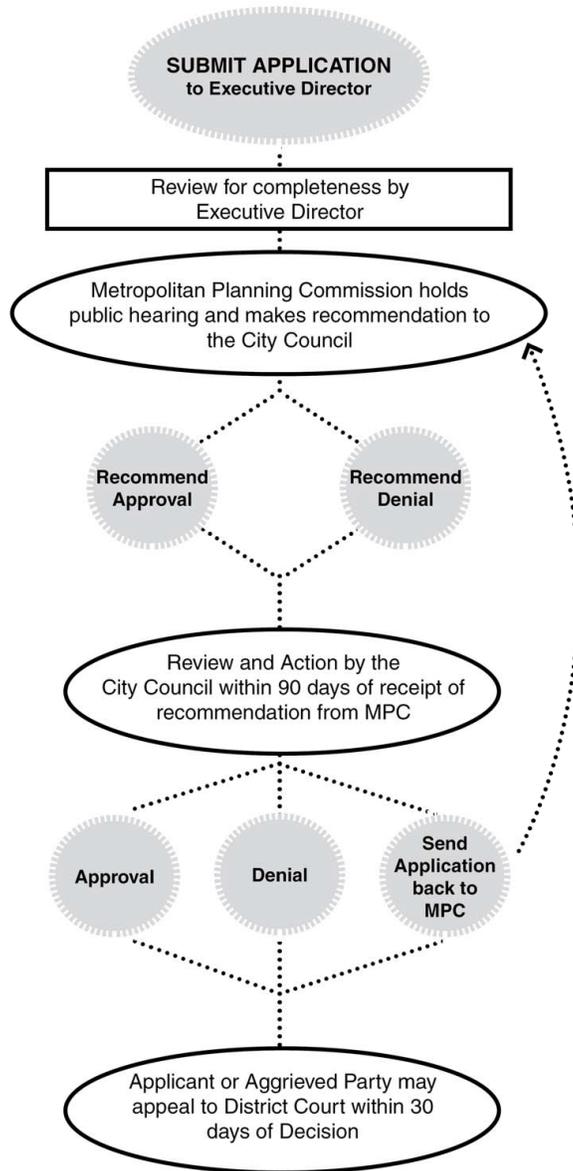
2. The extent to which the proposed amendment promotes the public health, safety, and welfare.
3. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses allowed under the existing zoning classification.
4. The consistency of the proposed amendment with the Master Plan and any adopted land use policies.
5. That the proposed amendment will benefit the City of Shreveport as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.
6. The extent to which the proposed amendment creates nonconformities.
7. The trend of development, if any, in the general area of the property in question.
8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

F. Appeals

Within 30 days after the date of the decision, the applicant or any aggrieved party may appeal a City Council decision on a zoning map amendment to Caddo Parish Civil District Court.

Click [this link](#) to download a PDF version of Figure 16-2.

FIGURE 16-2: ZONING MAP AMENDMENT
Zoning Change (Map Amendment)



(Ord. No. 103, 2017, §§ 8—10, 10-10-17)