

ORDINANCE NO. 137 OF 1972

BY MAYOR ALLEN

An ordinance amending Ordinance No. 184 of 1957 of the City of Shreveport, Louisiana, by changing the zoning classification of a tract of land located in the Northwest corner of Highland Avenue and Atkins Street, from R-2, Two-Family Residence District to B-1, Transition Business District.

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Louisiana, in legal and regular session convened, that Lots 16, 17, 18, and the East 25 feet of Lot 19, John McW. Ford Subdivision, Shreveport, Caddo Parish, Louisiana, located in the Northwest corner of Highland Avenue and Atkins Street, be and the same are hereby changed from R-2, Two-Family Residence District to B-1, Transition Business District.

SECTION II: BE IT FURTHER ORDAINED, Etc., that this change in zoning is granted subject to the following provisions, with failure to comply with each causing this ordinance to become null and void: (1) the B-1 zoning is restricted to off-street parking only; (2) a six foot (6') masonry wall of New Orleans style will be constructed on the South and East sides of the property, prior to use of the parking lot; (3) said wall to have no breaks, and be set back 20 feet from Highland Avenue and 20 feet from Atkins Street; (4) no ingress or egress permitted from either Highland Avenue or Atkins Street; access only from existing parking lot; (5) set-back areas to be landscaped and maintained; and (6) lights to be of low intensity, and decorated design.

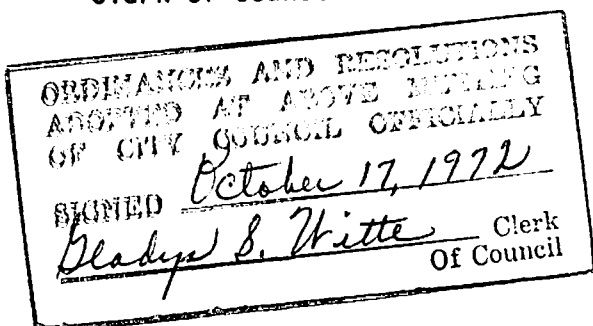
August 22, 1972 - Read by title and as read, passed first reading by the following vote: Ayes; Mayor Allen, Commissioners Burton, D'Artois, Collins and Hathaway 5. Nays: None.

October 10, 1972 - Having passed first reading on August 22, 1972, was read by title and on motion, ordered passed to third reading. Read the third time in full and as read, adopted by the following vote: Ayes; Mayor Allen, Commissioners Burton, D'Artois, Collins and Hathaway 5. Nays: None.

Gladys S. Witte
Clerk of Council

Mayor
Mayor

Secretary-treasurer
Secretary-treasurer



Zoning Map Amendment - - Case No. C-830

Applicant: Don's Seafood Restaurant

Location: Northwest corner of Highland Avenue and Atkins Street

Zoning requested: R-2 to B-1

REPORT: This request proposes the use of 3 1/2 lots (Lots 16, 17, 18 and the East 1/2 of Lot 19, John McW. Ford Subdivision) located at the Northwest corner of Highland Avenue and Atkins Street for a parking lot in support of Don's Seafood Restaurant.

Property along Kings Highway is presently zoned B-2 and is utilized prohibiting any additional parking to be acquired in an established commercial area. South of the commercialized along Kings Highway is zoned R-2, Two Family Residence District, although the area contains predominantly single family dwellings of good quality.

RECOMMENDATION: Although approval of this request will permit encroachment into a residential area, a change in conditions in this vicinity would preclude dwellings being constructed on the subject property, and therefore the proposed use, properly screened, would not downgrade the area further. The original request was to include 4 lots; however, since the applicant agreed to use only 3 1/2 lots, setbacks required for the wall will necessitate using 4 additional feet.

Approval is recommended only with the following stipulations:

1. That ordinance be amended to include only Lots 16, 17, 18, and the East 25 feet of Lot 19, John McW. Ford Subdivision.
2. That a six foot masonry wall of New Orleans style be constructed.
3. Said wall to be constructed on the East, South and West property *sides* ~~ends~~ with no breaks.
4. Wall to be set back 30 feet from Highland Avenue, and 20 feet from Atkins Street.
5. No ingress or egress be permitted from either Highland Avenue or Atkins Street; access only from existing parking lot be permitted.

