

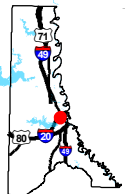
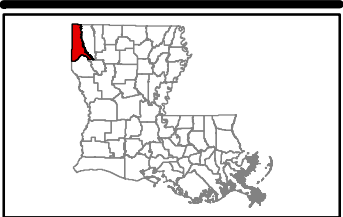
Exhibit C. Hunter Industrial Park Zoning Map & Documents



Hunter Industrial Park Zoning Map

Hunter Industrial Park
Caddo Parish, LA

NLEP



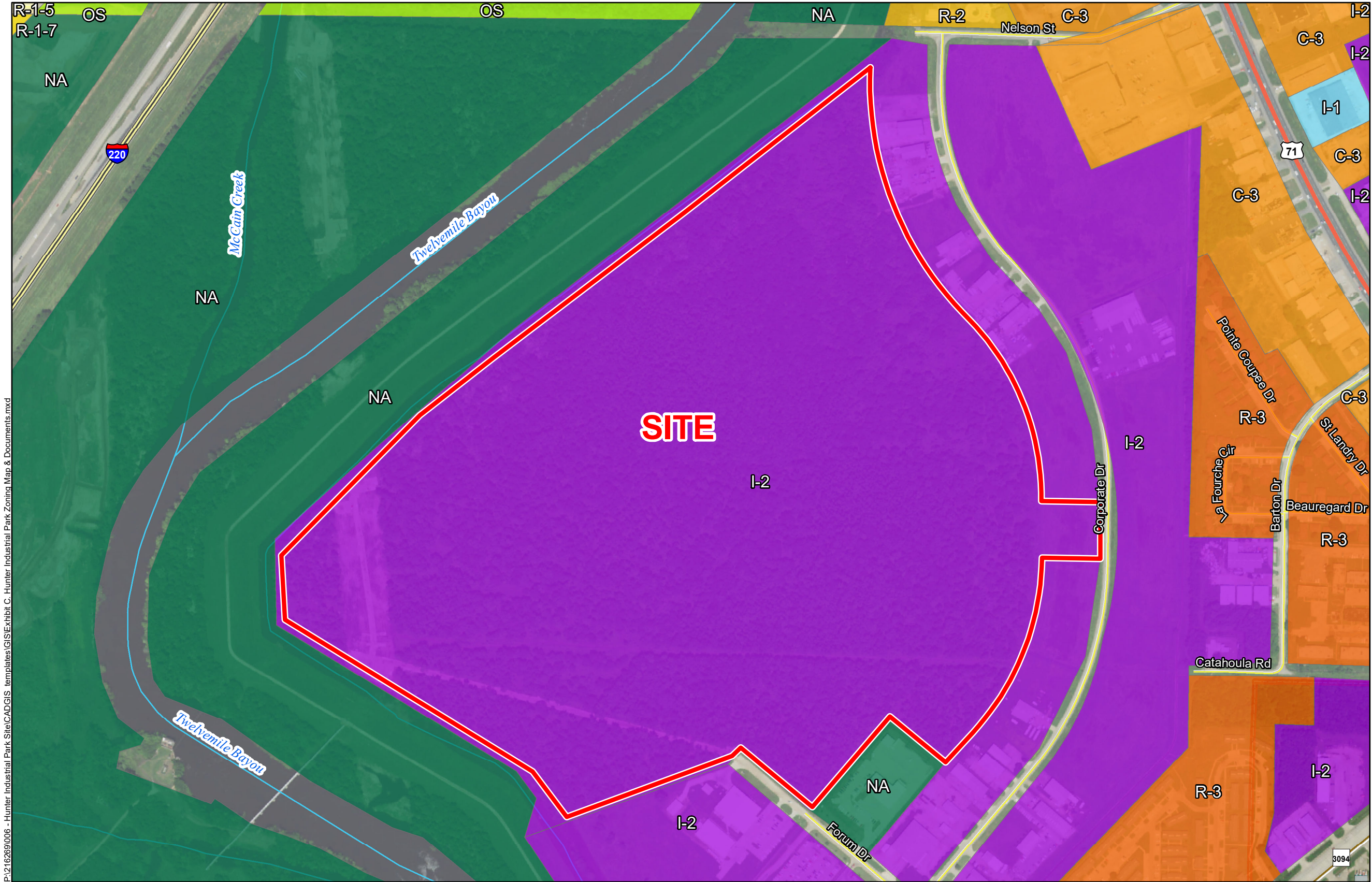
Caddo Parish

LEGEND

- Site Boundary
- Shreveport Zoning**
- C-3 - General Commercial
 - I-1 - Light Industrial
 - I-2 - Heavy Industrial
 - NA - Natural Areas
 - OS - Open Space
 - R-1-5 - Single-Family Residential
 - R-1-7 - Single Family Residential
 - R-2 - Multi-Family Residential
 - R-3 - Multi-Family Residential
- City Limits
- Existing Roadway**
- Interstate
 - US Highway
 - Rural State Highway
 - Local Roads
 - Stream



Date:	4/3/2018
Project Number:	216269
Drawn By:	EEB
Checked By:	TMK



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>.
3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
4. City of Shreveport Zoning derived from map found at <https://shreveport.maps.arcgis.com/apps/webappviewer/index.html?id=473e88d950914bae881e607005eacb1a>



Scale 1:5,000
0 260 520 Feet

Hunter Industrial Park Zoning Map & Documents

C 3827
09 19 17

Council Proceedings of the City of Shreveport, Louisiana *September 12, 2017*

The regular meeting of the City Council of the City of Shreveport, State of Louisiana was called to order by Councilman Flurry at 3:03 p.m., Tuesday, September 12, 2017, in the Government Chambers in Government Plaza (505 Travis Street).

Invocation was given by Pastor Lemar Holden
The Pledge of Allegiance was led by Councilman Jenkins

The roll was called. Present: Councilmen Willie Bradford, Jeff Everson, Oliver Jenkins, Michael Corbin, James Flurry, Stephanie Lynch and Jerry Bowman (arrived at 4:55 p.m.). 7. Absent: None.

Motion by Councilman Corbin, seconded by Councilman Jenkins, to approve the minutes of the Administrative Conference Monday, August 21, 2017 and Council Meeting, Tuesday, August 22, 2017 and Special Meeting, Tuesday, August 22 and Monday, August 28, 2017. Motion approved by the following vote: Ayes: Councilmen Bradford, Everson, Jenkins, Corbin, Flurry and Lynch. 6. Nays: 0. Out of the Chamber: 0. Absent: Councilman Bowman. 1. Abstentions: 0.

AWARDS AND RECOGNITIONS OF DISTINGUISHED GUESTS, COMMUNICATIONS OF THE MAYOR RELATIVE TO CITY BUSINESS, AND REQUIRED REPORTS

Councilman Bradford asked the Clerk for an update regarding his request on the Independence Bowl Title Sponsorship search. Mr. Thompson informed Councilman Bradford that Ms. Missy Setters, Executive Director of the Independence Bowl has not found a sponsor yet but they were still working on it. Mayor Tyler said that she would try to get additional information to provide to Councilman Bradford.

AWARDS AND RECOGNITION OF DISTINGUISHED GUESTS BY CITY COUNCIL MEMBERS, NOT TO EXCEED FIFTEEN MINUTES

Councilman Everson recognized several elected officials, Stormy Gage-Watts and Mario Chavez from the Caddo Parish Commission and State Representative Barbara Norton and thanked them all for being at the meeting.

Councilman Bradford recognized Attorney Larry English.

COMMUNICATIONS OF THE MAYOR RELATIVE TO CITY BUSINESS OTHER THAN AWARDS AND RECOGNITION OF DISTINGUISHED GUESTS AWARDS AND RECOGNITION OF DISTINGUISHED GUESTS BY THE MAYOR, NOT TO EXCEED FIFTEEN MINUTES

11. **Ordinance No. 89 of 2017:** ZONING: CASE NO. 72-17: An Ordinance to amend the official zoning map of the City of Shreveport Unified Development Code by rezoning property located on the northeast corner of Ellerbe Road and Golf Ridge Drive, Shreveport, Caddo Parish, LA., from R-E, Residential Estate District to C-2, Corridor Commercial District: and to otherwise provide with respect thereto (D/Corbin)

Having passed first reading on **August 22, 2017** was read by title, and on motion, ordered passed to third reading. Read the third time in full and as read motion by Councilman **Corbin**, seconded by Councilwoman **Lynch**, to postpone until October 24, 2017. Motion approved by the following vote: Ayes: Councilmen Bradford, Everson, Jenkins, Corbin, Flurry and Lynch. 6. Nays: 0. Out of the Chamber: 0. Absent: Councilman Bowman. 1. Abstentions: 0.

12. **Ordinance No. 90 of 2017:** ZONING: CASE NO. C-73-17: An Ordinance to amend the official zoning map of the City of Shreveport Unified Development Code, by rezoning property located on the Northwest corner of Highland Avenue and Atkins Street, Shreveport, Caddo Parish, LA., from C-1, Neighborhood Commercial District to C-2, Corridor Commercial District: and to otherwise provide with respect thereto (B/Everson)

Having passed first reading on **August 22, 2017** was read by title, and on motion, ordered passed to third reading. Read the third time in full and as read motion by Councilman **Everson**, seconded by Councilman **Jenkins**, to adopt. Motion failed by the following vote: Nays: Councilmen Bradford, Everson, Jenkins, Corbin and Flurry. 5. Ayes: Councilwoman Lynch. 1. Out of the Chamber: 0. Absent: Councilman Bowman. 1. Abstentions: 0.

13. **Ordinance No. 91 of 2017:** ZONING: CASE NO. C-74-17: An Ordinance to amend the official zoning map of the City of Shreveport Unified Development Code, by rezoning property located East of Twelve Mile Bayou, bounded by Nelson Street and Forum Drive, Shreveport, Caddo Parish, LA., from NA, Natural Areas District, to I-2, Heavy Industrial District: and to otherwise provide with respect thereto (A/Bradford)

Having passed first reading on **August 22, 2017** was read by title, and on motion, ordered passed to third reading. Read the third time in full and as read motion by Councilman **Bradford**, seconded by Councilman **Jenkins**, to adopt. Motion approved by the following vote: Ayes: Councilmen Bradford, Everson, Jenkins, Corbin, Flurry and Lynch. 6. Nays: 0. Out of the Chamber: 0. Absent: Councilman Bowman. 1. Abstentions: 0.

The Clerk read the following:

ORDINANCE NO. 76 OF 2017
AN ORDINANCE TO AMEND VARIOUS SECTIONS OF THE CITY OF
SHREVEPORT UNIFIED DEVELOPMENT CODE MAY 2017 VERSION AND TO
OTHERWISE PROVIDE WITH RESPECT THERETO.

4.5 INDUSTRIAL DISTRICTS

A. Purpose Statements

1. OR Office Research Zoning District

The OR Office Research Zoning District is intended to accommodate larger office structures outside the downtown, office parks, and research and development facilities, which may include limited light industrial uses with no outside impacts.

2. I-MU Industrial Mixed-Use Zoning District

The purpose of the I-MU Industrial Mixed-Use Zoning District is to provide for a mix of light industrial uses, compatible commercial uses, such as recreation, entertainment, and retail establishments, and higher density residential.

3. I-1 Light Industrial Zoning District

The purpose of the I-1 Light Industrial Zoning District is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts.

4. I-2 Heavy Industrial Zoning District

The purpose of the I-2 Heavy Industrial Zoning District is to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses. Commercial uses and open storage of materials are allowed. The industrial uses include fabrication, warehousing and assembly-type manufacturing, as well as office and research and development facilities, which may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

B. Uses

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

C. Dimensional Standards

Table 4-7: Industrial Districts Dimensional Standards establishes the dimensional standards for the industrial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. Section 4.5.D has additional design standards that apply to development within the districts.

TABLE 4-7: INDUSTRIAL DISTRICTS DIMENSIONAL STANDARDS				
	OR	I-MU	I-1	I-2
BULK				
Minimum Lot Area	10,000sf	None	10,000sf	10,000sf
Maximum Building Height	70'	50'	60'	70'
SETBACKS				
Minimum Front Setback	20'	None	20'	20'
Minimum Interior Side Setback	15'	None, unless abutting residential district then 15'	None, unless abutting residential district then 15'	15', unless abutting commercial or residential district then 25'
Minimum Corner Side Setback	20'	None	20'	20'
Minimum Rear Setback	15'	15'	15'	15', unless abutting commercial or residential district then 25'

D. Industrial Design Standards

- The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling. Table 4-8: Industrial Building Design Standards indicates the applicability of building design standards to the industrial districts. A “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard is not applicable.

TABLE 4-8: INDUSTRIAL BUILDING DESIGN STANDARDS				
	OR	I-MU	I-1	I-2
Façade Design				
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•	•
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.	•			
Roof Design				
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•
Entrance Design				
Public entrances and primary building elevations must be oriented toward public streets. Main entrances to the buildings must be well defined.	•	•		
Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.	•	•	•	
Site Design				
In multi-building complexes, a distinct visual link must be established between various buildings through the use of architectural features or site design elements such as courtyards, plazas, landscape, and walkways to unify the project.	•			
The parking lot must not be the dominant visual element of the site when viewed from the primary roadway. Multiple smaller lots separated by landscaping and buildings, or placement behind buildings, are required.	•	•		
Developments should provide a pedestrian link to adjacent commercial uses to provide safe pedestrian access between the site and commercial uses outside the development.	•	•	•	•