# ORDINANCE NO. 85 OF 2024

AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, FOR THE PURPOSE OF CLARIFYING AND UPDATING VARIOUS CODE PROVISIONS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

BY COUNCILMEMBER: JACKSON

**WHEREAS**, the City desires to make every effort to notify the public and to encourage public participation and input on these proposed *code text amendments* to the Shreveport Unified Development Code; and

**WHEREAS,** on June 4, 2024, the first draft proposals of these *code text amendments* were submitted to the Shreveport-Caddo Metropolitan Planning Commission (MPC), at its regular public board meeting, for informal review and discussion; and

**WHEREAS,** on July 10, 2024, these *code text amendments* were submitted to the Shreveport-Caddo MPC, at its regular board meeting, for review and recommendation in accordance with <u>La. R.S.</u> 33:140.27; and

WHEREAS, in accordance with the intent of <u>La. R.S. 33:140.27</u> for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on July 10, 2024, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

WHEREAS, in accordance with the intent of <u>La. R.S. 33:140.35</u>, at least ten (10) days' Notice of the time and place of the Public Hearing was published, at the request of the Shreveport-Caddo MPC staff, in *The Shreveport Times* (a newspaper of general circulation in the municipality) and said Notice was published on June 25, 2024; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Shreveport, Louisiana, in a due, legal and regular session convened, that the following amendments to the City of Shreveport, Louisiana, Unified Development Code ("Shreveport UDC") are hereby authorized as follows:

1. <u>Amend TABLE 5-1: USE MATRIX in ARTICLE 5.- USES, SECTION 5.2.- USE MATRIX in the City of Shreveport UDC.</u> All uses within the Use Matrix shall be alphabetized accordingly.

[Note (1): See Exhibit "C" for all revisions to Table 5-1]

## ORDINANCE NO. 85 OF 2024

# July 23, 2024

Read by title and as read motion by Councilman <u>Boucher</u> seconded by Councilman <u>Brooks</u> for introduction

# August 13, 2024

Having passed first reading on <u>July 23, 2024</u> was read by title and on motion ordered passed to third reading. Read by title and as read motion by Councilman <u>Jackson</u> seconded by Councilwoman <u>Bowman</u> for adoption. Approved by the following vote: Ayes: Councilmembers Gary Brooks, Jim Taliaferro, Grayson Boucher, Alan Jackson, James Green, and Ursula Bowman. 6. Nays: 0. Absent: Councilwoman Tabatha Taylor. 1. Out of the Chamber: 0. Abstentions: 0.

Alan Jackson, Charman

Approved:

Tom Arceneaux, Mayor

Approved by the City Council AUG 1 3 2024

Approved by the Mayor \_\_AUG 1 5 2024

And Effective on AUG 2 3 2024

at 12:01 O'clock A.M."

Tanua Bassa Clark of Caudil

2. <u>Amend ARTICLE 8. - OFF-STREET PARKING AND LOADING, 8.5 - DESIGN OF VEHICLE PARKING SPACES, SUBSECTION 8.5.F. Striping in the Shreveport UDC.</u>

#### 8.5 DESIGN OF VEHICLE PARKING SPACES

\*\*\*\*\*\*

**F.** Off-street parking areas of more than four spaces must be marked by painted lines maintained in clearly visible condition, curbs or other means to indicate individual spaces. Signs or markers should be used as necessary to ensure efficient and safe circulation within the lot. Vehicle parking spaces for handicapped persons must be identified with the appropriate sign and visible at all times of the year, regardless of plant growth or similar conditions.

\* \* \* \* \* \*

3. <u>Amend ARTICLE 10. - LANDSCAPE AND TREE PRESERVATION, SECTION 10.4 RIGHT-OF-WAY LANDSCAPE in the Shreveport UDC.</u>

# 10.4 RIGHT-OF-WAY LANDSCAPE

A. Any developer desiring to install and maintain landscape and irrigation facilities within the City right-of-way must first enter into and execute a "Median Right-of-Way Landscape and Irrigation Agreement." "Right-of-Way Encroachment Permit," administered though Department of Public Works and the City Engineer, and approved by City Council.

\* \* \* \* \* \*

4. Add new subsection "F. Application Inactivity" to ARTICLE 15. —APPLICATION PROCEDURES, SECTION 15.1—APPLICATION in the Shreveport UDC. All subsequent subsections shall be re-alphabetized accordingly.

#### 15.1 APPLICATION

\*\*\*\*\*

# F. Application Inactivity

If the MPC has completed all appropriate reviews, and no activity has occurred on behalf of the applicant for the further processing of any MPC application, for at least ninety (90) days, the application will be considered inactive, deemed to be withdrawn, and the file will be closed. Thirty (30) days prior to the inactive date, the MPC will notify all applicants of such impending action. If an applicant wishes the application to remain active, the applicant shall submit for approval a written request explaining all justification for the inactivity to the Executive Director.

\* \* \* \* \* \*

**BE IT FURTHER ORDAINED** that the Mayor of the City of Shreveport, or his/her designee, and the Executive Director of the Shreveport-Caddo Metropolitan Planning Commission, or his/her designee, shall be and is hereby authorized to do any and all things and to sign any and all documents in a form acceptable to the City Attorney, or his/her designee, necessary to effectuate the purposes set forth herein.

**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 of this Ordinance which can be given affect 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 all ordinances, resolutions or parts thereof in conflict herewith are hereby repealed.

**BE IT FURTHER ORDAINED** that this Ordinance shall become effective in accordance with the provisions of Shreveport City Charter Section 4.23.

THUS DONE AND ORDAINED by the City Council of the City of Shreveport, Louisiana.

APPROVED AS TO LEGAL FORM:

City Attorney's Office		

TITLE An ordinance to amend various articles and sections in	<b>DATE</b> July 23, 2024	ORIGINATING DEPARTMENT Shreveport   Caddo Metropolitan
the City of Shreveport, Louisiana, Unified Development Code, for the purpose of clarifying and		Planning Commission ("MPC") COUNCIL DISTRICT
updating various code provisions, and to otherwise provide with respect thereto.		City-wide SPONSOR
		SFONSOR

# **PURPOSE**

To amend the code text in the Shreveport Unified Development Code.

#### BACKGROUND INFORMATION

These proposed amendments include corrections to typos, citations, or punctuation, as well as providing updates or clarification to sections that are aimed at better promoting the changing nature of business in the community.

- Amendment 1 updates the Use Matrix, adding "Healthcare Institution" as permitted use (update) and amending the use "Overnight Truck Parking" (Code correction)
- Amendment 2 amends the "Design of Vehicle Parking Spaces" section by requiring all parking lots, regardless of size, be required to have striping (Code update)
- Amendment 3 amends language regarding the provisions for landscape requirements within the City's R.O.W. Currently, the Code reads that a "Median Right-of-Way Landscape and Irrigation Agreement" is required. It needs to be changed to a "Right-of-Way Encroachment Permit." (Code update)
- Amendment 4 adds a new provision for inactive applications. If the MPC has completed all appropriate reviews for an application, and no activity has occurred on behalf of the applicant for at least ninety (90) days, the application will be considered inactive, deemed to be withdrawn, and the file will be closed. The applicant may submit a letter to the Executive Director to allow the application to remain open. (New language to the Code)

TIMETABLE		ATTACHMENT	<u>rs</u>
MPC Introduction:	June 5, 2024	Exhibit "A"	Summary of Proposed Amendments
MPC Review & Recommendation:	July 10, 2023	Exhibit "B"	Detailed Amendment Memo
Introduction to City Council:	July 23, 2024	Exhibit "C"	Amended Table 5-1: Use Matrix
Final Passage by City Council:	August 13, 2024	Exhibit "D"	MPC Staff Report for 24-04-CTAC

# SPECIAL PROCEDURAL REQUIREMENTS

**MPC Recommendation.** Pursuant to La. R.S. 33:140.27 and La. R.S. 33:140.35, as amended, no amendment shall become effective unless it be first submitted to and approved (recommendation) by the MPC. The MPC reviewed these amendments and provided a favorable recommendation on July 10, 2024. Therefore, the City Council may render its decision to approve the amendments by a simple majority vote. See La. R.S. 33:140.27 and 35, as amended, and Shreveport UDC 16.1 (D)(3)(b).

Notice and Public Hearing at MPC. In accordance with the intent of La. R.S. 33:140.27 and La. R.S. 33:140.35, as amended, for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting on July 10, 2024, before voting on the proposed amendments. At least ten (10) days' notice of the time and place of the Public Hearing was published on June 25, 2024, in *The Shreveport Times* (a newspaper of general circulation in the municipality).

FINANCES	SOURCE OF FUNDS		
\$0	NA		
ALTERNATIVES			
(1) Adopt the ordinance as submitte	d, or (2) Amend the ordinance, or (3) Reject the ordinance.		
(1) Adopt the ordinance as submitte <b>RECOMMENDATION</b>	d, or (2) Amend the ordinance, or (3) Reject the ordinance.		

FACT SHEET PREPARED BY: Adam Bailey, Community Planning and Design

Manager



#### Office of the MPC

505 Travis Street | Suite 440 | Shreveport, LA | 71101 318-673-6440 | fax 318-673-6112

# SHREVEPORT UDC CODE TEXT AMENDMENT SUMMARY: 24-04-CTAC — General Clean-Ups—

The Shreveport Unified Development Code ("Shreveport UDC" or "UDC") undergoes regular review by MPC staff in an attempt to better ensure sound, stable and desirable development within the City of Shreveport. Periodically, revisions are required. Sometimes those revisions reflect the changing nature of business in the community, and sometimes they are to correct "errors" in the Code.

#### **REQUEST:**

These proposed Code Text Amendments include corrections to typos, citations, or punctuation, and are aimed clarify specific sections of the Shreveport UDC that were challenging to administer over the past review cycle. Areas affected are Article 5 – Uses, Article 8 – Parking and Loading, Article 10 – Landscaping and Tree Preservation and Article 15 - Application Procedures of the Shreveport UDC.

# **MASTER PLAN CONSISTENCY:**

Staff certifies that the proposed UDC amendments are consistent with the Shreveport-Caddo 2030 Great Expectations Master Plan:

- Ensuring equitable health and safety outcomes for all
- Ensuring regulatory processes are responsive, efficient, more customer friendly,
- Revising regulations for best practices and enforcement

# **STAFF ANALYSIS:**

#### These amendments:

- Add "Healthcare Institution" as permitted use (P) in Table 5:1 Use Matrix (oversight)
- Delete "Overnight Truck Parking (Principal Use)" (correction)
- Update parking standards for striping (clarification/update)
- Update Right of Way landscape standard when a development wants to install landscaping in the public right-of-way (correction/update)
- Add new inactivity standard when no activity has occurred for the processing of the application (on behalf of the applicant) for at least ninety (90) days. If so, the application will be considered inactive, deemed to be withdrawn, and the file will be closed.

RECOMMENDATION: MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted.

# **RECOMMENDED UDC CODE TEXT AMENDMENTS. 24-04-CTAC.**

The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development to correct errors in the text or to accommodate changed or changing conditions in a particular area. These proposed include corrections to typos, citations, or punctuation, and to clarify sections of the Shreveport UDC that were challenging to administer over the past review cycle.

Staff is requesting the Shreveport UDC be amended as follows: [strikeout indicates deleted text, underline indicates added text].

- Amend TABLE 5-1: USE MATRIX in ARTICLE 5.- USES, SECTION 5.2.- USE MATRIX in the City of Shreveport UDC.
  - a) Amend row "Healthcare Institution" in the Use Matrix to ...
    - o Include "Healthcare Institution" in the following zoning districts as a Permitted Use (P):
      - C-UV (P)
  - b) Amend row "Overnight Truck Parking (Principal Use)" in the Use Matrix to ...
    - o Delete "Overnight Truck Parking (Principal Use)" in the following zoning districts:
      - C-1 (S)
      - C-2 (P)
    - C-3 (P)
    - C-4 (P)
    - C-UC (P)
    - C-UV (P)
    - 0-07 (1-7
    - D-1-CBD (P)
    - D-1-E (P)
    - D-1-CMU (P)
    - D-1-RMU (P)
    - D-1-AC (P)
    - D-1-HC (P)
    - OR (S)
    - I-MU (S), and ...
    - o Include "Overnight Truck Parking (Principal Use)" in the following zoning districts and a Permitted Use (P).
      - I-1 (P)
      - I-2 (P)

[Note (1): See Exhibit "C" for all revisions to Table 5-1]

- Amend ARTICLE 8. OFF-STREET PARKING AND LOADING, 8.5 DESIGN OF VEHICLE PARKING SPACES, SUBSECTION 8.5.F.
   Striping in the Shreveport UDC.
  - 8.5- DESIGN OF VEHICLE PARKING SPACES

\*\*\*

F. Off-street parking areas of more than four spaces must be marked by painted lines maintained in clearly visible condition, curbs or other means to indicate individual spaces. Signs or markers should be used as necessary to ensure efficient and safe circulation within the lot. Vehicle parking spaces for handicapped persons must be identified with the appropriate sign and visible at all times of the year, regardless of plant growth or similar conditions.

3. Amend ARTICLE 10. - LANDSCAPE AND TREE PRESERVATION, SECTION 10.4 RIGHT-OF-WAY LANDSCAPE in the Shreveport UDC.

#### 10.4- RIGHT-OF-WAY LANDSCAPE

- A. Any developer desiring to install and maintain landscape and irrigation facilities within the City right-of-way must first enter into and execute a "Median Right-of-Way Landscape and Irrigation Agreement." "Right-of-Way Encroachment Permit," administered though Department of Public Works and the City Engineer, and approved by City Council.
- B. Entryway or amenity features within City right-of-way may be developed under the responsibility of a homeowners association or commercial property owners association. Documents must be submitted as part of the preliminary plat review process for approval conditioned on City Public Works Department concurrence.
- 4. Add new subsection "F. Application Inactivity" to ARTICLE 15. –APPLICATION PROCEDURES, SECTION 15.1 –APPLICATION in the Shreveport UDC. All subsequent subsections shall be re-alphabetized accordingly.

\* \* \* \* \*

15.1- Application

F. Application Inactivity

If the MPC has completed all appropriate reviews, and no activity has occurred on behalf of the applicant for the further processing of any MPC application, for at least ninety (90) days, the application will be considered inactive, deemed to be withdrawn, and the file will be closed. Thirty (30) days prior to the inactive date, the MPC will notify all applicants of such impending action. If an applicant wishes the application to remain active, the applicant shall submit for approval a written request explaining all justification for the inactivity to the Executive Director.

\* \* \* \* \*

PRINCIPAL USE	٥	d d	1	9	d	۵	<u>a</u>	۵	a	۵	d.	<u>Р</u>	MANUFACTURE OF THE PARTY OF THE	Ь	Ь	Ь	Ь	4	Ь	Ь	P 9	5 L Q.	۵	۵	Ь	Ь	۵	۵	Ы	۵.	Ь
Airort																				B	-				10	100		S	S	100	Sec. 6.1.A
Amusement Facility - Indoor					200		Name of the last	STATE OF THE PARTY	TO NAME OF			THE STATE OF				<u>а</u>	В	۵.	d.	۵.		<u>a</u>	Ь В	A	<u>а</u>	а.	۵.				<b>a</b>
Amusement Facility - Outdoor	CONTRACTOR OF STREET,						STATE OF THE PERSON		HAMMA			-		9			853	_ (		00	-							0 0			0
Animal Care Facility				SAME AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS					100000000000000000000000000000000000000			0	0			00	0	L 0	L 0	LU	U	U		. 0	0		_ a	. 0			Sac 61B
Animal Shelter		Contract of the last		1						1							20 45		The second	,	0					100	TO SHOOT				
Animal Shelter - Operated by Public	۵.	۵														<u>م</u>	۵.	۵.	۵	۵.	۵.					۵.	۵.	۵.	4		Sec. 6.1.B
Art Gallery							No.	S	(Married)			4	2		1000	P		P	Д	Ь	а.	185			189		۵		101		9
Arts Studio			100000					s	0.000	THE STATE OF		-	2	THE REAL PROPERTY.					۵	Д	۵				C:		4				
Automated Teller Machine - Standalone											1000				1000				۵	а.	<u>م</u>	۵.	<u>а</u>	۵	<u>а</u>	۵.	۵.	а.	Ь		P Sec. 6.1.C
Bar	The same of the sa	The state of the s		No.	N N	Deline.	The same	Service.	Section 1	No. of Lot	Total Section			No.		S	NOT		S	S	Ь						Ь	4			int.
Bed and Breakfast	Ь	<u>a</u>	Ь	a.	Ь			S	OF THE REAL PROPERTY.		Name of the last	100	Safer Safer						۵			Eco				300				1888	Sec
Body Modification Establishment		ALC: N										S	-		Nessell N	۵	Ь	_	۵	۵	PICTURE AND IN	Д		Ь	Ь		۵				
Вгемегу			V		10000		No.		Total Control		1000						S	۵	S	۵.				10000		460	Д	<b>a</b>			200
Broadcasting Facility TV/Radio - With	No.	Total Service	The second	The second	The same of	The same of		Service of the servic	The same	No.								۵								۵	۵	۵	S.		۵
Antennae								N. S.																							
Broadcasting Facility TV/Radio - Without	Tall Section 1		STATE OF THE PARTY	100												а.	۵.	۵	۵	۵	۵	۵	4	Ь	Ь	۵.	۵	۵.	S		۵.
Antennae					c	c	c	0	0	0	0	0	0			0		۵	۵	۵	d		0	9		۵	۵	۵	В	۵	P Sec 61F
Bus Transfer Station			_	_	_	_			_	_				1000			. 0	. 0	. a	. 0	. a				. G						
Business Support Services					10000	100000000000000000000000000000000000000							The same of the sa	A POWER					The second second		Sales and a second	,								a	Sec
Campground										Control of the last						S	9	а		S							۵	а.		O COURS	Sec. 6.1.H
Car wash				The second second		CONTRACT.		100000000000000000000000000000000000000		Service of		Control of the last	STATE VALUE	STATE OF THE PARTY OF		1000	1					S		200	The State of	S STREET		ALC: NAME OF	THE REAL PROPERTY.		Sec
Casimo	٥	a															180					10000				100				4	
Cellietely	. 0	. 0	The same of	2000000		Contract of the		The same of		The state of the s				The second			1	The state of	The state of the s		Delin September	The state of	1000		100			S			Sec
Commercial Dreeder	2	,														a		۵	Ь	Ь	4	Ь	Ь		Р		50000				Sec. 6.1.J
Comminity Center	۵		۵	۵.	4	d	٩	S	Ь	а			Ь	<u>а</u>		Ь			۵	а	Name of			Ь	Ь		۵			Д	а
Community Garden	4	а.	Ь	۵.	Ь	d.	Ь	S	а.	<b>a</b> .	۵	<u>а</u>		<u>а</u>	Д		Ь		۵	۵.					а	۵.	۵	۵		۵	P Sec. 6.1.K
Contractor Office		1	ST TANK	Service of the servic		No.		The same of	EVICE CHIE	STATE OF THE PERSON NAMED IN	3						S	۵.							a.		2	2	2	STORY OF	Sec
Convention Center		NI STATE	1000		STATE OF THE PARTY					100	600								1		1	L							c	c	
Conservation Area	۵.	a .					The same of							10000																4	
Country Club	S		0	n	0 0	0	o	o	U	U	U	U				0	9		۵	а	۵	۵	0	9	В		۵		۵		d
Cultural Facility					0	2	2	2	,	,															-		S/d	۵	d		-
Data Center				The second		TOTAL STREET		100 May 100 Ma		STEWARTS	AND AREA	100	A STATE OF THE PERSON NAMED IN COLUMN 1	District No.	Section Section	В	9	2 0	۵	Ь	<b>a</b> .	А	<u>а</u>	Ь	Ь	۵	Ь	۵.			P Sec. 6.1.M
Day Care Home	۵	۵	4	۵	۵	۵	Ь	۵	۵	۵.	<u>а</u>	۵.		4								Top St	ĺ	Ь	1888						Sec
Detention or Penal Institution	STATE OF THE PARTY			The state of the s			The state of the s	THE COLUMN TWO IS NOT							STORY STATE		S	100								S	S	S	S	18.65	
Distillery													THE SECOND				S	Д.	S	Ь		10000			S	192	۵.	<b>a</b>			
Drive-Through Facility	A STATE OF THE REAL PROPERTY.	THE STATE OF		STATE OF THE PERSON		7	THE PERSON NAMED IN	Section 1									A		<b>V</b>	<b>4</b>			S			۵.	Y C		-		Sec. 6.1.N
Dwelling - Above the Ground Floor					2011							-	<u>а</u>			<u>а</u>	125	100	۵.	4	А	4		4	2	65	1				2
Illing - Accessory Dwelling Unit	A	A	A	A	A	A	A	S	A	A																	,				Sec. 6.1.0
Dwelling - Age-Restricted Housing							STATE OF	S	S S S S S S S S S S S S S S S S S S S	۵. ا		d.	4				S		n	_	n	n	<b>T</b>	ı	L		n				-
Dwelling - Manufactured Home	۵.		ш	ш	П	П				п с		0		L	_		U		U	0	۵	U			9		v.				-
Dwelling - Multi-Family							c	0 0	0	. 0		. 0				2000	2		0 0	0	-			. d			,	THE SAME			Sec
Dwelling - Townhouse				0		c				. 0				0					. 0	0											
Dwelling - Single-Family Detached	2	L	L	L	_	_	. 0	. 0	-	_ 0	_		. 0	STATE OF THE PARTY				THE STATE OF	۵		10000		The state of the s		SACTION AND ADDRESS.						Sec. 6.1.R
Dwelling - Single-ramily Attached				The last	THE PARTY OF THE P		0	0	0	. a	. 0.		0						۵.	Ь											Sec
Educational Facility - Primary or Secondary	4	Ь	S	S	S	S	Ь	S	4	<u>a</u>	Ь.	_ _		Ь		Ь	Ь	Д.	۵	Ь			1000	۵				1000	T S		
Educational Facility - University, College or													No.			U.	O.	۵	v.	а	۵		۵	۵	4	۵	۵	۵	S		0.
Vocational							S							10		81	250		,							80			8		
Financial Institution				THE PERSON NAMED IN	N. Carlot			Stellar Sal			1		No.			10	10	20	1 <	1	2	_	1	1		L 0	14	L			
Financial Institution with Drive-Through	STATE OF THE PARTY							-		S COLUMN		1		1					ς α	c a	d	۵					. 4	۵	а	4	-
Food Truck and Trailer Vendor										STATE OF THE PARTY			o.						S	. co	. so	S		S	S		S	S	S		S Sec. 6.1.U
Food Iruck Park				1		No selection		Simona		1	0.150		,	The second second			40		Balling.	The same	200										-
Freight Terminal	The same of the sa																100	10000		No. of Contract of	ľ	SECOND.		102100		1		۵.	а	20/200	
	-		All little and		A STATE OF THE PARTY OF THE PAR			A		400	ANTESTINE .	THE PERSON			A STATE OF THE PARTY OF THE PAR			100000000		THE REAL PROPERTY.		All Springer				1					

The contribution of the co	Furniture, Furnishings and Equipment Sales	STATE OF STA		STATE OF	THE REAL PROPERTY.		THE REAL PROPERTY.					BHE COURS					٩	۵		Section Annual					2000	۵	S d	Name of the	100	
Services of the control of the contr	Gas Station															S		۵.	S		S				H	۵	H			Sec. 6.1.V
Services and the services of t	Golf Course/Driving Kange Government Office	n	n	0	0			No.									ele	<b>a</b> .		N CH	0		4			а.	4		a.	
Secure 1	Greenhouse/Nursery - Retail		0				c										A	a.								Д	۵.			0
Selection of the control of the cont	Group Home Halfway House		1		1	L	1	1	_	_				CONTROL OF				S								S		S SALLER		Sec. 6.1.W
Second Se	Healthcare Institution															Δ.		۵. ۵		0.4									۵.	
The control of the co	Heavy Retail, Rental, and Service Helipad																n	_			S					0	r w		S	Sec. 6.1.
Column   C	Heliport			The same	Different to				THE STREET				No.		No. of Street, or other Persons and Street, o									H			S		S	Sec. 6.1.A
The control of the co	Hotel									100			U		Manage	S	200	a. a		3	۵.		S			٥	0		а.	
Column   C	Industrial - Artisan			Control of the last								ALITY DESCRIPTION OF THE PERSON OF THE PERSO	2				2		No.			0								
The control of the co	Industrial - Light				The same								S	A NUMBER OF PROPERTY.							Sin American	STANCE S				۵	а. а.	THE STATE OF		
Fig. 1. Sept. 1. Sept	ndustrial Design					No. of Persons			nie.	-								۵.	A	۵.		۵.		H		<b>a</b> i	۵.			
The control of the co	Industrial Services					N CONTRACTOR OF THE PARTY OF TH	National Property and Property		THE REAL PROPERTY.	THE PERSON NAMED IN							2	2 0							2 0	2 0				110
Fig. 1. Calculate a control of the c	Liquor Delivery Services															C		2 0			C		1		20	2 0	2 0			000
Fig. 1. Sept. 1. Sept	Liquor Sales		The second				The state of									10		Lo			10	S					-			Sec. 6.1.Y
The control of the	Live Performance Venice																	0 0			А	9		۵		۵			۵	Sec. 6.1
We have the control of the control o	Lodge/Meeting Hall	S	S	S	S	S	S	S	S	S				S				<u>а</u>			۵.	4	۵			۵.	Ь			Sec. 6.1.
cigle Caption Mathematic Caption Capti	Manufactured Home Park	The State of the S													۵								Sin Miles							Service of
The control of the co	Warina																	so c				c	c			0	S		S	
College Colleg	Medical/Dental Office								n				1			100		L			S.		_			1	0		_	
	Neighborhood Commercial Establishment			S	S	S	S	S	S	S				S										,						Sec. 6.1.AA
Figure   F	Nightclub		THE SECOND															S			S	3				S				Sec. 6.1.
Second Control of the control of t	Office								S				4				BU E	a 0			0		2 0			20	a.		2	Car 6 1
State   Stat	Jutdoor Dining								Authority of									L Q			- Q		_ a			o ut	0			Sec. 6.1.
Color   Colo	Parking Lot (Principal Use)		San San Park		The state of the s		A STANSON		S SUBSTINE	THE REAL PROPERTY.	The state of			100		100	100	۵	R		S				100	S			Ь	Sec. 6.1.
Figure   F	arking Structure (Principal Use)					100000000000000000000000000000000000000				100						S		a 6			4		۵			a 0	۵.			Sec. 6.1.DD
Figure   F	ay Day/Title Loan Agency									The second				THE STATE OF THE S		n		0 0	n	n		n u				0 0	U			Sec. 6.1.
The control of the co	assenger Terminal ersonal Service Establishment				0.000		THE STATE OF THE S		NOTE OF STREET				۵				100	_ a					۵		100	۵.	0 0		۵.	
I	Place of Worship	۵	م	۵	4	۵	۵.	Ь	S	4			4	م	De la constitución de la constit	The same		۵					۵		Ь	۵			- 20	
Herefulle	Public Park	۵	Д	۵	Ь	Д	Д	Д	۵	۵				۵	The same			۵.				တ	۵		S.	۵.			<u>а</u>	
Helphore the controlled by the	Public Safety Facility	S	S	S	S	S	S	S	S	S		23 6		S		nie i	tu E	2 0				2	۵		9 6	a a	a a		<u> </u>	
Hentity of the proof of the pro	Public Works Facility Reception Facility									STATE OF THE PARTY			S			S	100	. a.			S			18		. 4				Sec. 6.1.F
Figure 1. The secont of the control	Recreational Vehicle Park								No. of the				S	News In				S					STATE OF THE STATE						S	Sec. 6.1.G
The control of the co	Research and Development																C	م د				S			Biol	۵.	<u>а</u>		۵. ۵	0
The control co	Residential Care Facility												0					2 0					0		8	۵			2 0	Sec. 6.1.GG
The standard controlled by the control of the contr	Kestaurant Satali Goode Establishment		The second	STATE STATE OF THE PARTY OF THE			The state of the s				1000		1	The same of the sa									_		N A		- 0		Δ.	360.0.1.
Think the controlled S	Retail Sales of Alcohol – Beer/Wine			10000													100	4			N.		S			۵.	10			Sec. 6.1.II
Unit mistale-controlled invalve-controlled invalve-	Salvage Yard	None of the	The state of		The second second		THE PERSON		The same of								1231				27	1000		03						Sec. 6.1,
Introduction of the controlled by the controlled	self-Service Ice Vending Unit	S									8					Д.		۵ ۵				۵.	20		X	۵. ۵			2 0	Sec. 6.1.KK
S	Self-Storage Facility: Climate-Controlled													No. of Control of Cont		2			2			2	,			. a	S .			Sec. 6.11
enty	sexually Oriented Business		STATE OF STATE OF	STORES IN					1000 CALL					Shake and			100				S		The state of		122					Sec. 6.1. MM
1	Shelter Housing					SAME IS				100			۵			100				PA			S		S	S			۵.	Sec. 6.1.W
	short-Term Rental Property	PIE	P/E	P/E	P/E	P/E	P/E	P/E				110		P/E						3 0		3	H V		ш <sub>8</sub>	T v				Sac 6 1
	Social Service Center						a Garage		S STATE OF			d	۵					d		(0)		0	S		S	S			Δ.	Sec. 6.1.W
	Solar Farm																100								159	۵.	<u>а</u>		۵	Sec. 6.1.
	Soup Kitchen											N S						a c					۵.			2 0			2 0	
	Soup Kitchen, Accessory	2	2	2	1	L	L.	L.	0	L			a a	1				L 0					S			. a.	а	III II		
	Storage Yard - Outdoor				-			1	-						-	ł		-									0			Coo G 4 11

																										D-1-0						
PRINCIPAL USE	R-A R-	R-E R-1-12		R-1-10 R-	R-1-7 R-	R-1-5 R-	R-UC R-	R-HU R-	R-TH R	R-2 R-3	3 R4	R-MUV	IV R-MHS		R-MHP C	C-1 C-2	ပ် ဗ		c-nc	c-nv	CBD	ЕС	CMU R	RMU	AC	HC OR	I-MU			AN	os IC	USE STANDARD
Truck Stop									1000		200		100				501	S								81		۵.				
Utility	S	S	S	S	S	S	S	S	S	S	S		S		S	SS	S	Ь	S	S	S	S	S	S	S	ЬР	100		а	THE PARTY OF THE P	Д.	Sec. 6.1.PP
Vehicle Dealership – Enclosed	STORY OF STREET		1000				STATE OF THE PERSON NAMED IN	Sies		S COM			100		10000		۵.	۵		۵			<u>م</u>			Ь	۵.		ue.			
Vehicle Dealership – With Outdoor Storage/Display																	<u>.</u>	ă.		တ	ZY.				S		ů.		å			Sec. 6.1.QQRR
Vehicle Operation Facility						100	Total Park		- Section			STATE OF THE PARTY		100				۵	158		-20				E I		S	а.	Ь		Д	
Vehicle Rental – Enclosed																	۵	۵		Ъ	۵	<u>م</u>	d.		<u>a</u>	Δ.	۵				Д.	
Vehicle Rental - With Outdoor Storage/Display											1912						S	<u>а</u>		S	PAR SA		PAGE 1		Ah.	S	S	Name of			S	
Vehicle Repair/Service-Major		100				THE PERSON		1000										į.			Sec. 1				S		а	Ь	S			Sec. 6.1.RR
Vehicle Repair/Service – Minor												ဟ				S	۵	۵	S	Д.			တ		S				S			Sec. 6.1.RR
Warehouse																		<								۵.	<u>a</u>	۵.	۵.			
Wholesale Establishment							1000		No.		8		100		100000		193	A		100000				03000			10	03	A		Ti	
Wind Energy System	S	S	See all the see	The state of						100									STATE OF THE PERSON NAMED IN					SPECTAN PA		S		S	S	Benkey	S	Sec. 6.1.SS
Winery		TO SERVICE AND ADDRESS OF THE PERSON NAMED IN COLUMN ASSESSMENT OF THE PERSON			200										CONTRACT OF STREET	Sept.	တ	۵	S	Д			6		S	Ь	۵.					
Wireless Telecommunications - New Facility	S		S	S	S	S	S	S	S	S	တ		S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 22.9
Wireless Telecommunications – Attachments to Existing Structures (Other than Towers)	d.	d.	Д	4	4	4	<b>d</b>	а.	п	<u>a</u>	۵		а.		4	<u>a</u>	۵	۵.	۵	۵	۵	۵	۵	۵	a.	Φ.	۵.	O.	о.	۵.	a.	Sec. 22.9
Wireless Telecommunications – Modifications (Eligible Facility)	4	Р.		А	<u>-</u>	Ь	<u>م</u>	а.	4	<u>а</u>	4	0	۵.		4			۵.	۵	۵	۵	۵	۵	۵					۵	۵		Sec. 22.9
Wireless Telecommunications – Modifications (Non-Eligible Facility)																S	σ.	v	S	တ	S	တ	so .	တ	σ σ	S	S	ဟ	S	w	S	Sec.

—\* All Vehicle Dealership — with Outdoor StorageDisplay uses shall only operate in allowable zoning districts as indicated on this table. Any Vehicle Dealership — with Outdoor StorageDisplay uses shall only operate in allowable zoning districts as indicated on this table. Any Vehicle Dealership — will require a Special Exception Use (E)
——P.P. - Depending on the overall gross square footage—a data center will either be a permitted use (P) or will require a special use permit (S) depending on the overall gross square footage and/or distance to a residentially zoned district.

TEMPORARY USE	R-A	R-E	R.A R.E R.1-12 R-17 R-1-5 R-UC R-HU R-TH	R-1-	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3		R-MUV	R-4 R-MUV R-MHS	R-MH	р С-1	C-2	C-3	R-MHP C-1 C-2 C-3 C-4 C-UC C-UV	o or	ر د د	D-1- D- CBD E	D-1- D-1- E CMU	1- D-1- 10 RMU	, 4-	P-1-		I-MU	Σ	1-2	NA O	S	OR HMU I-1 I-2 NA OS IC USESTANDARD
Batch Plant/Rock Crushing Facility	*-d	d	**d																.d.							۵			å	å			Sec. 6.2.A
Borrow Pit	d	d	d													1	E S				Name of								ā.	å	199		Sec. 6.2.B
Farmers' Market	Ь	۵	d	۵	۵	۵	۵	۵	۵	٩	4	۵	٩	۵		۵	۵.	۵	Ь	۵	۵	4	В	Ь	٩	۵	۵	۵				В	Sec. 6.2.C
Temporary Outdoor Events	Ь	А	А	А	А	<b>a</b> .	4	А	4	4	4	۵	Ь	Ь		۵.	۵	Ь	Р	Ь	Ь	Ь	Ь	Ь	Д	۵	۵	Ь	۵.	9188		<u>а</u>	Sec. 6.2.E
Temporary Sale of Non-Seasonal									1				۵			۵	۵.	а	<u>д</u>	а	۵	۵	0	۵.	۵.	Д	۵	۵	۵			۵	Sec. 6.2.F
Merchandise Temporary Seasonal Sales	S	S	S	S	S	S	S	S	S	S	S	S		S		۵.	۵.	Ь	9	а	۵	<u>a</u>	В	Р	٩	۵	۵	۵	۵.			۵.	Sec. 6.2.G
Temporary Subdivision Sales Office	Ь	۵	۵	۵	4	۵	۵	۵	۵	4	Ь	۵		۵	۵.	200		No. of Lot	100 M									No. of the last					Sec. 6.2.H

--- Even though Batch Plant/Rock Crushing Facility (Temporary) and Borrow Pit are permitted uses (P) by-right, these uses require MPC Board approval at a public hearing.



505 Travis Street, Suite 440 | Shreveport, LA 71101 318-673-6480 | fax 318-673-6461 | www.shreveportcaddompc.com

### STAFF REPORT - CITY OF SHREVEPORT

**JULY 10, 2024** 

AGENDA ITEM NUMBER: XX
MPC Staff Member: Adam Bailey
City Council District: All Districts
Parish Commission District: All Districts

CASE NUMBER:

24-04-CTAC: City of Shreveport Code-Text Amendments

APPLICANT:

METROPOLITAN PLANNING COMMISSION

REQUEST:

Code Text (Ordinance) Amendments to the Shreveport UDC

#### SUMMARY:

The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development. These proposed include corrections to typos, citations, or punctuation, and to clarify sections of the Shreveport UDC that were challenging to administer over the past review cycle and will affect the following articles: *Article 5. – Uses; Article 8. -Off-Street Parking and Loading; Article 10. – Landscape and Tree Preservation*; and *Article 15. – Application Procedures*, with all provisions included therein.

#### MASTER PLAN CONSISTENCY:

These changes are consistent with the following provisions of the Shreveport-Caddo 2030 Great Expectations Master Plan:

- Ensuring regulatory processes are responsive, and efficient.
- Making the UDC more customer friendly.
- Revising regulations for best practices and enforcement.

# NOTIFICATION/ COMMUNITY OUTREACH:

Notifications of the MPC public hearing were published pursuant to the following:

- Proposed language was provided to the City Attorney's Office on July 1, 2024, for review and comment.
- Notice of the July MPC public hearing was provided through legal advertisement in The Shreveport Times on June 21, 2024. No comments have been received to date. Mailed notifications for applications for a code text amendment are not required.
- Following the MPC public hearing on July 10, the Shreveport City Council will review the proposals at a July 23, 2024, and August 13, 2023, public hearing.

#### STAFF ANALYSIS:

The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development. Periodically, revisions are required to correct errors in the text or to accommodate changed or the changing nature of business in our community. These proposed include corrections to typos, citations, or punctuation, and to clarify sections of the Shreveport UDC that were challenging to administer over the past review cycle.



505 Travis Street, Suite 440 | Shreveport, LA 71101 318-673-6480 | fax 318-673-6461 | www.shreveportcaddompc.com

#### STAFF REPORT - CITY OF SHREVEPORT

# PROPOSED CODE TEXT AMENDMENT(S):

Staff is proposing the following amendments to the Shreveport UDC at this time: See Exhibit "B" for a detailed list of changes with redlines and strikeouts.

Amend Table 5-1: Use Matrix in Article 5. - Uses. Amendment 1.

- Add "Healthcare Institution" as permitted use (P) in Table 5:1 Use Matrix (oversight)
- Delete "Overnight Truck Parking (Principal Use)" (correction)
- Amendment 2. Amend Design of Vehicle Parking Spaces in Article 8. - Off-Street Parking and Loading.
  - Amend the language that requires that "all" off-street parking areas —no matter the minimum number of parking spaces-require striping. Currently, the Code reads that off-street parking areas of more than four spaces must be marked by painted lines. (update)
- Amendment 3. Amend Right-of-Way Landscape in Article 10. - Landscape and Tree Preservation.
  - Amend the language that requires that a Right-of-Way Encroachment Permit is required for landscaping in public right-of-way. Currently, the Code reads that a "Median Right-of-Way Landscape and Irrigation Agreement" is required—a process that does not exist. After talking with Public Works and the City Engineer, a Right-of-Way Encroachment Permit is the best course of action. (update)
- Add new section Inactivity in Article 15. Application Procedures. Amendment 4.
  - If the MPC has completed all appropriate reviews for an application, and no activity has occurred for further processing on behalf of the applicant for at least ninety (90) days, the application will be considered inactive, deemed to be withdrawn, and the file will be closed. The applicant may submit a letter to the Executive Director to allow the application to remain open. (new language)

ATTACHMENTS:

See Exhibit "A" for a one-page summary of proposed amendments. See Exhibit "B" for detailed list of changes with redlines and strikeouts. See Exhibit "C" for Table 5-1: Use Matrix.

**APPROVAL STANDARDS:** The purpose of Section 16.1.E.1 is to provide a uniform means for amending the text of the UDC whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so. In determining whether to recommend approval or denial of the proposed text amendment, the MPC shall weigh the relevance to which the proposed amendment:



505 Travis Street, Suite 440 | Shreveport, LA 71101 318-673-6480 | fax 318-673-6461 | www.shreveportcaddompc.com

#### STAFF REPORT - CITY OF SHREVEPORT

- Promotes the public health, safety, and welfare. The proposed text amendments promote the public health, safety, and welfare.
- Promotes the Master Plan and any adopted land use policies. The proposed text amendments are consistent with the Master Plan.
- Promotes intent of this Code. These amendments will simplify current practices, thus promoting the intent of the Code.
- d. Corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy. The proposed amendments reflect changes in policy.
- The extent to which the proposed amendment creates nonconformities.

These amendments help alleviate nonconformities, not create them.

# **STAFF** RECOMMENDATION:

Based on staff analysis, review of the above standards, and the facts of record, MPC Staff concludes that the recommendation to <u>APPROVE</u> these code text amendments is warranted. If approved by the City Council, Article 5, Article 8, Article 10 and Article 15 of the Shreveport UDC would be amended, as described within. A majority vote of the MPC Board members present and voting is required to recommend approval to the City Council.

Alternatively, based on information provided at the public hearing, the MPC Board may:

- Deny the proposed code text amendment;
- Deny specific provisions and/or amendments, and approve any subsequent amendments and/or provisions; or
- Modify specific language in the proposed amendment and approve, as modified.

PUBLIC ASSESSMENT: No support or opposition was present.

MPC BOARD

The Board voted unanimously to recommend approval of this application. RECOMMENDATION:

# SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH SUMMARY MINUTES OF THE PUBLIC HEARING JULY 10, 2024

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, July 10, 2024 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

Winzer Andrews, Chair Gabriel Balderas Rachel Jackson Fred Moss, IV Bill Robertson Harold Sater Toni Thibeaux Rose Wilson McCulloch Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Manager
Reginald Jordan, Zoning Administrator
Emily Trant, Planner II
Kamrin Hooks, Executive Assistant/Planner 1
PeiYao Lin, Community Planner 1
Jomari Smith, Planner

#### Members Absent

Chris Elberson

The hearing was opened with prayer by MS. JACKSON. The Pledge of Allegiance was led by MR. MOSS

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, the City Council. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MS. JACKSON, seconded by MR. MOSS, to approve the minutes of the June 5, 2024 public hearing as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON

A motion was made by MR. MOSS, seconded by MS. JACKSON, to approve the candidates for the Community Ambassadors.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON

A motion was made by MR. MOSS, seconded by MS. JACKSON, to approve the candidates for the Steering Committee.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent. Messrs. ELBERSON

# **PUBLIC HEARING**

CASE NO. 24-04-CTAC CODE TEXT AMENDMENT

Applicant:

METROPOLITAN PLANNING COMMISSION

Request

Code Text (Ordinance) Amendments to the Shreveport UDC

Representative &/or support: NONE.

Minutes-MPC Public Hearing

July 10, 2024

Opposition: NONE.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MR. SATER to recommend for approval.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, MOSS, ROBERTSON, & SATER and Mses. WILSON MCCULLOCH, JACKSON & THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON, and BALDERAS, and Mses. JACKSON

#### **END OF PUBLIC HEARING**

**OLD BUSINESS** 

**NEW BUSINESS** 

#### OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

David Hackney 9660 Railsback Ridge, Shreveport, LA, 71106

Hackney stated that this is a ongoing issue that he has been working on since 2022. He stated that if there was an agreed upon change for the PUD then there should be documents of that. He stated that the owner of the subdivision can not just abide by the PUD requirements and then decide something totally different later. CLARKE stated that staff has listened to transcripts and researched this issue and the MPC staff will email those findings to him.

		I CHELD WALL	A A DATE OF LITTLE OF THE SECOND SECO
CHAIR	/BOARD	MEMBERS	COMMENTS

ADJOURN 5:25 p.m.	
Winzer Andrews, Chair	Rachel Jackson, Secretary

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, July 10, 2024 at 3:00 p.m. in the <u>Government Plaza Chamber</u>, 1st Floor, 505 Travis Street, Shreveport, LA, for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 24-04-CTAC: UDC CODE TEXT AMENDMENTS. In accordance with Shreveport Unified Development Code (UDC), Article 16, Section 16.1, an application has been submitted by the staff of the Office of the Shreveport Metropolitan Planning Commission of Caddo Parish to consider public comments and testimony regarding certain proposed code text amendments to the Shreveport UDC, amending the following articles, or portions thereof: Article 2. — Definitions and Rules of Measurement; Article 8. — Off-Street Parking and Loading; and Article 10. — Landscape and Tree Preservation regarding various updates and revisions within the UDC to correct errors in the text or to accommodate the changing nature of business within the community, with all provisions included therein.

Alan Clarke, Executive Director Metropolitan Planning Commission The Shreveport Times