

FACT SHEET

CITY OF SHREVEPORT, LOUISIANA

<u>TITLE</u> An ordinance to amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, relative to corrective changes, oversight or missing items, and to otherwise provide with respect thereto.	<u>DATE</u> April 27, 2021	<u>ORIGINATING DEPARTMENT</u> Shreveport Caddo Metropolitan Planning Commission (“MPC”) <u>COUNCIL DISTRICT</u> City-wide <u>SPONSOR</u>
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PURPOSE
To amend the code text in the Shreveport Unified Development Code.

BACKGROUND INFORMATION
The City of Shreveport Unified Development Code (UDC) undergoes regular review in order to ensure that the Code promotes sound, stable, and desirable development within the jurisdiction of the City, to correct errors in the text or to accommodate changed or changing conditions in a particular area. These proposed amendments are intended to be more user-friendly, with regard to various house-keeping and corrective changes due to oversight, contradictions, or missing items.

The following Articles, or portions thereof were amended: 1) amending Article 2. Definitions and Rules of Measurement, by adding a definition for “Graffiti,” “Litter,” “Refuse,” and “Trash;” (2) amending Article 8. Off-Street Parking and Loading, adding language regarding litter control for parking lots; (3) amending Article 8. Off-Street Parking and Loading, adding language regarding litter control for loading areas; (4) amending Article. 15 Application Procedures, deleting the notarization requirements for the Neighborhood Participation Plan; (5) and Article 16. Zoning Application Approval Processes, adding expiration requirements for Planned Unit Developments, or PUDs, with all their provisions included therein.

<u>TIMETABLE</u>	<u>ATTACHMENTS</u>
MPC Introduction: March 3, 2021	Exhibit “A” MPC Memo
MPC Review & Recommendation: April 7, 2021	Exhibit “B” MPC Staff Report
Introduction to City Council: April 27, 2021	
Final Passage by City Council: May 11 2021	

SPECIAL PROCEDURAL REQUIREMENTS
MPC Recommendation. Pursuant to [La. R.S. 33:140.30](#), 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 January 6, 2021. Therefore, the City Council may render its decision to approve the amendments by a simple majority vote. See La. R.S. [33:140.30](#) and [Shreveport UDC 16.1 \(D\)\(3\)\(b\)](#).

Notice and Public Hearing at MPC. In accordance with the intent of [La. R.S. 33:140.30](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting on January 6, 2021, before voting on the proposed amendments. At least ten (10) days’ notice of the time and place of the Public Hearing was published on December 18, 2020 in *The Inquisitor* (a newspaper of general circulation in the parish).

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

RECOMMENDATION
It is recommended that the City Council adopt the ordinance.

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

ORDINANCE NO. _____ OF 2021

AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, RELATIVE TO CORRECTIVE CHANGES, OVERSIGHT OR MISSING ITEMS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

BY COUNCILMEMBER:

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 March 3, 2021, 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 April 7, 2021, these *code text amendments* were submitted to the Shreveport-Caddo MPC, at its regular board meeting, for review and recommendation in accordance with [La. R.S. 33:140.30](#); and

WHEREAS, in accordance with the intent of [La. R.S. 33:140.30](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on April 7, 2021, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

WHEREAS, at least 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 Inquisitor* (a newspaper of general circulation in the parish) and said Notice was published on March 19, 2021; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Shreveport, Louisiana, in 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. Add the following definitions in ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT, SECTION 2.3 DEFINITION OF GENERAL TERMS in the Shreveport UDC. Definitions shall be alphabetized accordingly

2.3 DEFINITION OF GENERAL TERMS

* * *

Graffiti. Any writing, printing, marks, signs, symbols, figures, designs, inscriptions, or other drawings that are scratched, scrawled, painted, drawn, or otherwise placed on any exterior surface of a building, wall, fence, sidewalk, curb, or other permanent structure on public or private property and which have the effect of defacing the property.

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Litter. Any quantity of discarded trash, junk, refuse or garbage not properly disposed of. Refuse means cold ashes, cans, dirty rags, trash, house sweepings, paper materials, shavings, yard clippings, leaves, tree trimmings, bottles, and other similar materials.

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Refuse. Any cold ashes, cans, dirty rags, trash, house sweepings, paper materials, shavings, yard clippings, leaves, tree trimmings, bottles, and other similar materials.

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Trash. Any old furniture, appliances, junk and similar items and shall exclude yard waste.

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2. Amend “Drainage and Maintenance” in ARTICLE 8. OFF-STREET PARKING AND LOADING, SECTION 8.5 DESIGN OF VEHICLE PARKING SPACES, Subsection 8.5.I.2 in the Shreveport UDC to know read as follows

I. Drainage and Maintenance

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2. Off-street parking areas must be maintained in a clean, orderly, and dust-free condition at the expense of the owner or lessee, and shall be kept free from the accumulation of filth, weeds, litter, refuse, graffiti, trash, and all other debris.

3. Amend “Drainage and Maintenance” in ARTICLE 8. OFF-STREET PARKING AND LOADING, SECTION 8.7 DESIGN OF OFF-STREET LOADING SPACES, Subsection 8.7.D.2 in the Shreveport UDC to know read as follows:

D. Drainage and Maintenance

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2. Off-street loading areas must be maintained in a clean, orderly, and dust-free condition at the expense of the owner or lessee, and shall be kept free from the accumulation of filth, weeds, litter, refuse, graffiti, trash, and all other debris.

4. Delete “Affidavit of Compliance” in ARTICLE 15. APPLICATION PROCEDURES, SECTION 15.4 NEIGHBORHOOD PARTICIPATION PLAN, Subsection 15.4.H in the Shreveport UDC.

5. Amend “Expiration and Failure to Begin Development” in ARTICLE 16. ZONING APPLICATION APPROVAL PROCESSES, SECTION 16.9 PLANNED UNIT DEVELOPMENTS AND SMALL PLANNED UNIT DEVELOPMENTS, Subsection 16.9.F in the Shreveport UDC to read as follows:

F. Expiration and Failure to Begin Development

1. Planned Unit Development (PUD)—Approved Preliminary and Final Site Plan

- a. The approval of a preliminary site plan for a planned unit development (PUD) is effective for a period of three years from the date of approval by the City Council, at the end of which time the applicant must have submitted and received approval of a final site plan. The Executive Director after reviewing the current conditions of the site and verified that there is no significant change in the development or traffic patterns in the area, may extend the approval period for up to an additional three years. If a final site plan is not approved within three years, or within the time extended by the Executive Director, the preliminary site plan approval is null and void. If the final site plan approval is only for a portion of the property, the approval of the preliminary site plan for the remaining property is null and void if a phasing plan with extended timelines was not approved as part of the preliminary site plan application. The applicant is required to submit a new preliminary site plan for review and approval subject to the existing regulations.
- b. The approval of the final site plan is effective for a period of three years. The Executive Director after reviewing the current conditions of the site and verified that there is no significant change in the development or traffic patterns in the area, may extend the approval period for up to an additional three years. If engineering plans and building permits are not approved and permitted construction activities have not commenced within three years, or within the time extended by the Executive Director, the final site plan approval is null and void. If engineering plans and permits have been approved only for a portion of the property and permitted construction activities has commenced, the final site plan for the remaining property is null and void if a phasing plan with extended timelines was not approved as part of the preliminary site plan application. The applicant is required to submit a new preliminary site plan for review and approval subject to the existing regulations.

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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