

RECOMMENDED UDC AMENDMENTS. April 7, 2021

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

Explanations are given for each amendment shown.

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

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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.

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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Explanation: *To better combat unkempt parking lots and loading areas, these terms need to be defined. See Amendments #2 and #3 for amended language to Article 8.*

2. **Amend "Drainage and Maintenance" in ARTICLE 8. OFF-STREET PARKING AND LOADING, SECTION 8.5 DESIGN OF VEHICLE PARKING SPACES, Subsection 8.5.1.2 in the Shreveport UDC to now read as follows:**

I. Drainage and Maintenance

* * *

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.

Explanation: *To better combat unkempt parking lots, language is being proposed that states that parking lots shall be kept free from the accumulation of filth, weeds, litter, refuse, graffiti, trash, and all other debris. As a result, any parking lot that does not provide by these provisions could be cited by the Zoning Administrator.*

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 now read as follows:**

D. Drainage and Maintenance

* * *

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.

Explanation: *To better combat unkempt commercial loading areas, language is being proposed that states that parking lots shall be kept free from the accumulation of filth, weeds, litter, refuse, graffiti, trash, and all other debris.*

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

H.—Affidavit of Compliance

~~The report on the neighborhood participation meeting may include one of the following in the form of a notarized affidavit:~~

- ~~1.—The signature of an individual or any executive officer of any homeowners or neighborhood association required to be contacted, certifying that the neighborhood meeting was conducted, provided, however, that the signature need not certify agreement with the applicant as to any issues raised at the meeting;~~
- ~~2.—If the individual or any executive officer of the homeowners or neighborhood association was unavailable or refused to sign such certification, a statement as to the efforts to contact them and, in the event of unavailability, the reasons as to why they did not sign the certification.~~

Explanation: Requiring additional signatures and notarized affidavits was an unnecessary and burdensome step that needs to be removed.

5. Amend “Expiration and Failure to Begin Development” in ARTICLE 16. ZONING APPLICATION APPROVAL PROCESSES, SECTION 16.8 PLANNED UNIT DEVELOPMENTS AND SMALL PLANNED UNIT DEVELOPMENTS, Subsection 16.9.F in the Shreveport UDC.

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 ~~two~~ 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 ~~two~~ 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 ~~two~~ 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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Explanation: This amendment extends both the preliminary or final site approval period for a PUD from two years to three. Likewise, new language indicates that the Executive Director may extend the approval period for up to an additional three years if there is no significant change in the development or traffic patterns in the area.