



METROPOLITAN PLANNING COMMISSION

City of Shreveport | Caddo Parish

505 Travis Street, Suite 440

Shreveport LA 71101

www.shreveportcaddompc.com

STAFF REPORT – CITY OF SHREVEPORT AND CADDO PARISH

AUGUST 7, 2019

AGENDA ITEM NUMBER: 13

MPC Staff Member: Adam Bailey

City Council District: All Districts

Parish Commission District: All Districts

CASE NUMBER: 19-341-C(c) / 19-304-P(c): CITY OF SHREVEPORT AND CADDO PARISH UDC AMENDMENTS

APPLICANT: METROPOLITAN PLANNING COMMISSION

REQUEST: Code Text (Ordinance) Amendments to the UDC

DESCRIPTION: The Unified Development Code (UDC) serves as the official land use and development regulatory ordinance for both the City of Shreveport and Caddo Parish. Periodically, revisions are required to reflect the changing nature of business in our community. These changes address innovations made for unforeseen industry shifts.

These proposed amendments regarding wireless telecommunications were originally presented to the MPC Board at the June 5, 2019 MPC Meeting. At that time, Staff recommended to defer and continue until the July 10th Meeting—allowing time for industry leaders to review and comment on the proposed code text amendments. Prior to the July MPC Meeting, several industry stakeholders asked for an additional month of review. The additional month allowed the MPC to participate in a conference call—which was held on July 15, 2019—to discuss these revisions.

This staff report describes in detail the revised amendments based on feedback from the wireless telecommunication industry to both the City of Shreveport UDC and Caddo Parish UDC. Because of the fluid nature of UDC, several Articles are effected from these proposed amendments.

- Amending Article 2, *Definitions and Rules of Measurement*
- Amending Article 5, *Use Definitions*
- Amending Article 5, *Table 5-1: Use Matrix*;
- Deleting use standard *Wireless Telecommunications* in Article 6;
- Adding a new Article 22, *Wireless Telecommunications*

A memorandum has also been posted on the MPC website for public review and comments.

REMARKS: The purpose of the UDC was to update, consolidate, and reformat the former subdivision and zoning regulations. It was acknowledged that upon adoption that additional corrections and policy amendments to these regulations would be forthcoming in the future.

These revisions are intended to be more user-friendly and clarify ambiguities and include, but are not limited to, various house-keeping and corrective changes due to either oversight, grammatical mistakes, contradictions, or missing items.



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Staff is proposing the following amendments to both the Shreveport and Caddo Parish UDC:

Amend Abbreviations. *Amendment 1: 19-341-C(c) and 19-304-P(c).* **Amend Article 2. Definitions And Rules Of Measurement, Section 2.2. General Abbreviations.** These abbreviations currently do not exist and, therefore, need to be included to for more clarity.

Amend Definitions. *Amendment 2: 19-341-C(c) and 19-304-P(c).* **Amend Article 2. Definitions And Rules Of Measurement, Section 2.3. Definition of General Terms.** Delete the term “Co-Location,” as this definition is out of context with the proposed amendments. A new definition will be added in Amendment #4 and placed in Article 5.

Amend the Use Matrix. *Amendment 3: 19-341-C(c) and 19-304-P(c).* **New uses to include Wireless Telecommunications – New Facility, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications, Modifications (Eligible Facility), Wireless Telecommunications, Modifications (Non-Eligible Facility); uses to be deleted include Wireless Telecommunications – Stealth Design.** New uses need to be added to the Use Matrix that reflects the correct language used under federal law.

Amend the Use Definition. *Amendment 4: 19-341-C(c) and 19-304-P(c).* **New definitions for Wireless Telecommunications.** In 2018, the City adopted Chapter 105 of the Shreveport City Code). These are the same definitions that are reflected in the City's Code.

Delete the Use Standard. *Amendment 5: 19-341-C(c) and 19-304-P(c).* **Delete use standards for Wireless Telecommunications.** In collaboration with the City, a new article (*Article 22. Wireless Telecommunications*) is being proposed (see Amendment #6) to capture the new use standards for wireless telecommunication facilities.

Add New Article 22. *Amendment 6: 19-341-C(c) and 19-304-P(c).* **Add new article titled Article 22. Wireless Telecommunications.** This new article brings the City of Shreveport UDC into compliance with the City's Code of Ordinances, as well as into compliance with federal laws and regulations to incorporate current wireless technology. Since the adoption of the current Shreveport UDC, in meeting potential applicants regarding prospective wireless applications, MPC staff has identified a number of areas in the current UDC that create confusion as to what is required. By addressing these areas of confusion, *Article 22. Wireless Telecommunications* will become more user-friendly and provide a clearer expectation of requirements from all review agencies involved; which include the MPC, City, and any Expert Consultant, if required. The most significant changes include the following:

- Allowance for administrative review for applications that federal legislation requires that the MPC approve;
- Requirements specific to the type of facility proposed;
- Newer types of facilities not contemplated in the current UDC;



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- Clarified review procedures and updated definitions and explained terms.

ATTACHMENTS: Exhibit "A" for revised *Table 5-1: Use Matrix*
Exhibit "B" for new *Article 22. Wireless Telecommunications*
Exhibit "C" for memorandum describing these amendments

STAFF
RECOMMENDATION: 19-341-C(c) and 19-304-P(c) —WIRELESS TELECOMMUNICATIONS
MPC staff recommends approval of these code text (ordinance) amendments for both the adopted City of Shreveport UDC and Caddo Parish UDC.

PUBLIC ASSESSMENT:

MPC BOARD
RECOMMENDATION: