

ORDINANCE NO. 75 OF 2022

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:

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 April 6, 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 May 4, 2022, 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. 33:140.27; and

WHEREAS, in accordance with the intent of La. R.S. 33:140.27 for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on May 4, 2022, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

WHEREAS, in accordance with the intent of La. R.S. 33:140.35, 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 April 18, 2022; 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. Add the new use "Data Center" to Table 5-1 in ARTICLE 5. USES, SECTION 5.2 USE MATRIX in the Shreveport UDC.

Add a new "Data Center" row and include in the following allowable zoning districts.

- C-3 (P/S)
- C-4 (P/S)
- OR (P/S)
- I-MU (P/S)
- I-1 (P)
- I-2 (P)

[Note (1): See Exhibit "B" for revised Table 5-1]

2. Add the following new definition “Date Centers” to ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC. This new definition will need to be alphabetized accordingly.

5.3 USE DEFINITIONS

Data Center. A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.

3. Add new use standard “L. Data Center” to ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS in the Shreveport UDC. Re-number all subsequent use standards accordingly.

6.1 USE STANDARDS

L. Data Center

1. All data centers shall only operate in allowable zoning districts as indicated on the Use Matrix in Article 5 of this Code. Any data center located within 200’ of a residentially zoned district shall require a special use permit approved by the Metropolitan Planning Commission.
 2. In all allowable zoning districts, all equipment necessary for cooling, ventilating, or otherwise operating the facility must be contained within an enclosed building where the use is located. This includes emergency power generators and other emergency power supply equipment.
 3. In the C-3 and C-4 Districts, the maximum permitted size is 40,000 square feet in gross floor area. However, this size limit may be exceeded as part of special use permit approval.
 4. In the I-MU and OR District, the maximum permitted size is 80,000 square feet in gross floor area. However, this size limit may be exceeded as part of a special use permit approval.
4. Delete use regulation “d” for the temporary use “Portable Beverage Service Facility” in ARTICLE 6. USE STANDARDS, SECTION 6.2. TEMPORARY USE STANDARDS, Subsection 6.2.G.7 in the Shreveport UDC. Re-number all subsequent use standards.

5. Amend "Refuse and Recycling Containers" in TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS in ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.4 PERMITTED ENCROACHMENTS in the Shreveport UDC.

TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS Y= Permitted // N= Prohibited Max. = Maximum // Min. = Minimum				
<i>NOTE: Generally, a building permit is required for the construction of an accessory structure, unless specifically exempted by this Table or this Code.</i>				
	Front & Reverse Corner Side Setback	Corner Side Setback	Interior Side Setback	Rear Setback
***	***	***	***	***
Refuse and Recycling Containers (Section 7.3)	N	N	Y	Y
***	***	***	***	***

6. Amend "Block Design" in ARTICLE 12. RIGHT-OF-WAY AND ACCESS STANDARDS, SECTION 12.1 BLOCKS, Subsection 12.1.B.3.b in the Shreveport UDC.

12.1 USE STANDARDS

a. Block Design

3. All rights-of-way must terminate at other rights-of-way forming a network. The City Engineer may grant an exception for cul-de-sacs and dead-end streets when they meet the following criteria:

- b. The cul-de-sac or dead-end street is no more than 600 feet in length, as measured along the centerline from the closest intersection. The length of the cul-de-sac or dead-end street may be more than 600 feet in length if necessitated by topographic and geometric limitations or other circumstances beyond the subdivider's control. Any cul-de-sac or dead end street must be approved by the Executive Director of the MPC.

7. Amend the definition for “Determination of No Material Effect” in ARTICLE 21. HISTORIC PRESERVATION, SECTION 21.11 DEFINITIONS in the Shreveport UDC.

21.11 DEFINITIONS

Determination of No Material Effect. Determination of no material effect means a document issued by the Shreveport Chief Building Official or the Executive Director of the MPC, or their designees, indicating approval for any normal repair or act of maintenance as defined by this Article. A Determination of No Material Effect may be issued when:

1. The proposed activity is not viewable from the public right-of-way of the property's address; or
2. The proposed activity does not create a substantial adverse change in the façade or exterior features of a building, structure or site; or
3. The scope of work is limited to fencing, landscaping and/or hardscaping; and
4. The proposed activity nonetheless does require a regulated permit.

8. Amend “Distance Requirements” in ARTICLE 23. SHORT-TERM RENTAL PROPERTY, SECTION 23.5 PERMIT TYPES AND USE STANDARDS, Subsection 23.5.B.4.b in the Shreveport UDC.

23.5 PERMIT TYPES AND USE STANDARD

B. Short-Term Rental, ‘Type B’

4. Special Exception Use Approval

- b. **Distance Requirements.** Except in the D-1 district, approved short-term rental properties must be located no closer than 500 feet from any other existing short-term rental property, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same user is located. If any short-term rental property wishes to locate closer than the 500-foot minimum distance from any legally existing short-term rental property, a special exception use approval is required.

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 effect 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

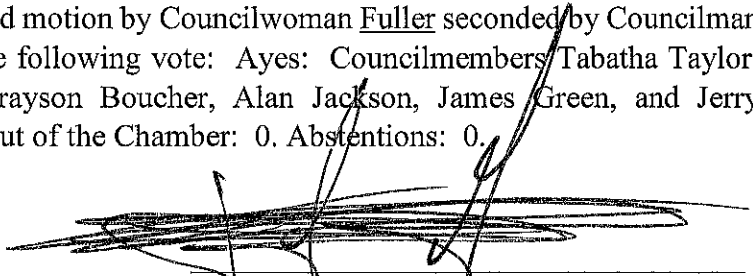
ORDINANCE NO. 75 OF 2022

May 24, 2022

Read by title and as read motion by Councilwoman Taylor seconded by Councilman Bowman for Introduction

June 14, 2022

Having passed first reading on May 24, 2022 was read by title and on motion ordered passed to third reading. Read by title and as read motion by Councilwoman Fuller seconded by Councilman Green for adoption. Approved by the following vote: Ayes: Councilmembers Tabatha Taylor, LeVette Fuller, John Nickelson, Grayson Boucher, Alan Jackson, James Green, and Jerry Bowman, Jr. 7. Nays: 0. Absent: 0. Out of the Chamber: 0. Abstentions: 0.



James Green, Chairman

Approved: 

Adrian Perkins, Mayor

Approved by the City Council JUN 14 2022

Approved by the Mayor JUN 20 2022

And Effective on JUN 28 2022

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



Danielle A. Farr Ewing, Clerk of Council

FACT SHEET

CITY OF SHREVEPORT, LOUISIANA

TITLE	DATE	ORIGINATING DEPARTMENT
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.	May 24, 2022	Shreveport Caddo Metropolitan Planning Commission ("MPC")
		COUNCIL DISTRICT City-wide
		SPONSOR

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 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. Periodically, revisions are required to reflect the changing nature of business in our community and processed as either general amendments suggested or reviewed by the MPC staff, or amendments that include those that are legally necessary, incorporate previously approved ordinances or determinations, or are emergency amendments. These proposed amendments will be intended to be more user-friendly, concerning various housekeeping and corrective changes due to oversight, contradictions, or missing items.

TIMETABLE

MPC Introduction:	April 6, 2022
MPC Review & Recommendation:	May 4, 2022
Introduction to City Council:	May 24, 2022
Final Passage by City Council:	June 14, 2022

ATTACHMENTS

Exhibit "A"	MPC Memo
Exhibit "B"	Table 5-1: Use Matrix
Exhibit "C"	MPC Staff Report

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 May 4, 2022. 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 May 4, 2022, before voting on the proposed amendments. At least ten (10) days' notice of the time and place of the Public Hearing was published on April 18, 2022 in *The Shreveport Times* (a newspaper of general circulation in the municipality).

FINANCES

\$0

SOURCE OF FUNDS

NA

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, Community Planning and Design Manager

RECOMMENDED UDC CODE TEXT AMENDMENTS. 22-5-CTA.

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. Periodically, revisions are required to reflect the changing nature of business in our community and processed as either general amendments suggested or reviewed by the MPC staff, or amendments that include those that are legally necessary, incorporate previously approved ordinances or determinations, or are emergency amendments. These proposed amendments will be intended to be more user-friendly, concerning various housekeeping 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].

1. Add the new use "Data Center" to Table 5-1 in Article 5. USES, SECTION 5.2 USE MATRIX in the Shreveport UDC.

1. Add a new "Data Center" row, and include in the following allowable zoning districts.

- C-3 (P/S)
- C-4 (P/S)
- OR (P/S)
- I-MU (P/S)
- I-1 (P)
- I-2 (P)

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

***Explanation:** Establish a new use category for data centers, which previously were uncategorized within the Code. The new use category expands where data centers are permitted, but also adds new design requirements and size limitations that will require special exceptions for most modern data centers.*

2. Add the following new definition "Date Centers" to ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC. This new definition will need to be alphabetized accordingly.

5.3 USE DEFINITIONS

Data Center. A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.

***Explanation:** Establish a new use category for data centers, which previously were uncategorized within the Code. The new use category expands where data centers are permitted, but also adds new design requirements and size limitations that will require special exceptions for most modern data centers.*

3. Add new use standard "L. Data Center" to ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS in the Shreveport UDC. Re-alphabetize all subsequent use standards accordingly.

6.1 USE STANDARDS

L. Data Center

1. All data centers shall only operate in allowable zoning districts as indicated on the Use Matrix in Article 5 of this Code. Any data center located within 200' of a residentially zoned district shall require a special use permit approved by the Metropolitan Planning Commission.
2. In all allowable zoning districts, all equipment necessary for cooling, ventilating, or otherwise operating the facility must be contained within an enclosed building where the use is located. This includes emergency power generators and other emergency power supply equipment.

3. In the C-3 and C-4 Districts, the maximum permitted size is 40,000 square feet in gross floor area. However, this size limit may be exceeded as part of special use permit approval.
4. In the I-MU and OR District, the maximum permitted size is 80,000 square feet in gross floor area. However, this size limit may be exceeded as part of a special use permit approval.

Explanation: Establish a new use category for data centers, which previously were uncategorized within the Code. The new use category expands where data centers are permitted, but also adds new design requirements and size limitations that will require special exceptions for most modern data centers.

4. Delete use regulation "d" for the temporary use "Portable Beverage Service Facility" in ARTICLE 6. USE STANDARDS, SECTION 6.2. TEMPORARY USE STANDARDS, Subsection 6.2.G.7 in the Shreveport UDC. Re-letter all subsequent use provisions for "Portable Beverage Service Facility" accordingly.

6.2 USE STANDARDS

G. Temporary Seasonal Sales

7. Portable Beverage Service Facility

d.—One-hundred-foot minimum distance from a developed residential lot in a residential district.

Explanation: Eliminates the 100' distance requirement for portable beverage service facility from a residentially zoned district. MPC staff feels this currently restriction does not make sense, since—historically—they located near residentially zoned properties.

5. Amend "Refuse and Recycling Containers" in TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS in ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.4 PERMITTED ENCROACHMENTS in the Shreveport UDC.

TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS				
Y= Permitted // N= Prohibited				
Max. = Maximum // Min. = Minimum				
NOTE: Generally, a building permit is required for the construction of an accessory structure, unless specifically exempted by this Table or this Code.				
	Front & Reverse Corner Side Setback	Corner Side Setback	Interior Side Setback	Rear Setback
***	***	***	***	***
Refuse and Recycling Containers (Section 7.3)	N	Y/N	Y	Y
***	***	***	***	***

Explanation: Table 7-1 currently does not align with language prohibiting refuse and recycling containers in the corner side yard. This amendments fixes any confusion.

6. Amend "Block Design" in ARTICLE 12. RIGHT-OF-WAY AND ACCESS STANDARDS, SECTION 12.1 BLOCKS, Subsection 12.1.B.3.b in the Shreveport UDC.

12.1 BLOCKS

a. Block Design

3. All rights-of-way must terminate at other rights-of-way forming a network. The City Engineer may grant an exception for cul-de-sacs and dead-end streets when they meet the following criteria:

- b. The cul-de-sac or dead-end street is no more than 600 feet in length, as measured along the centerline from the closest intersection. The length of the cul-de-sac or dead-end street may be more than 600 feet in length if necessitated by topographic and geometric limitations or other circumstances beyond the subdivider's control. Any cul-de-sac or dead end street must be approved by the ~~City Engineer~~ Executive Director of the MPC.

Explanation: At the request of the City Engineer, any cul-de-sac or dead end street, greater than 600' in length, shall be approved by the Executive Director.

7. Amend the definition for "Determination of No Material Effect" in ARTICLE 21. HISTORIC PRESERVATION, SECTION 21.11 DEFINITIONS in the Shreveport UDC.

21.11 DEFINITIONS

Determination of No Material Effect. Determination of no material effect means a document issued by the Shreveport Chief Building Official or the Executive Director of the MPC, or their designees, indicating approval for any normal repair or act of maintenance as defined by this Article. A Determination of No Material Effect may be issued when:

1. The proposed activity is not viewable from the public right-of-way of the property's address; or
- ~~1-2.~~ The proposed activity does not create a substantial adverse change in the façade or exterior features of a building, structure or site; or
- ~~2-3.~~ The scope of work is limited to fencing, landscaping and/or hardscaping; and
- ~~3-4.~~ The proposed activity nonetheless does require a regulated permit.

Explanation: The definition for Determination of No Material Effect needs to match the application standards/requirements for a Certificate of Appropriateness, which is currently found in Section 21.5.

8. Amend "Distance Requirements" in ARTICLE 23. SHORT-TERM RENTAL PROPERTY, SECTION 23.5 PERMIT TYPES AND USE STANDARDS, Subsection 23.5.B.4.b in the Shreveport UDC.

23.5 PERMIT TYPES AND USE STANDARD

B. Short-Term Rental, 'Type B'

4. Special Exception Use Approval

- b. **Distance Requirements.** Except in the D-1 district, approved short-term rental properties must be located no closer than 500 feet from any other existing short-term rental property, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other of the same user is located. If any short-term rental property wishes to locate closer than the 500-foot minimum distance from any legally existing short-term rental property, a special exception use approval is required.

Explanation: Currently, there is a 500' distance regulation for short-term rentals (STR). Currently, if a new STR is proposed, and an approved STR is currently operating within 500' of the proposed STR, prior to the approval of the proposed STR application, a Special Exception Use is required by the ZBA. This amendment exempts properties in the D-1 Zoning District from that distance standard.

STAFF REPORT - CITY OF SHREVEPORT

MAY 4, 2022

AGENDA ITEM NUMBER: 15
MPC Staff Member: Adam Bailey
City Council District: All Districts
Parish Commission District: All Districts

CASE NUMBER: 22-5-CTAC: City of Shreveport Code-Text Amendments
APPLICANT: METROPOLITAN PLANNING COMMISSION
REQUEST: Code Text (Ordinance) Amendments to the Shreveport UDC

DESCRIPTION: 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 amendments will affect the following articles, or portions thereof: *Article 2. – Definitions and Rules of Measurement, Article 5. – Uses, Article 6. – Use Standards, Article 7. - On Site Development Standards, Article 12. – General Right-of-Way Standards, Article 21. – Historic Preservation, and Article 23. – Short-Term Rental Property; regarding 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 their provisions included therein.*

STAFF ANALYSIS: Code text amendment changes may be reviewed at any time and are not subject to any annual review requirements. The Office of the MPC typically reviews code amendments updates annually or semi-annually, to accommodate changed or the changing nature of business in our community. Proposed changes in this report were initially discussed at the December 2021 and April 2022 MPC work sessions. Following the MPC public hearing on May 4, the Shreveport City Council will review the proposals at a May 10, 2022 and May 24, 2022 public hearing. MPC staff provided notice of the May 4 public hearing through publication in The Shreveport Times on April 14, 2022. No comments have been received to date.

**PROPOSED UDC CODE
TEXT AMENDMENT(S):**

Staff is proposing amending the following UDC Articles at this time:

- Amend *Article 2. – Definitions and Rules of Measurement,*
- Amend *Article 5. – Uses, Article 6. – Use Standards,*
- Amend *Article 7. - On Site Development Standards,*
- Amend *Article 12. – General Right-of-Way Standards,*
- Amend *Article 21. – Historic Preservation, and*
- Amend *Article 23. – Short-Term Rental Property*

STAFF REPORT - CITY OF SHREVEPORT

Amendment 1. Add the new use “Data Center” to Table 5-1:USE MATRIX. Data centers—a new use category—expands where use is permitted.

Amendment 2. Add the new use definition for “Data Center” to ARTICLE 5. USES. Establishes a new use category for data centers, which previously were uncategorized within the Code.

Amendment 3. Add the new use standards for “Data Center” to ARTICLE 6. USE STANDARDS. Adds new design requirements and size limitations for data centers that will require special permit approval for most modern data centers.

Amendment 4. Delete a use regulation for the temporary use “Portable Beverage Service Facility” in ARTICLE 6. USE STANDARDS. Eliminates the 100’ distance requirement for portable beverage service facility from a residentially zoned district. MPC staff feels this currently restriction does not make sense, since—historically—they located near residentially zoned properties.

Amendment 5. Amend the row “Refuse and Recycling Containers” TABLE 7-1: PERMITTED ENCROACHMENTS regarding. Table 7-1 currently does not align with language prohibiting refuse and recycling containers in the corner side yard. This amendments fixes any confusion.

Amendment 6. Amend “Block Design” in ARTICLE 12. RIGHT-OF-WAY AND ACCESS STANDARDS. At the request of the City Engineer, any cul-de-sac or dead end street, greater than 600’ in length, shall be approved by the Executive Director.

Amendment 7. Amend the definition for “Determination of No Material Effect” in ARTICLE 21. HISTORIC PRESERVATION. The definition for Determination of No Material Effect needs to match the application standards/requirements for a Certificate of Appropriateness, which is currently found in Section 21.5.

Amendment 8. Amend “Distance Requirements” in ARTICLE 23. SHORT-TERM RENTAL PROPERTY. Currently, there is a 500’ distance regulation for short-term rentals (STR). Currently, if a new STR is proposed, and an approved STR is currently operating within 500’ of the proposed STR, prior to the approval of the proposed STR application, a Special Exception Use is required by the ZBA. This amendment exempts properties in the D-1 Zoning District from that distance standard.

ATTACHMENTS: See Exhibit “A” for memorandum describing these amendments in full detail.

See Exhibit “B” for amended 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 Unified Development Code 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:

a. Promotes the public health, safety, and welfare.

The proposed text amendments promotes the public health, safety, and welfare.

STAFF REPORT – CITY OF SHREVEPORT

- b. **Promotes the Master Plan and any adopted land use policies.**
The proposed text amendments are consistent with the Master Plan.
- c. **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.
- e. **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 facts of record, MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted. If approved by City Council, Article 2, Article 5, Article 6, Article 7, Article 21 and Article 23 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 one spoke in support. There were no opposition.

MPC BOARD RECOMMENDATION:

The Board voted 6-0 to recommend this application for approval.