

RECOMMENDED UDC AMENDMENTS. January 6, 2020

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. Periodically, revisions are required to reflect the changing nature of business in our community, and are processed as either general amendments, suggested and reviewed by the MPC staff, or amendments which include those that are legally necessary, incorporate previously approved ordinances or determinations, or are emergency amendments (City designated). 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].

This case was first presented to the MPC Board at the October 2020 MPC Public Hearing, where the Board voted to recommend this application for approval. During the December 8, 2020 Shreveport City Council Meeting, at the request of Councilman Nickelson, the Shreveport City Council voted unanimously to remand these amendments back to the MPC for reconsideration. Language has been added to require the approval of a Special Use Permit for any "Vehicle Dealership - with Outdoor Storage/Display" that is proposed within 200' of a residentially zoned district. All new/amended amendments are identified with highlighted text.

Explanations are given for each amendment shown.

1. Add new Special Purpose District titled "RMUV Residential Mixed-Use Village Zoning District" in ARTICLE 3. ZONING DISTRICTS AND ZONING MAP, SECTION 3.1 ZONING DISTRICTS, Subsection 3.1.E as follows:

E. Special Purpose Districts

- IC Institutional Campus Zoning District
- NA Natural Areas Zoning District
- OS Open Space Zoning District
- RMUV Residential Mixed-Use Village Zoning District
- RBO Riparian Buffer Overlay Zoning District
- CLO Cross Lake Overlay Zoning District
- RRO Red River Overlay Zoning District
- RP Residential Professional Overlay District
- CD Conservation Design Overlay District

Explanation: This amendment was inadvertently excluded from 19-451-C when presented to the MPC in December 2019.

2. Amend Table 5-1 in Article 5. USES, Section 5.2 USE MATRIX in the Shreveport UDC with the following updates:

Update/Add "Vehicle Dealership - Enclosed" as a permitted use in the following zoning districts:

- I-1 (P)

Explanation: Vehicle Dealership - Enclosed shall be permitted in the I-1 District in addition to what is already allowed in the UDC.

Update/Add "Vehicle Dealership - with Outdoor Storage/Display" as a permitted use in the following zoning districts:

- C-3 (S P)
- I-MU (P)
- I-1 (P)
- I-2 (P)

Explanation: Vehicle Dealership - with Outdoor Storage/Display shall be a permitted use in the C-3, I-MU, I-1 and I-2 districts, in addition to what is already allowed in the UDC. A Special Use Permit in the C-3 district will no longer be required.

Update/Add "Vehicle Repair - Major" as a permitted use in the following zoning districts:

- C-4 (S P)

Explanation: Vehicle Dealership - Major shall be a permitted use in the C-4, as this use is of consistent character of the neighborhood and maintains the integrity of the zoning districts currently defined in the UDC.

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

3. Add new use standard “Vehicle Dealership - with Outdoor Storage/Display” in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL STANDARDS, as Subsection “NN” in the Shreveport UDC. Re-alphabetize all subsequent use standards accordingly.

NN. Vehicle Dealership – with Outdoor Storage/Display

1. All Vehicle Dealership – with Outdoor Storage/Display uses shall only operate in allowable zoning districts as indicated on the Use Matrix in Article 5 of this Code. Any Vehicle Dealership – with Outdoor Storage/Display use located within 200’ of a residentially zoned district shall require a special use permit approved by the Metropolitan Planning Commission.
2. No outdoor storage/display is permitted in any public right-of-way or located so that it obstructs pedestrian or vehicular traffic. Outdoor storage/display is prohibited in a required setback.
3. All manufacturing, assembly, repair, or work activity must take place inside an enclosed building.
4. No required parking area may be used for outdoor storage or display.
5. All outdoor storage must comply with all regulations regarding stormwater management and, if required, must be permitted through the LADEQ.

Explanation: Currently, there are no use standards for Vehicle Dealership - with Outdoor Storage/Display. This amendment identifies minimum standards and, most importantly, requires that any vehicle dealership with outdoor storage/display located within 200’ of a residentially zoned district be required to obtain a special use permit.

4. **Amend “General Requirements” in ARTICLE 15. APPLICATION PROCEDURES, SECTION 15.2 NOTICE, Subsection 15.2.C.1.a in the Shreveport UDC to now read as follows:**
 - a. Written notice will be mailed by the Executive Director no less than 15 and no more than 30 days in advance of the scheduled hearing date to all property owners within ~~300~~ 500 feet of the property line of the subject property. The notice must include the date, time, place, and purpose of such hearing, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the City Council or Metropolitan Planning Commission, notification must also be mailed to the owner of the subject property.

Explanation: The area to notify all property owners of a potential land use decision is being increased from 300 feet to 500 feet.