

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 and to otherwise provide with respect thereto.	<u>DATE</u> January 26, 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 Shreveport UDC serves as the official land use and development regulatory ordinance and includes the official zoning map for the City of Shreveport. These proposed amendments are intended to be more user-friendly, with regard to various house-keeping and corrective changes due to oversight, grammatical mistakes, contradictions, or missing items. MPC Staff is proposing the following amendments at this time: amending Article 3, adding a new Special Purpose District titled *RMUV Residential Mixed-Use Village Zoning District*, amending Article 5, *Table 5-1*, adding use standards for *Vehicle Dealership – with Outdoor Storage/Display* in Article 6, amending Article 15, *Application Procedure*.

These code text amendments were first presented to the MPC at the October 2020 MPC Public Hearing, where the Board voted to recommend this application for approval. During the December 8, 2020, City Council Meeting, at the request of Councilman Nickelson, City Council voted to remand these amendments back to the MPC. New use standards have been added (*see Amendment #3 in Exhibit A*) that requires 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.

<u>TIMETABLE</u>	<u>ATTACHMENTS</u>
MPC Introduction: September 2, 2020	Exhibit “A” Memo outline amendments
MPC Review & Recommendation: October 7, 2020	Exhibit “B” Table 5-1: Use Matrix
Introduction to City Council: October 27, 2020	Exhibit “C” MPC Staff Report for 201-118-C
Remanded by City Council back to MPC: December 8, 2020	
MPC Review & Recommendation: January 6, 2021	
Introduction to City Council: January 26, 2021	
Final Passage by City Council: February 9, 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 October 7, 2020. 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 October 7, 2020, before voting on the proposed amendments. At least ten (10) days’ notice of the time and place of the Public Hearing was published on September 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
Community Planning and Design Manager

ORDINANCE NO. _____ OF _____ 2020

AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE 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, 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 September 18, 2020; and

WHEREAS, on September 2, 2020, 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 October 7, 2020, 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 October 7, 2020, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

WHEREAS, on December 8, 2020, these *code text amendments* were remanded by City council back to the MPC, for review and re-recommendation in accordance with [La. R.S. 33:140.30](#); and

WHEREAS, on January 6, 2020, these *code text amendments* were resubmitted to the Shreveport-Caddo MPC, at its regular board meeting, for review and recommendation in accordance with [La. R.S. 33:140.30](#); 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 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 in the Shreveport UDC.

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RMUV Residential Mixed-Use Village Zoning District

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

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

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

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

- C-4 (P)

[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.
4. Amend “General Requirements” in ARTICLE 15. APPLICATION PROCEDURES, SECTION 15.2 NOTICE, Subsection 15.2.C.1.a 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 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.

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.

THUS DONE AND ORDAINED by the City Council of the City of Shreveport, Louisiana.

**APPROVED AS TO LEGAL
FORM:**

City Attorney's Office