

**FACT SHEET****CITY OF SHREVEPORT, LOUISIANA**

<b><u>TITLE</u></b> An ordinance to amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, relative to historic preservation, and to otherwise provide with respect thereto.	<b><u>DATE</u></b> January 26, 2021	<b><u>ORIGINATING DEPARTMENT</u></b> Shreveport   Caddo Metropolitan Planning Commission (“MPC”) <b><u>COUNCIL DISTRICT</u></b> City-wide <b><u>SPONSOR</u></b>
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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 corrective changes concerning historic reservation. More specifically, they were submitted by the Home Builders Association of Northwest Louisiana in an attempt to better expedite the building permit process. In their opinion, some alterations, especially those that cannot be seen from the public right-of-way, should be approved administratively. More specifically, these proposed amendments correct and clarify the code, closing loopholes and making the code more user-friendly.

The following Article, or portions thereof were amended: Article 21.5, “Determination of No Material Effect,” including amendments that update the process for an application for a Certificate of Appropriateness, and Article 21.11, “Definitions,” including a definition for the term *Substantial Adverse Change*. This new definition needs to be added to help quantify what exactly is a “substantial change” when it comes to modifying materials or exterior features in an historic district. If the material change, or modified exterior feature, does not create a substantial adverse change, then a Certificate of Appropriateness is not required.

**TIMETABLE**

MPC Introduction:	December 2, 2020
MPC Review & Recommendation:	January 6, 2021
Introduction to City Council:	January 26, 2021
Final Passage by City Council:	February 9, 2021

**ATTACHMENTS**

Exhibit “A”	MPC Memo
Exhibit “B”	MPC Staff Report for 20-173-C

**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 January 6, 2021. 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 January 6, 2021, before voting on the proposed amendments. At least ten (10) days’ notice of the time and place of the Public Hearing was published on December 18, 2020 in *The Inquisitor* (a newspaper of general circulation in the parish).

**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, MPC  
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, RELATIVE TO HISTORIC PRESERVATION, 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 December 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 January 6, 2021, 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 January 6, 2021, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; 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 December 18, 2020; 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. Amend “Determination of No Material Effect” in ARTICLE 21. HISTORIC PRESERVATION, SECTION 21.5 CERTIFICATE OF APPROPRIATENESS, Subsection 21.5.C.1 in the Shreveport UDC to read as follows:

\* \* \*

1. **Determination of No Material Effect**

Prior to filing an application for a Certificate of Appropriateness, the Shreveport Chief Building Official and/or the City Engineer, or their designees, may issue a "Determination of No Material Effect" indicating approval for any alterations as defined by this Article. A Determination of No Material Effect may be issued when:

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

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2. Add new definition “Substantial Adverse Change” in ARTICLE 21. HISTORIC PRESERVATION, SECTION 21.11 DEFINITIONS, in the Shreveport UDC to read as follows. Alphabetize definition accordingly.

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**Substantial Adverse Change.** Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired.

\* \* \*

**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 [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:**

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City Attorney's Office