

RECOMMENDED UDC AMENDMENTS.

The Caddo Parish Unified Development Code (UDC) serves as the official land use and development regulatory ordinance for the physical area of Caddo Parish, Louisiana that falls within the jurisdiction of the Caddo Parish Planning and Zoning Commission, and is outside of the corporate limits of the City of Shreveport, and was implemented in December 2017. Periodically, revisions to the UDC is required to reflect the changing nature of business within the planning limits of the MPC.

These proposed amendments create the provisions of a Neighborhood Participation Plan. The purpose of the Neighborhood Participation Plan is to achieve the following: (1) Ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood; (2) Ensure that the citizens and property owners of Caddo Parish have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and (3) Facilitate ongoing communication between the applicant, interested citizens and property owners, MPC staff, and elected officials throughout the application review process.

The Neighborhood Participation Plan (NPP) is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. Completion of the neighborhood participation plan shall not be construed as any prejudgment, commitment, or guarantee to require a successful resolution of any differences between applicants and participants. It is not the intent of the Neighborhood Participation Plan to guarantee or require that an application will be approved with or without any particular conditions.

There will be a Public Hearing to consider these amendments at the June 2 2022, PZC Meeting.

Explanations are given for each amendment shown.

1. **Amend "General Requirements" in ARTICLE 15. APPLICATION PROCEDURES, SECTION 15.2 NOTICE, Subsection 15.2.C. Mailed Notice.**

C. Mailed Notice

1. General Requirements

- 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~~ **1,500** 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 Metropolitan Planning Commission or the Parish Commission, notification must also be mailed to the owner of the subject property.

2. **Add new section to ARTICLE 15. APPLICATION PROCEDURES titled "15.4. PROJECT NEIGHBORHOOD PARTICIPATION PLAN" in the Caddo Parish UDC.**

[Note (3): See Exhibit "B" for new section 15.4. Project Neighborhood Participation Plan]

Explanation: *The Master Plan calls for "a structured method for neighborhood associations, residents, and other stakeholders to be informed of forthcoming redevelopment and development projects." The purpose of the Neighborhood Participation Plan is to ensure that applicants pursue early and effective neighborhood participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community or on the neighborhood.*