

STAFF REPORT – CITY OF SHREVEPORT

SEPTEMBER 7, 2022

AGENDA ITEM NUMBER: 11

MPC Staff Member: Adam Bailey

City Council District: All Districts

Parish Commission District: All Districts

CASE NUMBER: 22-9-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 reflect the changing nature of business in our community. These proposed amendments will be intended to be more user-friendly, including, but not limited to, amending the following article, *Article 8. – Off-Street Parking And Loading*, or portions thereof, relative to surfacing requirements for parking lots, with all provisions included therein.

NOTIFICATION: MPC staff provided notice of the September MPC public hearing through publication in The Shreveport Times on August 19, 2022. No comments have been received to date.

Following the MPC public hearing on September 7, the Shreveport City Council will review the proposals at a September 26, 2022 and October 10, 2022 public hearing.

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. The proposed changes in this report were provided by the City Engineer.

Trucking and shipping play a vital role in Shreveport's economy and the metro area has an increasing number of heavy trucks in part due to growing logistics/warehousing industries. With more trucks, there is a need for more truck parking. Companies and independent truck drivers that own their own trucks need additional options for storage. In addition, truck drivers that need to rest may park at unsafe locations, such as on street shoulder or vacant lots, if they are unable to locate available temporary parking.

As communicated to MPC staff while resolving enforcement complaints, many residents have requested better enforcement action against unlawful or non-compliant truck parking in residential areas. On the other hand, some truck drivers that have been cited for parking trucks in residential areas have expressed frustration at the limited options for parking.

Expanding the surfacing requirements for parking lots for heavy truck parking should result in the development of more locations for such storage. However, if not adequately regulated, parking that is poorly managed or overconcentrated may adversely impact residents. Regulations should effectively provide for the needs of the community and mitigate potential adverse impacts on quality of life.

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PROPOSED UDC CODE TEXT AMENDMENT(S):

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

- Amend Article 8. – *Off-Street Parking And Loading*

Amendment 1. Amend “H. Surfacing” in ARTICLE 8. OFF-STREET PARKING AND LOADING, SECTION 8.5. DESIGN OF VEHICLE PARKING SPACES.

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

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:

- Promotes the public health, safety, and welfare.**
The proposed text amendments promotes the public health, safety, and welfare.
- Promotes the Master Plan and any adopted land use policies.**
The proposed text amendments are consistent with the Master Plan.
- Promotes intent of this Code.**
These amendments will simplify current practices, thus promoting the intent of the Code.
- Corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**
The proposed amendments reflect changes in policy.
- 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 8 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.

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PUBLIC ASSESSMENT:

MPC BOARD RECOMMENDATION: