

STAFF REPORT – CITY OF SHREVEPORT

OCTOBER 6, 2021

AGENDA ITEM NUMBER: 18
MPC Staff Member: Adam Bailey
City Council District: All Districts
Parish Commission District: All Districts

CASE NUMBER: 21-165-C: City of Shreveport UDC 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 correct errors in the text or to accommodate changed or the changing nature of business in our community. These proposed amendments are aimed at updating the permitting process and use standards for garage sales. These amendments will affect the following articles, or portions thereof: Article 6. Use Standards, by updating the temporary use standards regarding garage sales, with all their provisions included therein.

BACKGROUND: The Shreveport Unified Development Code (UDC) was implemented in May of 2017. The purpose of the UDC was to update, consolidate, and reformat the former, and extremely outdated, subdivision and zoning regulations. It was acknowledged that upon adoption that additional corrections and policy amendments to these regulations would be forthcoming in the future.

PROPOSED UDC CODE TEXT AMENDMENT(S): Staff is proposing the following UDC Articles at this time:

- Amend Article 6.2 Temporary Use Standards, adding 'Garage Sales' under 'Seasonal Sales'.

Amendment 1.

Amend "Temporary Seasonal Sales" in ARTICLE 6. USE STANDARDS, SECTION 6.2 TEMPORARY USE STANDARDS, Subsection 6.2.F the City of Shreveport UDC by adding the new temporary use "8. Garage, Yard or Estate Sales." *Currently, there is no language that (1) requires a permit be obtained for garage sales; and (2) defines any use standards for such temporary use. This amendment does both—using similar language from the old zoning Code (Chapter 106).*

See Attachments:

- Exhibit "A" for memorandum describing these amendments in full detail.

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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:

- a. Promotes the public health, safety, and welfare.**
The proposed text amendments promotes the public health, safety, and welfare.
- b. Promotes the Master Plan and any adopted land use policies.**
The proposed text amendments are consistent with the Master Plan.
- c. Promotes intent of this Code.**
These amendments will clarify current practices, thus promoting the intent of the Code.
- d. Corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**
Staff finds the proposed amendment would improve compatibility among uses and would assist in ensuring efficient development within the City.
- e. 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 the code text amendments is warranted. If approved by City Council, Article 6 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 approve any subsequent amendments and/or provisions; or
- Modify specific language in the proposed amendment and approve, as modified.

PUBLIC ASSESSMENT: There was no opposition present.

**MPC BOARD
RECOMMENDATION:**

The Board voted 6-2 to recommend this application for approval.