

RECOMMENDED UDC AMENDMENTS. January 8, 2020

The City of Shreveport Unified Development Code (UDC) undergoes regular review in order to ensure that the Code promotes sound, stable, and desirable development within the jurisdiction of the City, to correct errors in the text or to accommodate changed or changing conditions in a particular area. Amendments to the UDC are processed as either general amendments, suggested and reviewed by the MPC staff, or amendments which include those that are legally necessary, incorporate previously approved ordinances or determinations, or are emergency amendments (City designated). Periodically, revisions to both the Shreveport and Caddo Parish UDC's are required to reflect the changing nature of business within the planning limits of the MPC.

The proposed amendments are corrections and/or alterations to existing amendments that have previously been before the MPC Board. Amendments 1 and 2, concerning sidewalks were recommended in July 2018; Amendment 3, concerning the storage of trailers and recreational vehicles, was recommended in December 2019; Amendment 4, concerning annexations procedures and standards, was recommended in December 2019, and Amendment 5, concerning wireless telecommunications, was recommended in September 2019.

- **Note:** New language can be seen in **highlighted underlined** text; deleted language is shown in **highlighted strikethrough** text.
- **There will be a Public Hearing to consider these amendments at the January 8, 2020, MPC Board Meeting.**

CITY OF SHREVEPORT

Explanations are given for each amendment shown.

1. **Add new definition of “Redevelopment” to ARTICLE 2. DEFINITION AND RULES OF MEASUREMENT, SECTION 2.3. DEFINITIONS OF GENERAL TERMS in the Shreveport UDC, to now read as follows:**

Redevelopment. *Any proposed expansion, addition, or major facade change to an existing building, structure, site, parking lot or parking facility, including, but not limited to, the following:*

1. *The existing principal structure is demolished and a new structure is constructed.*
2. *A new principal structure is constructed.*
3. *The existing principal structure is increased in total building footprint by 25% or more.*
4. *An existing parking lot of 20 or more spaces is fully reconstructed, or an existing parking lot area is expanded by 50%.*

Explanation: *This new definition compliments amendments 2, 3, 4, 5, and 6—which specify that sidewalks shall be required for all new construction projects, as well as for redevelopment projects within the City of Shreveport. This new definition helps quantify what redevelopment is.*

2. **Amend TABLE 4-4: COMMERCIAL DESIGN STANDARDS in ARTICLE 4. ZONING DISTRICT REGULATIONS of the Shreveport UDC.**

[Note (1): See Exhibit “B” for revised Table 4-4]

Explanation: *All new development and redevelopment shall provide walkability and pedestrian facilities. Parking lots must be designed to provide designated walkways for pedestrians. Walkways must connect building entrances with parking areas and with public sidewalks along adjacent streets.*

3. **Amend FIGURE 4-7: INDUSTRIAL DISTRICT SITE DESIGN STANDARDS in ARTICLE 4. ZONING DISTRICT REGULATIONS of the Shreveport UDC.**

[Note (2): See Exhibit “C” for revised Figure 4-7]

Explanation: *All new development and redevelopment shall provide walkability and pedestrian facilities. Parking lots must be designed to provide designated walkways for pedestrians. Walkways must connect building entrances with parking areas and with public sidewalks along adjacent streets.*

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4. Amend “Parking Lot and Parking Structure (Principal Use)” in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS, Subsection 6.1.AA.2 in the Shreveport UDC to now read as follows:

AA. Parking Lot and Parking Structure (Principal Use)

2. Parking Lot

- a. A parking lot must be used solely for the temporary parking of motor vehicles and cannot be used as an off-street loading area.
- b. Only structures for the shelter of attendants or for payment kiosks are permitted in a parking lot. Shelters or kiosks must not exceed ten feet in height and 50 square feet in area.
- c. The parking lots must be screened and landscaped in accordance with the requirements of this Code.
- d. **Parking lots must be designed to provide designated walkways for pedestrians. Walkways must connect building entrances with parking areas and with public sidewalks along adjacent streets.**

Explanation: All new parking lots shall provide walkability and pedestrian facilities. Parking lots shall be designed to provide designated walkways for pedestrians. Walkways must connect building entrances with parking areas and with public sidewalks along adjacent streets.

5. Amend “Pedestrian Walkway Design within Parking Areas” in ARTICLE 8. OFF-STREET PARKING AND LOADING, SECTION 8.5. DESIGN OF VEHICLE PARKING SPACES, Subsection 8.5.L in the Shreveport UDC to now read as follows:

L. Pedestrian Walkway Design within Parking Areas

Clearly delineated crosswalks of paving, brick paver, bituminous brick pattern stamping, or painted striping must connect landscaped areas and parking lot islands to building entrances **and public streets** to improve safe passageway for pedestrian. Curb cuts must be included on landscaped areas or islands where such crosswalks are located.

Explanation: Pedestrian walkways shall be designed to connect landscaped areas and parking lot islands to building entrances **and public streets**. This amendment adds the term ‘and public streets’ to bring it in compliance with all other proposed amendments.

6. Add new subsection labeled “13.10 SIDEWALKS” in ARTICLE 13. SUBDIVISION REQUIREMENTS in the Shreveport UDC.

[Note (3): See Exhibit “D” for new Article 13.10 Sidewalks]

Explanation: This new section establishes set requirements for sidewalks—associated with new development and redevelopment—on private property throughout the City for the safety and convenience of pedestrians.

7. Amend ARTICLE 20. ANNEXATION STANDARDS in the Shreveport UDC.

[Note (4): See Exhibit “E” for revised Article 20. Annexations]

Explanation: This amendment brings the City’s Code of Ordinances and the UDC in line with one another. All annexation applications of five (5) acres or more shall be forwarded to the Metropolitan Planning Commission, who in turn will forward their recommendation to City Council after a public hearing. All annexation applications less than five (5) acres shall be handled administratively by the Executive Director, who in turn will forward his or her recommendation to City Council. Only annexations cases five (5) acres or more will have a public hearing (at the MPC level). This amendment also adds provisions for applications for closure and abandonment, which were previously not addressed in the Code.

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8. Amend "Location of Wireless Telecommunications Facilities" in ARTICLE 22. WIRELESS TELECOMMUNICATIONS, SECTION 22.9. GENERAL LAND USE AND DESIGN STANDARDS, Subsection 22.9.A in the Shreveport UDC to read as follows. Re-number later provisions accordingly.

A. Location of Wireless Telecommunications Facilities

1. Wireless telecommunications facilities are permitted per Table 5-1: USE MATRIX of this Code. Small wireless facilities are permitted uses in all zoning districts.
2. Freestanding monopoles and towers are permitted in residential or downtown zoning districts only with issuance of a Special Use Permit approved by the Metropolitan Planning Commission.

~~3. Stealth facilities are permitted in all districts, subject to approval of a WTFP by the Executive Director.~~

3. No tower may be located within the front setback or between the face of a building and a public street, sidewalk or park.

4. All towers shall be set back at least one hundred (100) feet from any public trail, park, or outdoor recreation area, unless it is a stealth facility.

Explanation: This amendment clearly establishes that all new facilities, including "stealth" towers (i.e., monopines) would be required to acquire a special use permit. Only "stealth" facilities which attach to a structure, would be administratively approved.