

FACT SHEET

CITY OF SHREVEPORT, LOUISIANA

<p><u>TITLE</u> An ordinance to amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code and to otherwise provide with respect thereto.</p>	<p><u>DATE</u> January 14, 2020</p>	<p><u>ORIGINATING DEPARTMENT</u> Shreveport Caddo Metropolitan Planning Commission (“MPC”) <u>COUNCIL DISTRICT</u> City-wide <u>SPONSOR</u></p>
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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 house-keeping and corrective changes due to oversight, grammatical mistakes, contradictions, or missing items. The following Articles, or portions thereof where amended: Article 2, “Definitions and Rules of Measurement” including adding an amendment for the term Redevelopment; amending Article 4, “Zoning District Regulations,” including amendments affecting Commercial Design Standards and Industrial Design Standards; Article 6, “Principal Use Standards” including amendments regarding Parking Lots and Parking Structures; Article 8, “Off-Street Parking And Loading,” including amendments regarding sidewalks; Article 20 “Annexations,” regarding provisions for closure and abandonment; and Article 22 “Wireless Telecommunications,” regarding new tower provisions.

<p><u>TIMETABLE</u></p> <table> <tr> <td>MPC Introduction:</td> <td>December 4, 2019</td> </tr> <tr> <td>MPC Review & Recommendation:</td> <td>January 8, 2020</td> </tr> <tr> <td>Introduction to City Council:</td> <td>January 14, 2020</td> </tr> <tr> <td>Final Passage by City Council:</td> <td>January 28, 2020</td> </tr> </table>	MPC Introduction:	December 4, 2019	MPC Review & Recommendation:	January 8, 2020	Introduction to City Council:	January 14, 2020	Final Passage by City Council:	January 28, 2020	<p><u>ATTACHMENTS</u></p> <table> <tr> <td>Exhibit “A”</td> <td>MPC Memo</td> </tr> <tr> <td>Exhibit “B”</td> <td>Table 4-4</td> </tr> <tr> <td>Exhibit “C”</td> <td>Figure 4-7</td> </tr> <tr> <td>Exhibit “D”</td> <td>Article 13, Section 13.10</td> </tr> <tr> <td>Exhibit “E”</td> <td>Article 20. Annexations</td> </tr> </table>	Exhibit “A”	MPC Memo	Exhibit “B”	Table 4-4	Exhibit “C”	Figure 4-7	Exhibit “D”	Article 13, Section 13.10	Exhibit “E”	Article 20. Annexations
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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 8, 2020. 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 8, 2020, 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 23, 2019 in *The Shreveport Times* (a newspaper of general circulation in the parish).

<p><u>FINANCES</u> \$0</p>	<p><u>SOURCE OF FUNDS</u> NA</p>
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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 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 4, 2019, 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 8, 2020, 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 8, 2020, 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 Shreveport Times* (a newspaper of general circulation in the parish) and said Notice was published on December 23, 2019; 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. 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%.

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2. Update Table 4-4 in Article 4. ZONING DISTRICT REGULATIONS in the Shreveport UDC:

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

3. Update Figure 4-7 in Article 4. ZONING DISTRICT REGULATIONS in the Shreveport UDC:

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

4. Amend “Parking Lot and Parking Structure (Principal Use)” in ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS, Subsection 6.1.AA 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.

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.

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

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

7. Repeal and replace ARTICLE 20. ANNEXATION STANDARDS in the Shreveport UDC to read as follows.

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

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. 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.

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.

THUS DONE AND ORDAINED by the City Council of the City of Shreveport, Louisiana.

APPROVED AS TO LEGAL FORM:

City Attorney's Office