

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE SPECIAL CALL PUBLIC HEARING
UNIFIED DEVELOPMENT CODE
SEPTEMBER 29, 2016**

A special call public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Thursday, September 29, 2016 at 6:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The purpose of this special meeting was to receive public comments regarding the final draft of the Unified Development Code (UDC). A second special call meeting will be held on Tuesday, October 18, 2016, same time, same place, to hear final remarks & to record the vote of the MPC regarding the UDC.

Members Present

Alan Young, Chair
Ronnie Remedies, Vice Chair
Bessie Smith
Winzer Andrews

Staff Present

Mark Sweeney, Executive Director
Sandi Austin, Administrative Assistant
Diane Tullos, Office Administrator
Lauren Witt, Planner 1
Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator
Adam Bailey, Special Projects Planner

Members Absent

Nancy Cooper, Secretary
Theron Jackson
Dale Colvin
Lea Desmarteau
Dr. Phillip Pennywell, Jr

Others Present

KSLA-TV

NOTE: We did not have a quorum for this meeting, however, there were no decisions made – only comments received from the public.

The hearing was opened with prayer by **MR. ANDREWS**. The Pledge of Allegiance was led by **MR. REMEDIES**.

The meeting was called to order & the procedure in hearing the application on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference.

Today's special call public hearing is to receive comments regarding the final draft of the UDC. All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

► **CHAIRMAN YOUNG** opened the hearing by stating that the Unified Development Code (UDC) is a "living document". We may realize that some things need to be changed as we begin implementation of the UDC, & we have the latitude to do so as necessary. This document is the most monumental change the City has seen in the past 60 years. We are very optimistic that this UDC & new Zoning Map will make things much more positive for our citizens & developers.

► **UDC CHRONOLOGY**

May 15, 2015	First draft of the UDC was released to the public
June 2015	Stakeholder meetings began
August 2015	2 public forums were held
December 2015	Second draft of the UDC & the Zoning Map were released to the public
June-September 2016	Public outreach efforts & stakeholder meetings continuing with one-on-one's with elected officials
September 2016	Third & final draft of the UDC & the Zoning Map were released to the public
September-October 2016	Public hearings held to gather final comments by the public

► **Presentation of the Unified Development Code by staff**

The Unified Development Code (UDC) will be the new "rule book" for land development & building within our City & Parish. It will combine zoning & subdivision regulations from both the City & the Parish, into one easy-to-read code. Mr. Sweeney said the current codes are very outdated – the first comprehensive plan was done in 1957 & we have made a lot of amendments since then – which has resulted in

inconsistent decision making which doesn't always appear to be in the best interests of our citizens. The new UDC will encourage economic development. We anticipate adoption by the governing bodies (City Council & Parish Commission) by the end of this year, with implementation beginning on April 1, 2017. Mr. Sweeney addressed some of the highlights of this third & final draft, which include:

- Updating the Cross Lake Overlay Zoning District
- Clarification of alcohol related uses
- Regulation of payday / title loan agencies
- Re-evaluation of the number of accessory structures permitted on a lot
- Re-evaluation of the number of detached accessory structures
- Guidelines for chickens & chicken coops
- Parking exemptions that encourage redevelopment
- New screening / buffering standards
- Legal review of sign ordinance provisions
- Redefining pole sign heights
- Providing a program for the cap-and-replacement of billboards
- Refining the selection & installation of landscape plant materials
- Revising tree trimming & pruning by public utility companies
- Updating the summary of application actions
- Streamlining site plan review & appeal process
- Clarification of small planned unit developments
- Improving & expediting subdivision plat approval process

► **Highlights of Comments Made by the Public**

Mr. Tom Arceneaux, Attorney (536 Jordan, Shreveport, LA 71101)

- This UDC will move our City forward
- He had a few map issues regarding historic districts (specifically, Highland)
- He supports saving the trees in our neighborhoods – some of which are generations old
- He supports the notice requirements for utility companies prior to tree removal / maintenance
- 16 people stood in support of the tree preservation information requirements in the UDC

Mr. Andy Craig, Mohr & Associates Inc (1324 N Hearne, Shreveport, LA 71107)

- Architects were not included in this document with regard to landscape plan submittal
- He is not opposed to tree preservation but feels that on properties on “the outskirts of town”, it will be onerous for developers to have to pay a surveyor to do tree mapping
- Developers have a problem filling flood plains for development & if they can't remove trees, this makes it an even bigger problem

Mr. Rob Broussard (451 Sandefur, Shreveport, LA 71104)

- Put his concerns on the record should Wal-Mart ever apply to open a store on Youree Drive at some future date.
- He stated that Broadmoor is 100% opposed to the Wal-Mart locating in their neighborhood

Mr. Bill Wiener, Architect (#2 Longleaf Lane, Shreveport, LA 71106)

- Would like to see better protection provided for our historic districts
- Reminded the Board that parks & open spaces are sacred
- Feels that the 25% windows requirement “is ridiculous”
- Pointed out that Aspen, CO (where he has another home) has a terrific tree code
- Reconsider the use of materials
- Solar panel control
- Encourage recycling over demo / infill
- Digital signs need to be addressed

Mr. Mack Smalley, Jr (5601 Roberts Street, Lot 60, Shreveport, LA 71105)

- Had concerns & questions about the use & placement of pre-built structures on property

Mr. Jeff Everson, Council District B (1053 Boulevard, Shreveport, LA 71104)

- Parking requirements for the Highland area needs further refinement
- Language not specific enough for commercial uses in residential areas

Mr. James Flurry, Council District E (9433 Brookside Circle, Shreveport, LA 71118)

- Commented on requirements regarding cemeteries & mausoleums
- Asked how the downtown landscaping requirements had changed
- Disagrees with the line of thought that “there is plenty of parking downtown”
- The new Zoning Map is too hard to read; need street names for reference
- Disagrees with having to provide botanical names of trees
- Feels that a 3-car garage facing the street prohibition will not be well accepted by residents or builders
- Expressed concern for the poured slab requirement for manufactured homes

Mr. Jimmy Couvillion (3315 Chaumont Circle, Shreveport, LA 71118)

- Expressed concern & asked that we reconsider the “P”, uses permitted by right & “S”, special uses requiring a public hearing, designations list. He submitted his list of specific uses for which he has concerns.

Mr. John Hubbard, SWEPCO (9206 Stonebriar Circle, Shreveport, LA 71115)

- Mr. Hubbard asked that we include the following as an addition to the UDC:

“All electric transmission and distribution lines, wires, poles, along with any and all related facilities, including electric substations, in any way necessary for service by an electric public utility subject to the jurisdiction of the LA Public Service Commission, shall be exempt from all of the limitations and requirements of this Unified Development Code, including but not limited to the restrictions on vegetation management contained in Article 10 and the limitations on right of way contained in Article 12.”

- SWEPCO has provided electricity to our City & Parish for over 100 years
- Constitutionally, electric utilities are under the jurisdiction of the LA Public Service Commission. They have stringent service quality standards.
- There are also federal standards, National Electric Code requirements & National Electric Safety Code requirements
- They are required to trim trees & vegetation – additional service quality requirements were imposed on electric utilities by the Public Service Commission this year
- Their charge is to keep the lights on for their patrons. They ask that we do not try to help them do their job by requiring things they find difficult to comply with

Mr. Johnny Williamson (312 Pierre Avenue, Shreveport, LA 71101)

- I-49 is coming through this area & this corridor will provide access to the interstate. His property is currently commercial but under the UDC, will become residential. This needs to be left a commercial corridor because of the I-49 issue.

Ms. Jessica Ray (635 Kirby Place, Shreveport, LA 71104)

- Regarding the electric utility companies – just let the professionals do their job when it comes to tree removal / maintenance
- She wants to be able to pick whatever type of tree she wants to plant in her yard without restrictions. If it dies, then she'll try something else but she finds the requirements for homeowners too restrictive in the UDC.

Mr. Willie Bradford, Council District A (3026 Independence, Shreveport, LA 71109)

- Does not want the UDC to impose a hardship on citizens with some of the requirements
- How can we maintain a balance of residential and make things appealing for new development?
- Doesn't want to create unreasonable expectations on some of our older neighborhoods – i.e., one size doesn't fit all
- Agrees with SWEPCO that the comment read into the record by Mr. Hubbard should be made a part of the UDC – the utility company should be exempt from specific provisions

► **Highlights of Discussion by the MPC Board**

MR. REMEDIES

- Agreed that one size does not fit all & asked the Board to be mindful of that when looking at what we have to offer developers as a return on their money.
- Said the prohibition of clear cutting needs to be addressed clearly
- Is concerned that we might be creating a Czar to approve more things than we should – that is why we have the Board
- Mechanics are required to work on cars in a fully enclosed building. Some people can't afford to take their cars to a shop
- If he pays for a (privacy) fence, then he wants to look at the “good” side – not be required to have the good side facing the neighbors
- Sometimes there is a need for the use of barbed wire in a non-industrial area
- 3-car garages are very common & should not be prohibited facing the street
- It is over-reaching to limit the way auto dealerships stage cars for sale
- It is over-reaching to require an enclosed area for bicycles
- The requirement for screened loading areas is too much

MRS. SMITH

- Would like to see more development in the Stoner Hill area

MR. ANDREWS

- Thanked everyone for their participation in making this UDC a reality

CHAIRMAN YOUNG

- This has been a very long process & he wanted to make it clear that just because the vote is taken doesn't mean that process stops
- We have made notes of comments made today so we can study them

Mr. Sweeney said staff will attempt to respond effectively to all of the questions & concerns stated.

- ▶ It was announced to the audience that the second public hearing regarding the Unified Development Code will be held on Tuesday, October 18, 2016 at 6 p.m. in this chamber.

ADJOURN 7:50 p.m.

Alan Young, Chair

Nancy Cooper, Secretary