# ORDINANCE NO. 58 OF 2023

AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, FOR THE PURPOSE OF CLARIFYING AND UPDATING VARIOUS CODE PROVISIONS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

# BY COUNCILMEMBER: COUNCILWOMAN TABATHA TAYLOR

**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 April 12, 2023, 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 May 3, 2023, these *code text amendments* were submitted to the Shreveport-Caddo MPC, at its regular board meeting, for review and recommendation in accordance with <u>La. R.S.</u> 33:140.27; and

WHEREAS, in accordance with the intent of <u>La. R.S. 33:140.27</u> for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on May 3, 2023, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

**WHEREAS**, in accordance with the intent of <u>La. R.S. 33:140.35</u>, 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 municipality) and said Notice was published on April 14, 2023; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Shreveport, Louisiana, in a 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. <u>Amend the new use "Amusement Facility Indoor" in Table 5-1 in Article 5. USES, SECTION 5.2 USE MATRIX in the Shreveport UDC.</u>
  - Amend the "Amusement Facility Indoor" row, and add to the following:
    - o OR (P)

[Note (1): See Exhibit "C" for revised Table 5-1]

2. <u>Amend the provision "B. Use" in ARTICLE 18. NONCONFORMITIES, SECTION 18.4. NONCONFORMING LOT in the Shreveport UDC.</u>

# 18.4 NONCONFORMING LOT

\* \* \* \* \* \*

B. Use

\*\*\*\*

2. A nonconforming lot of record may be used for a manufactured home in any zoning district where it is located.

\*\*\*\*\*

**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 Shreveport City Charter Section 4.23.

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

APPROVED AS TO LEGAL FORM:

City Attorney's Office

# **ORDINANCE NO. 58 OF 2023**

# May 23, 2023

Read by title and as read motion by Councilwoman <u>Taylor</u> seconded by Councilwoman <u>Bowman</u> for Introduction

# June 13, 2023

Having passed first reading on May 23, 2023 was read by title and on motion ordered passed to third reading. Read by title and as read motion by Councilwoman Taylor seconded by Councilman Brooks for adoption. Approved by the following vote: Ayes: Councilmembers Tabatha Taylor, Gary Brooks, Jim Taliaferro, Grayson Boucher, Alan Jackson, and James Green. 6. Nays: 0. Absent: Councilwoman Ursula Bowman. 1. Out of the Chamber: 0. Abstentions: 0.

James Green, Chairman

Approved:

Tom Arceneaux, Mayor

Approved by the City Council \_\_\_\_\_JUN 1 3 2023

Approved by the Mayor JUN 2 0 2023

And Effective on JUN 2 8 2023

at 12:01 O'clock A.M."

Shanerika M. Flemings, Clerk of Council

# **FACT SHEET**

# CITY OF SHREVEPORT, LOUISIANA

TITLE An ordinance to amend various articles and sections in	DATE May 23, 2023	ORIGINATING DEPARTMENT Shreveport   Caddo Metropolitan
the City of Shreveport, Louisiana, Unified Development Code, for the purpose of clarifying and updating various code provisions, and to otherwise provide with respect thereto.	•	Planning Commission ("MPC") COUNCIL DISTRICT City-wide SPONSOR

#### **PURPOSE**

To amend the code text in the Shreveport Unified Development Code.

# **BACKGROUND INFORMATION**

The Shreveport Unified Development Code ("Shreveport UDC" or "UDC") undergoes regular review by MPC staff in an attempt to better ensure sound, stable, and desirable development within the City. Periodically, revisions are required. Sometimes those revisions reflect the changing nature of business in our community, and sometimes they are to correct "errors" in the Code.

MPC Case #23-2-CTAC recommended two (2) text amendments that are intended to be more user-friendly. The first amends *Table 5-1: Use Matrix*, allowing the use—Amusement Facility-Indoor—as permitted use in the OR (Office Research) Zoning District. The second simplifies language in *Article 18. – Nonconformities*. Revise language would allow for a nonconforming lot of record to be used for a manufactured home in any zoning district where it is located.

TIMETABLE		ATTACHMEN'	<u>rs</u>
MPC Introduction:	April 12 2023	Exhibit "A"	Amendments Summary
MPC Review & Recommendation:	May 3, 2023	Exhibit "B"	MPC Memo
Introduction to City Council:	May 23, 2023	Exhibit "C"	Table 5-1: Use Matrix
Final Passage by City Council:	June 13 2023	Exhibit "D"	MPC Staff Report for 23-2-CTAC

# SPECIAL PROCEDURAL REQUIREMENTS

MPC Recommendation. Pursuant to La. R.S. 33:140.27 and La. R.S. 33:140.35, as amended, 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 May 3, 2023. Therefore, the City Council may render its decision to approve the amendments by a simple majority vote. See La. R.S. 33:140.27 and 35, as amended, and Shreveport UDC 16.1 (D)(3)(b).

Notice and Public Hearing at MPC. In accordance with the intent of La. R.S. 33:140.27 and La. R.S. 33:140.35, as amended, for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting on May 3, before voting on the proposed amendments. At least ten (10) days' notice of the time and place of the Public Hearing was published on April 14, 2023, in *The Shreveport Times* (a newspaper of general circulation in the municipality).

FINANCES	SOURCE OF FUNDS
\$0	NA
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, Community Planning and Design Manager



#### Office of the MPC

505 Travis Street | Suite 440 | Shreveport , LA | 71101 318-673-6440 | fax 318-673-6112

# SHREVEPORT UDC CODE TEXT AMENDMENT SUMMARY: 23-2-CTAC — General Clean-Ups —

The Shreveport Unified Development Code ("Shreveport UDC" or "UDC") undergoes regular review by MPC staff in an attempt to better ensure sound, stable and desirable development within the City of Shreveport. Periodically, revisions are required. Sometimes those revisions reflect the changing nature of business in the community, and sometimes they are to correct "errors" in the Code.

MPC Case #23-2-CTAC recommended two (2) text amendments that are intended to be more user-friendly. The first amends *Table 5-1: Use Matrix*, allowing the use—Amusement Facility-Indoor—as permitted use in the OR (Office Research) Zoning District. The second simplifies language in *Article 18. – Nonconformities*. Revise language would allow for a nonconforming lot of record to be used for a manufactured home in any zoning district where it is located.

A list of the amendments, along with a brief explanation, are described below:

<u>AMENDMENT 1.</u> Amends "Table 5-1: Use Matrix" in Article 5. – Use Definitions to allow for the use "Amusement Facility - Indoor" to be a permitted use in the OR (Office Research) Zoning District.

o OR (P)

**Explanation**: The use 'Amusement Facility-Indoor' is becoming more and more popular within the Shreveport-Bossier area. One particular accessory use is the renting of large spaces for inflatable rentals, water slides, tents, tables and chairs. These spaces offer a convenient indoor party facility for their patrons. In researching similar facilities in other municipalities, staff does not see any reason why this use shouldn't be allowed in the OR (Office Research) Zoning District.

<u>AMENDMENT 2.</u> Amend the provision "B. Use" in ARTICLE 18. NONCONFORMITIES, SECTION 18.4. NONCONFORMING LOT in the Shreveport UDC.

Explanation: Currently, if an applicant wants to place a manufactured home on a nonconforming lot in the City—they have to apply for a variance and get special exception approval from the ZBA. This amendment would simply this approval process by eliminating the need for a variance. If passed, any applicant wanting to place a manufactured home—regardless of whether the lot was conforming or nonconforming—would only need to apply for Special Exception Use approval before the ZBA (no variance would be needed).

Agriculture	a	d	a	Ь	Ь	۵	۵	Ь	Ь	Ь	۵	Ь	Ь	d	Ь	а а	Ь	Ь	Ь	Ь	CBD A	п Ф	P P	P	P P P	<u>а</u>	<b>a</b>			Ь	۵.	
Aimort																						71111					3	S	S			Sec. 6.1.A
Amusement Facility - Indoor				TANK TO A		2000		SESSES.		SUSSESSION		The second		Towns I		Ь	Ь	d	۵	Ь		Ь	а	A	РР	Д	а				۵	
Amusement Facility - Outdoor												2010					Hall	Д.		S							۵.	တ ၊				
Animal Care Facility		E STATE OF			THE STATE OF								S			S	۵.	۵.	۵.	4			Ь	2	S	The same	4	2 (				Sec. 6.1.B
Animal Shelter									STATES OF THE STATES			0	24					2	2	0	SO.	n					1	ı.				Sec. 6.1.B
Animal Shelter – Operated by Public	٩	Ь														<u>а</u>	۵	۵	۵	۵.	Д		S	s	S	۵.	۵	۵	۵			Sec. 6.1.B
Authority Art Gallery			THE PERSON NAMED IN	The same of the sa				S					Ь			100		۵.	۵	4	Ь	Ь			ЬР		4				م	
Arts Studio		TO WAR						S		THE REAL PROPERTY.	NO.	THE STATE OF	Д	S-080		Ь	۵	а	4	Ь	Ь	а	Ь	Ь	ЬР		а			Section 1	۵	
Automated Teller Machine - Standalone													No.			100		۵.	۵	۵	<u>a</u>	ا ۵			<u>а</u>	<u>а</u>	<b>a</b>	۵.	Д.		-	Sec. 6.1.C
Bar							The second			THE STATE OF						S	USS B	S	s c	S	a.	۵					۵	۵			-	Sec. 6.1.D
Bed and Breakfast	۵.	<b>a</b> .	4	2	2	-		0		Total Control			0	6		٥	8	0	2 0	٥	1	٥	0 0	٥			۵	Total State of the last			S S S S S S S S S S S S S S S S S S S	3ec. 0. I.E
Body Modification Establishment Brewery																	S	۵.	S	. a			100		S		۵.	۵.				
Broadcasting Facility TV/Radio - With				THE REAL PROPERTY.		STATE OF THE PARTY												۵								۵	۵	۵	S		۵	
Antennae															STATE OF THE PARTY										100	8						
Broadcasting Facility TV/Radio - Without																<u>α</u>	۵	۵	۵.	۵	۵.	۵	<u> </u>	۵.	<u>а</u>	۵.	۵	۵.	S		۵	
Bus Transfer Station		۵	а	۵	Ь	۵	۵	Ь	Ь	Ь	Ь	4	Ь	1000		Ь	а	Ь	а	Ь	а	Ь	Ь	Ь	Ь	۵.	Д	۵	Ь	Ь	۵	Sec. 6.1.F
Business Support Services																Д.	55.0	۵.	4	А	۵.	S						163				
Campground		STATE OF THE PERSON NAMED IN		THE STATE OF THE S		Section 1		No. of Street, or other Persons and Street, o	Septiment of the last	HCC-1							22						No.		No.	100	-	4		1		Sec. 6.1.G
Car Wash																SO .	ı	2		0		o					<b>L</b>	L	Problem			Sec. 0. 1.H
Casino	c	c				No. of the last				March 1												,								۵		200.00
Cemetery	L 6	1 0		The same of the same of	STATE OF THE PARTY							100000							The second		200000	THE PERSON NAMED IN						S				Sec. 6.1.B
Commercial Escility For Don In Use	2	0											2000			٩		۵	۵	Ь	d	а	۵		Ь							Sec. 6.1.J
Comminity Center	۵	۵	А	Ь	Ь	۵	۵	S	Ь	۵	Ь	Ь	Ь	<u>a</u>		Ь	1 10		4	Ь				Ь	4		۵.			Ь	۵.	
Community Garden	۵	Ь	Ь	Ь	Ь	۵	Д	s	а	۵	Ь			<u>a</u>	а	100	<b>a</b>		4	А					<u>а</u>	۵.	a. c	a. c		а.		Sec. 6.1.K
Contractor Office	THE PERSON NAMED IN		- TO THE REAL PROPERTY OF THE PERTY OF THE P						Parlie and								so.	2				c			-		1	1	_			Sec. o. I.II
Convention Center	0	0										Name of the last							SHIP SHIP			_		STATE OF THE PARTY						Р		
Country Club	. 07	_ co	co	S	S								2000	TO SOL											H							
Cultural Facility	,			No. of Contract of	S	S	S	S	S	S	S	S				Ь	100	Д	Ь	Ь	а	Ь	Ь	Ь	ЬР		а			Ь	۵.	
Data Center																198	P/S	P/S			-					P/S		۵. ۵	۵		-	Sec. 6.1.L
Day Care Center	A A STATE OF THE S			The Section			Town of									<u>а</u>		4	۵.	4	<u>a</u>	<b>a</b> .	<b>a</b>	2 0	a.	7	200				2	Sec. 6.1.M
Day Care Home	۵.	۵	۵.	d.	4	۵.	۵.	<b>a</b>	4	a.	a.	<b>a</b>		_			U	U	The same of the sa		10000			_	O.	o.	or.	cr.	o.		No.	36C. O. I.IVI
Detention or Penal Institution		100000						No.		N SAME							0 00	0 0	S	۵				Name of the last	S		0 0	0 0	,			
Distillery		STATISTICS.						Section Section		STATE OF THE PARTY OF		STORY STORY				A	а	<u>a</u>	A	A			S		S	Ь	A				100	Sec. 6.1.N
Dwelling – Above the Ground Floor													Ь			Ь		Ь	Ь	Ь	а	А	а	Д	Ь		а.				۵	
Dwelling - Accessory Dwelling Unit	A	A	A	A	A	A	A	S	A	A	A												0		0		0				0	Sec. 6.1.0
Dwelling - Age-Restricted Housing		550				1		S		2	2 4	2	4	0	0		n		0		0	0	L				2				16	Sec. 6.1P
Dwelling – Manufactured Home	2		ц		ц	ш		U		u a	u 0	۵	Service Servic				v.		S	а	4	S	9		В		S				-	Sec. 6.1.Q
Dwelling - Multi-Family		STATE OF THE PARTY OF		The State of the S	STATE OF THE PARTY	The State of the S	d	0 0	۵	. a.	_ d	. a.		The state of		1000			۵	<b>a</b>			а	Ь	Ь			Town I			တ	Sec. 6.1.Q
Dwelling - Single-Family Detached	а	а	Ь	d.	Ь	4	4	<b>a</b>	٩	۵	Ь			<u>a</u>					۵	Ь						153				Mean		Sec. 6.1.R
Dwelling - Single-Family Attached			The same				۵	۵	Д	۵.	А		Ь						۵.	۵.												Sec. 5.1.K
Dwelling - Two-Family							۵.	۵.	۵.	۵.	۵.	0		0		0	۵	٥	2 0	2 0				0			THE PARTY		THE STATE OF		7	3ec. 0. I.N
Educational Facility - Primary or Secondary	a.	ı	n	n	0	0	_	0							The state of the s													0	c		0	
Educational Facility – University, College or																		<b>a</b>	S	a.	2		ı.		84	Ad		L	n		_	
Financial Institution		Total Service	The same						OH!					THE REAL PROPERTY.				۵	۵.	۵.	۵.	۵.	۵.	<u>a</u>	4			2			2	0 40
Financial Institution with Drive-Through					N SECTION AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AN				BASTON B		The same							2 0	K 0	V O	0	0	¥ 0					۵	۵	٥	-	Sec. 6.1.3
Food Truck and Trailer Vendor								HORNE		HASSING IN			U			LU	L or	L 0	L 07	. 00	_ (r)	. 00	S	S	S	S	· S	S	. so		· so	Sec. 6.1.U
Food Truck Park								The second second					2	No.			0	,	,	,		,					100				100	
Fraternity/Solonity																		Distored .		100000		Total Control		The same of		100	No. of the last	۵	۵			
			A STATE OF THE PARTY OF THE PAR		A STREET	4.	A STATE OF THE PARTY OF	4	CALL SHAPE CO.		Shirt San Line		48000			1		The state of the s		ACCOUNT OF THE PERSON		The same of		The same of								

TABLE 5-1: USE MATRIX

USESTANDARD 6.1.W 6.1.W 6.1.W 6.1.W 6.1.W 6.1.W 6.1.W 6.1.W Sec. 6.1.88 Sec. 6.1.00 Sec. 6.1.00 Sec. 6.1.00 Sec. 6.1.00 Sec. 6.1.GG Sec. 6.1.HH Sec. 6.1.AA Sec. 6.1.Y Sec. 6.1.FF Sec. 6.1.G Sec. 6.1.W Sec. 6.1.W Sec. 6.1.A Sec. 6.1.A Sec. 6.1.X Sec. 6.1.Y Sec. 6.1.Y Sec. 6.1.Z Sec. 6.1.V 8 2222 مم 444 ۵ م ۵ 0 SSD ۵. 00000 ۵ Ь so 4 NA ۵ ۵ S a a 00 4 44 ۵ 22222 ۵ Ь a so so 00 444 مم 00 ۵ 0000 တ م ۵ a a SO ۵ 000 00 I-MU . . . . . SHORAL 00 S 444 0 0 444 444 OR S S P S ۵. 2 2 2 s a ۵ 00000 444 D-1-000 000 400 000 SPS SAA D-1-AC P/E ۵ 000 a 0 Saaa 0000 440 ۵ ۵. D-1-RMU ٩ ۵ SPES ممم S ۵ 000 2222 0000 00 D-1-CMU 444 0 0 SS ۵. Saa 0000000 ۵ ۵. 0000 ဟ S 400 0.00 4 4 4 9 0 N ۵ 4 Д D-1-E S S S Sagasa P/E م م D-1-CBD P/E a s 000 00 S 0 ဟ ۵ 2 2 2 000 ۵. တ ۵ C-UV ۵ 000 0000 ۵ P/E 444 S a 0 ۵ 000000 ۵ 0000 2 2 2 B/E 4 9 S ۵. S 0000 ۵ 00000 0000 တ 0 0 C-3 C-4 00 Saa 00 SOL 000 444 aasaa 444 444 ۵. 0.00 0 0 ۵ SAAAAAS ۵ ۵ ۵ S P/E ۵ တ 2 2 2 444 Д مم S ۵. S ۵. 000 R-MHP ۵ R-MHS P/E R-MUV S 4 0.0 S ۵ 0.0 တတ 00 4 0 R-4 SH 000 ۵ R-3 م S SHO ۵ S 440 ۵ م م م ۵ S R-2 P/E ۵ ۵ R-TH P/E ۵ S S 440 ۵ R-HU S P/E R-UC P/E ۵ a S S 200 R-1-5 P/E ۵ മമഗ ۵. S R-1-7 B/E S а ٩ တ 9 0 D R-1-10 مام P/E ۵ ۵. Д R-1-12 S م P/E 000 0 0 D S ۵ P/E ۵ R-E Ь B/E R-A S ۵ ممم Furniture, Furnishings and Equipment Sales as Station
Gas Station
Gas Station
Gos Station
Gos CourseDhriving Range
Government Office
Government Office
Government Office
Government Office
Group Home
Haffway House
Heilpad
Heilpad
Heilpad
Heilpad
Houstria - Light
Hotel
Industria - Light
Houstria - Light
Manniactured Home Park
Parking Lord Service Establishment
Research and Development
Residential Care Facility
Research and Development
Residential Care Facility
Research and Development
Residential Care Facility
Research and Development
Residential Care Facility Cutdoor
Savage Facility: Outdoor
Savage Facility Food Service
Specially Food Service PRINCIPAL USE

TABLE 5-1: USE MATRIX																																	
PRINCIPAL USE	R-A	R-E	R-1-12	R-1-10	R-1-7	R-1-5	R-UC	R-HU	I R-TH	4 R-2	R-3	R-4	R-MUV	V R-MHS	R-MHP C	C-1 C-2	-2 C-3	ပ်	C-UC	c-uv	CBD	- P-	CMU	RMU-1-	Ac 1-	P-1- HC OR		nw-i		1-2 NA	so	2	USE STANDARD
Storage Yard - Outdoor																15		Д		No.		THE SECOND							Ь	Ь			Sec. 6.1.JJ
Truck Repair		- Control of the Cont														The second			The second		Merco												
Truck Stop															1273		987	S									25			0	of sulps		
Utility	တ	S	S	S	S	s	S	S	S	S	S	S		S	S	S	S	4	S	S	S	s	S	S	S	Ь	۵	۵	4	Ь		۵	Sec. 6.1.PP
Vehicle Dealership - Enclosed													200000	(5)			Д	Д		А		THE STATE	а			Д			а				
Vehicle Dealership – With Outdoor Storage(Display																	å	å		S						S		ă.	i.	ă.			Sec. 6.1.00
Vehicle Operation Facility																		۵.											<u>a</u>	а.		۵.	
Vehicle Rental – Enclosed																	d.	۵.	No.	Д	а.	۵	۵			Ь	а.	۵.				۵.	
Vehicle Rental – With Outdoor Storage/Display								L CO									S	۵		S						S	۵.		1000			S	
Vehicle Repair/Service- Major																		å								S		۵.	<u>.</u>	S			Sec. 6.1.RR
Vehicle Repair/Service - Minor										SH			S			0)	G S	۵	S	Ь			S		S	S		4		so i		250	Sec. 6.1.RR
Warehouse				PHILIPPEDIE								THE STATE OF	THE PERSON		STATE OF			A									4	2					
Wholesale Establishment									THE COLUMN					100				A								100				<b>4</b>			
Wind Energy System	S	S					100000			100																	S	s I	s i	70		S	Sec. 6.1.SS
Winery					A STATE OF							100	18811011	2:9			S	۵	တ	٩		BANKS NA		10000	S	4		18			-		
Wireless Telecommunications - New Facility	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	တ	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 22.9
Wireless Telecommunications – Attachments to Existing Structures (Other than Towers)	۵	۵	d.	а	۵	۵	۵	۵	۵	۵	۵	۵.		۵.	۵.	<u>а</u>	<u>م</u>	۵	۵	۵	۵.	۵	۵	۵	۵	۵	۵.	۵	۵.	<u>а</u>	<u>a</u>	۵	Sec. 22.9
Wireless Telecommunications – Modifications (Eligible Facility)	А	۵	۵	۵	۵	۵	۵	۵.	۵	۵	۵	Ф.		۵	<u> </u>	<u>а</u>	<u>а</u>	۵	۵	۵	۵	۵	۵	۵	۵	۵	۵	۵	۵	4	d.	۵	Sec. 22.9
Wireless Telecommunications – Modifications (Non-Eligible Facility)																S	S	တ	Ø	တ	S	Ø	Ø	Ø	S	S	Ø	S	s,	s s	s s	S	Sec. 22.9

-\* All Vehicle Dealership - with Outdoor Storage/Display uses shall only operate in allowable zoning districts as indicated on this table. Any Vehicle Dealership - with Outdoor Storage/Display use located within 200' of a residentially zoned district shall require a special use permit

—P.F. - Depending on the Short-Term Rental Permit—whether Type A., Type B.-1' or Type B.-2, a short-term rental property will either be a permitted use by-right (P) or will require a Special Exception Use (E)

-P/S - Depending on the overall gross square footage—a data center will either be a permitted use (P) or will require a special use permit (S) depending on the overall gross square footage and/or distance to a residentially zoned district.

TEMPORARY USE	R-A R-E R-1-12 R-1-7 R-1-5 R-UC R-HU R-TH	R-E	8-1-12	10 t	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MUV	R-MUV R-MHS R-MHP C-1 C-2	R-MH	P C-1	C-2	C-3	C-4 C-UC	0 00-	c-uv	CBD E		CMU RN	RMU 1	AC HC		I-MU	Σ	1-2	NA	S IC	OR I-MU I-1 I-2 NA OS IC USESTANDARD	ARD
Batch Plant/Rock Crushing Facility (Temporary)	**d	**d	*d																ă.							å			å	100000			Sec. 6.2.	A
Borrow Pit	b**	p**	d		STREET, ST.		12334		TO SERVICE														NO S					Į.	å	å			Sec	8
Farmers' Market	Ь	9	4	۵	4	۵	4	۵	٩	Ь	۵	Д	4	۵	THE RES	4		Ь	K	Ь	۵	۵	Ь	1	Ь	Ь						Ь	Sec	0
Temporary Outdoor Events	В	۵.	Д	4	Ь	۵	Ь	4	Ь	۵.	۵	۵	Ь	۵.	STATE OF THE PARTY	4	۵	۵	Ь	Ь	Ь	Ь	100	Ь	100	Ь	۵.	Ь		No.			Sec	щ
Temporary Sale of Non-Seasonal												The state of the s	۵			Д	۵	۵	а.	Ь	۵	Ь	Ь	Д.	а.	а	۵	۵	۵			<u>a</u>	Sec. 6.2.F	щ
Merchandise Temporary Seasonal Sales	S	S	S	S	S	S	S	S	S	S	S	S	NEW COLUMN	S		۵	۵	4		۵	Ь	Ь	Ь	Ь	Ь	Ь	а		۵			а.	Sec. 6.2.	9
Temporary Subdivision Sales Office	Ь	Ь	۵	Ь	Ь	۵	۵	۵	Ь	۵	۵.	۵		۵	А						TO STATE OF			NAME OF TAXABLE PARTY.		Che Rear	THE PARTY		AND DESCRIPTIONS	No.	SE TRANS	STATE STATE	Sec. 6.2.	I

-\* Even though Batch PlantRock Crushing Facility (Temporary) and Borrow Pit are permitted uses (P) by-right, these uses require MPC Board approval at a public hearing.



505 Travis Street, Suite 440 | Shreveport, LA 71101 318-673-6480 | fax 318-673-6461 | www.shreveportcaddompc.com

# STAFF REPORT - CITY OF SHREVEPORT

MAY 3, 2023

AGENDA ITEM NUMBER: 12
MPC Staff Member: Adam Balley
City Council District: All Districts

**CASE NUMBER:** 

23-2-CTAC: City of Shreveport Code-Text Amendments

APPLICANT:

METROPOLITAN PLANNING COMMISSION

REQUEST:

Code Text (Ordinance) Amendments to the Shreveport UDC

DESCRIPTION:

The Shreveport Unified Development Code ("Shreveport UDC" or "UDC") undergoes regular review by MPC staff in an attempt to better ensure sound, stable, and desirable development within the City. Periodically, revisions are required. Sometimes those revisions reflect the changing nature of business in our community, and sometimes they are to correct "errors" in the Code.

MPC Case #23-2-CTAC recommends two (2) code text amendments that are intended to be more user-friendly. These including housekeeping and corrective changes due to oversight, contradictions, or missing items. These amendments will affect the following articles, or portions thereof: Article 5. – Uses, and Article 18. – Nonconformities; regarding updates and revisions within the UDC to correct errors in the text or to accommodate the changing nature of business within the community, with all their provisions included therein.

A list of all amendments, along with a brief explanation (as warranted), is detailed below.

### 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. Proposed changes in this report were initially discussed at the April 12, 2023 MPC Public Hearing. Following said Public Hearing on May 3, 2023, the Shreveport City Council will review the proposals at a May 23, 2023 and June 13, 2023 Public Hearing.

MPC staff provided notice of their May 3, 2023 Public Hearing through publication in *The Shreveport Times* on April 19, 2023. No comments have been received to date.

# PROPOSED UDC CODE TEXT AMENDMENT(S):

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

- Amend Article 5. Uses, Table 5-1: Use Matrix
- Amend Article 18. Nonconformities

**Amendment 1.** Amend Table 5-1:USE MATRIX. The use 'Amusement Facility-Indoor' is becoming more and more popular within the Shreveport-Bossier area. One particular accessory use is the renting of large spaces for inflatable rentals, water slides, tents, tables and chairs. These spaces offer a convenient indoor party facility for their patrons. In researching similar facilities in other municipalities, staff does not see any reason why this use shouldn't be allowed in the OR (Office Research) Zoning District.



505 Travis Street, Suite 440 | Shreveport, LA 71101 318-673-6480 | fax 318-673-6461 | www.shreveportcaddompc.com

# STAFF REPORT - CITY OF SHREVEPORT

Amendment 2. Amend the provision "B. Use" in ARTICLE 18. NONCONFORMITIES. Currently, if an applicant wants to place a manufactured home on a nonconforming lot they have to apply for a variance and get special exception approval from the ZBA. Amendment #2 would simply this approval process by eliminating the need for a variance. Once passed, any applicant wanting to place a manufactured home-regardless of whether the lot was conforming or nonconformingwould only need to apply for Special Exception Use approval before the ZBA.

#### ATTACHMENTS:

See Exhibit "A" for memorandum describing these amendments in full detail. See Exhibit "B" for amended Table 5-1: USE MATRIX, with all changes reflected within.

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.
- 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 simplify 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.
  - 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 5 and Article 18 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.



505 Travis Street, Suite 440 | Shreveport, LA 71101 318-673-6480 | fax 318-673-6461 | www.shreveportcaddompc.com

# STAFF REPORT - CITY OF SHREVEPORT

PUBLIC ASSESSMENT:

There was no support or opposition to the application.

MPC BOARD

RECOMMENDATION:

The board voted 8-0 to recommend approval of the application.