

FACT SHEET

CITY OF SHREVEPORT, LOUISIANA

TITLE

An ordinance to amend Article 4 of the City of Shreveport, Louisiana, Unified Development Code, establishing a waiver of the setback requirements within the Urban Corridor Zoning District, with all provisions included therein, and to otherwise provide with respect thereto.

DATE

12/21/2023

ORIGINATING DEPARTMENT

MPC

COUNCIL DISTRICT

City-Wide

SPONSOR

No Sponsor

PURPOSE

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

BACKGROUND INFORMATION

- This is an MPC Executive Director initiated code text amendment to better ensure sound, stable, and desirable development within the City.
- In 2017, the UDC introduced the Urban Corridor Zoning District, or C-UC. It was intended to offer flexibility by attempting to create a mix of commercial, office, and residential spaces.
- Typically, zoning districts have required setbacks—the distance between the property line and the building where no structure can be placed. The C-UC, however, has a build-to-zone—the area where the building must be located.
- The C-UC has a build-to-zone of 0’ - 20’ (meaning that the building is required locate within the first 20’ of the property).
- If an applicant does not (or cannot) adhere to the build-to-zone requirement, a variance must be sought before the ZBA.
- Since 2017, of the received applications within the C-UC, many applicants have struggled to meet the build-to-zone requirements, acknowledging they either (a) create safety hazards or (b) incur increased construction costs.
- This proposed amendment would allow for ‘setback waiver’ for lots within the C-UC.
- Said waiver would be approved administratively by the Executive Director.
- The setback waiver, if approved by the Executive Director, would eliminate the build-to-zone, and allow the setback to be increased to no greater than the front or side setbacks of adjacent lots on the same street frontage.
- The waiver shall not, in the opinion of the Executive Director, have an adverse effect on the neighborhood or general welfare of the area.

TIMETABLE

Introduction: 12/21/2023

Final Passage: 01/09/2024

ATTACHMENTS

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 December 6, 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 La. R.S. 33:140.35, 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 December 6, 2023, before voting on the proposed amendments. At least ten (10) days' notice of the time and place of the Public Hearing was published on November 19, 2023, in The Shreveport Times (a newspaper of general circulation in the municipality).

FINANCES

\$ 0

SOURCE OF FUNDS

N/A

ALTERNATIVES

(1) Adopt the ordinance as submitted, or (2) amend the ordinance, or (3) reject the ordinance.

RECOMMENDATION

It is recommended the City Council adopt the ordinance.

FACT SHEET PREPARED BY:

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