

FACT SHEET

CITY OF SHREVEPORT, LOUISIANA

TITLE

An ordinance to amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, for the purpose of clarifying and updating provisions for uses related to dwelling units within commercial spaces, and to otherwise provide with respect thereto.

DATE

8/26/2024

ORIGINATING DEPARTMENT

MPC

COUNCIL DISTRICT

City-Wide

SPONSOR

No Sponsor

PURPOSE

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

BACKGROUND INFORMATION

These amendments will eliminate the current definition of Dwelling—Above the Ground Floor and replace it with a more precise and clear land use definition for Dwelling—Mixed-Use. Dwelling—Above the Ground Floor is an imprecise definition of a use that has caused confusion with developers, decision makers and the public. The proposed use and definition allow for and recognizes residential units integrated into developments that combine multiple functions, such as commercial, retail, or office spaces along with housing. New use standards for Dwelling—Mixed-Use aimed to maintain a balance between residential and commercial uses in mixed-use developments, preserve street-level commercial activity, and protect nearby single-family residential areas. None of the required use standards shall be eligible for a variance request to be considered by the Zoning Board of Appeals.

TIMETABLE

Introduction: 08/27/2024
Final Passage: 09/10/2024

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 July 10, 2024. 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 July 10, 2024, before voting on the proposed amendments. At least ten (10) days' notice of the time and place of the Public Hearing was published on June 25, 2024, 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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