

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, updating and adding new provisions related to planned unit developments, small planned unit developments, and conditional zoning districts, and to otherwise provide with respect thereto.

DATE

10/21/2024

ORIGINATING DEPARTMENT

MPC

COUNCIL DISTRICT

City-Wide

SPONSOR

No Sponsor

PURPOSE

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

BACKGROUND INFORMATION

MPC Case #24-07-CTAC introduces significant changes to the following special zoning districts processes for Planned Unit Developments (PUDs), Small Planned Unit Developments (SPUDs), and Conditional Zoning Districts (CZDs).

- The PUD process is updated to (1) require at least four public benefits in all PUD proposals, and (2) to outline a clear approval process that includes pre-application meetings and detailed standards for evaluation.
- The SPUD process is removed and replaced with the new special development district called a Conditional Zoning Districts, or CZD, which emphasizes creative planning and community benefits.
- The CZD process provides greater flexibility in property development while ensuring compatibility with neighboring uses, designating CZDs on zoning maps and outlining application, approval procedures.
- Both PUDs and CZDs incorporate appeal processes for decisions, aiming to streamline development guidelines, enhance clarity for developers, and ensure substantial community benefits.
- The amendment is consistent with the Shreveport-Caddo 2030 Great Expectations Master Plan to promote public health, safety, and welfare.
- The MPC Board voted unanimously to support the recommendation for approval, pending City Council action.

TIMETABLE

Introduction: 10/22/2024
Final Passage: 11/08/2024

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 October 2, 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 October 2, 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 September 17, 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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