

FACT SHEET

CITY OF SHREVEPORT, LOUISIANA

TITLE	DATE	ORIGINATING DEPARTMENT
An ordinance to amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, for the purpose of updating certain uses within the downtown zoning district, and to otherwise provide with respect thereto.	August 27, 2024	Shreveport Caddo Metropolitan Planning Commission (“MPC”)
		COUNCIL DISTRICT
		City-wide
		SPONSOR

PURPOSE

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

BACKGROUND INFORMATION

- The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development. Periodically, revisions are required to correct errors in the text or to accommodate the changing nature of business in our community.
 - The MPC proposes these amendments to allow certain uses to become "permitted" or "special use" in certain downtown zoning districts.
 - These changes aim to address the evolving needs in downtown Shreveport to promote stable development and accommodate diverse housing types and mixed-use developments.
 - The amendments are consistent with the Shreveport-Caddo 2030 Master Plan, focusing on efficient regulatory processes and best practices.
 - The proposed changes include modifications to Table 4-5 (Downtown Sub-Districts Dimensional Standards) and Table 5-1 (Use Matrix).
 - The MPC Board recommended approval of these amendments, citing their potential to enhance economic stability and quality of life while preserving the downtown's character.
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TIMETABLE

MPC Introduction:	July 10, 2024
MPC Review & Recommendation:	August 6, 2023
Introduction to City Council:	August 27, 2024
Final Passage by City Council:	September 10, 2024

ATTACHMENTS

Exhibit “A”	Summary of Proposed Amendments
Exhibit “B”	Detailed Amendment Memo
Exhibit “C”	Amended Table 5-1: Use Matrix
Exhibit “D”	MPC Staff Report for 24-04-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 August 6, 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 August 6, 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 July 24, 2024, in *The Shreveport Times* (a newspaper of general circulation in the municipality).

FINANCES

\$0

SOURCE OF FUNDS

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

ORDINANCE NO. _____ OF 2024

AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, FOR THE PURPOSE OF UPDATING CERTAIN USES WITHIN THE DOWNTOWN ZONING DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

BY COUNCILMEMBER:

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 July 10, 2024, 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 August 6, 2024, these *code text amendments* were submitted to the Shreveport-Caddo MPC, at its regular board meeting, for review and recommendation in accordance with [La. R.S. 33:140.27](#); and

WHEREAS, in accordance with the intent of [La. R.S. 33:140.27](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on August 6, 2024, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

WHEREAS, in accordance with the intent of [La. R.S. 33:140.35](#), 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 July 24, 2024; 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. Amend TABLE 4-5: DOWNTOWN SUB-DISTRICTS DIMENSIONAL STANDARDS in ARTICLE 4.- ZONING DISTRICT REGULATIONS in the City of Shreveport UDC.

[Note (1): See Exhibit "B" for all revisions to Table 4-1]

2. Amend TABLE 5-1: USE MATRIX in ARTICLE 5.- USES, SECTION 5.2.- USE MATRIX in the City of Shreveport UDC. All uses within the Use Matrix shall be alphabetized accordingly.

[Note (2): See Exhibit "C" for all revisions to Table 5-1]

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



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: 24-05-CTAC
— USE MATRIX UPDATES FOR DOWNTOWN SUB-DISTRICTS—

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.

REQUEST: Areas affected are *Article 4 – Zoning District Regulations* and *Article 5 – Uses of the Shreveport UDC*.

These proposed changes will allow several "uses" to become "permitted"—or a use which is allowed by-right—and identified as a "(P)" in *Table 5-1: Use Matrix*. The reason for this proposal is to address the evolving needs of downtown Shreveport, with all provisions included therein.

**MASTER PLAN
CONSISTENCY:**

Staff certifies that the proposed UDC amendments are consistent with the Shreveport-Caddo 2030 Great Expectations Master Plan:

- Ensuring equitable health and safety outcomes for all
- Ensuring regulatory processes are responsive, efficient, more customer friendly,
- Revising regulations for best practices and enforcement

STAFF ANALYSIS:

These proposed amendments allow for more stable development and is crucial for several reasons. First, modernizing these uses as a "Permitted Use" or "(P)" encourages sustainable growth by accommodating diverse housing types and mixed-use developments. This flexibility helps meet the evolving needs of downtown—including affordable housing options and integrated commercial spaces. Moreover, these amendments help foster economic stability by attracting investment and supporting local businesses through strategic land use planning. By promoting resilience against economic fluctuations, revising the Use Matrix can pave the way for stable, balanced development that enhances the overall quality of life for residents while preserving the character and integrity of Downtown Shreveport.

RECOMMENDATION: MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted.

RECOMMENDED UDC CODE TEXT AMENDMENTS. 24-05-CTAC.

The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development to accommodate changed or changing conditions in a particular area. These proposed changes These amendments specifically address all downtown zoning districts: D-1-CBD, D-1-E, D-1-CMU, D-1-RMU, D-1-AC, and D-1-HC.

Staff is requesting the Shreveport UDC be amended as follows: ~~strikeout~~ indicates deleted text, underline indicates added text].

1. Amend TABLE 4-5: DOWNTOWN SUB-DISTRICTS DIMENSIONAL STANDARDS in ARTICLE 4.- ZONING DISTRICT REGULATIONS in the City of Shreveport UDC.

TABLE 4-5: DOWNTOWN SUB-DISTRICTS DIMENSIONAL STANDARDS						
	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC
BULK						
Minimum Building Height	See Figure 4-4	See Figure 4-4	See Figure 4-4	See Figure 4-4	See Figure 4-4	See Figure 4-4
Maximum Building Height	See Figure 4-4	See Figure 4-4	See Figure 4-4	See Figure 4-4	See Figure 4-4	See Figure 4-4
SETBACKS						
Minimum Street Lot Line Setback	Build-To Line: 0' Institutional Uses: 20'	Build-To Line: 0'	Build-To Line: 0' Institutional Uses: 20'	Build-To Zone: 0' to 20' Institutional Uses: 20'	Build-To Zone: 0' to 20' Institutional Uses: 20'	Build-To Zone: 0' to 20'
Required Build-To Percentage	80%	60%	80%	60%	80%	60%
Minimum Interior Side Setback	None	None	None	None	None	None
Minimum Rear Setback	None	None	None	15'	None, unless abutting residential district then 15'	None, unless abutting residential district then 15'

* Common areas for public use such as, but not limited to, seating areas, public parks and green spaces, plazas and squares, pedestrian malls, transit hubs and station, outdoor seating areas, waterfronts and riverwalks, and public art installations within any Downtown Sub-District are exempt from meeting the Required Build-To Percentage requirements of Table 4-5: Downtown Sub-Districts Dimensional Standards.

2. Amend TABLE 5-1: USE MATRIX in ARTICLE 5.- USES, SECTION 5.2.- USE MATRIX in the City of Shreveport UDC.

a) Amend the following rows to ...

- Include "Amusement Facility - Indoor" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD (P)
 - D-1-RMU ~~(A)~~(P)
- Include "Amusement Facility - Outdoor" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD (P)
 - D-1-E (P)
 - D-1-CMU (P)
 - D-1-RMU (P)
 - D-1-AC (P)
 - D-1-HC (P)
- Include "Bar" in the following zoning districts as a Permitted Use (P):
 - D-1-RMU ~~(S)~~(P)
- Include "Body Modification Establishment" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD (P)

- Include "Brewery" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD [\(P\)](#)
 - D-1-E [\(P\)](#)
 - D-1-CMU [\(P\)](#)
 - D-1-RMU [\(P\)](#)
 - D-1-AC ~~(S)~~[\(P\)](#)
- Include "Broadcasting Facility TV/Radio - Without Antennae" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD [\(P\)](#)
 - D-1-E [\(P\)](#)
 - D-1-CMU [\(P\)](#)
 - D-1-RMU [\(P\)](#)
 - D-1-AC [\(P\)](#)
 - D-1-HC [\(P\)](#)
- Include "Business Support Services" in the following zoning districts as a Permitted Use (P):
 - D-1-E ~~(S)~~[\(P\)](#)
 - D-1-CMU [\(P\)](#)
 - D-1-RMU [\(P\)](#)
 - D-1-AC ~~(S)~~[\(P\)](#)
- Include "Data Center" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD [\(P\)](#)
 - D-1-E [\(P\)](#)
 - D-1-CMU [\(P\)](#)
 - D-1-RMU [\(P\)](#)
 - D-1-AC [\(P\)](#)
 - D-1-HC [\(P\)](#)
- Include "Distillery" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD [\(P\)](#)
 - D-1-E [\(P\)](#)
 - D-1-CMU [\(P\)](#)
 - D-1-RMU [\(P\)](#)
 - D-1-AC ~~(S)~~[\(P\)](#)
- Include "Dwelling – Age-Restricted Housing" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD ~~(S)~~[\(P\)](#)
 - D-1-E ~~(S)~~[\(P\)](#)
- Include "Educational Facility - Primary or Secondary" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD [\(P\)](#)
 - D-1-E [\(P\)](#)
 - D-1-CMU [\(P\)](#)
 - D-1-AC [\(P\)](#)
 - D-1-HC [\(P\)](#)
- Include "Educational Facility – University, College or Vocational" in the following zoning districts as a Permitted Use (P):
 - D-1-E [\(P\)](#)
- Include "Food Truck Park" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD ~~(S)~~[\(P\)](#)
 - D-1-E ~~(S)~~[\(P\)](#)
 - D-1-CMU ~~(S)~~[\(P\)](#)
 - D-1-RMU ~~(S)~~[\(P\)](#)
 - D-1-AC ~~(S)~~[\(P\)](#)
 - D-1-HC ~~(S)~~[\(P\)](#)
- Include "Gas Station" in the following zoning districts as a Permitted Use (P):
 - D-1-E ~~(S)~~[\(P\)](#)
 - D-1-HC ~~(S)~~[\(P\)](#)

- Include "Healthcare Institution" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD [\(P\)](#)
 - D-1-E [\(P\)](#)
 - D-1-CMU [\(P\)](#)
 - D-1-RMU [\(P\)](#)
 - D-1-AC [\(S\)](#)
 - D-1-HC [\(P\)](#)

- Include "Helipad" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD ~~(S)~~[\(P\)](#)
 - D-1-E ~~(S)~~[\(P\)](#)
 - D-1-CMU [\(P\)](#)
 - D-1-RMU [\(P\)](#)
 - D-1-AC [\(P\)](#)
 - D-1-HC [\(P\)](#)

- Include "Hotel" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD ~~(S)~~[\(P\)](#)
 - D-1-RMU ~~(S)~~[\(P\)](#)
 - D-1-AC ~~(S)~~[\(P\)](#)
 - D-1-HC ~~(S)~~[\(P\)](#)

- Include "Industrial Artisan" in the following zoning districts as a Special Use (S):
 - D-1-CBD [\(S\)](#)
 - D-1-E [\(S\)](#)
 - D-1-RMU [\(S\)](#)

- Include "Liquor Delivery Services" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD [\(P\)](#)
 - D-1-AC [\(P\)](#)

- Include "Liquor Sales" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD [\(P\)](#)

- Include "Live Entertainment - Ancillary Use" in the following zoning districts as a Permitted Use (P):
 - D-1-CMU ~~(S)~~[\(P\)](#)

- Include "Medical Office" in the following zoning districts as a Permitted Use (P):
 - D-1-E [\(P\)](#)

- Include "Movie Studio" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD [\(P\)](#)
 - D-1-E ~~(S)~~[\(P\)](#)
 - D-1-CMU [\(P\)](#)
 - D-1-RMU [\(P\)](#)
 - D-1-AC ~~(S)~~[\(P\)](#)
 - D-1-HC [\(P\)](#)

- Include "Pay Day/Title Loan Agency" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD ~~(S)~~[\(P\)](#)
 - D-1-E [\(P\)](#)
 - D-1-CMU ~~(S)~~[\(P\)](#)
 - D-1-RMU [\(S\)](#)
 - D-1-AC [\(P\)](#)
 - D-1-HC [\(P\)](#)

- Include "Passenger Terminal" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD [\(P\)](#)

- Include "Public Park" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD ~~(S)~~(P)
 - D-1-E (P)
 - D-1-CMU ~~(S)~~(P)
 - D-1-RMU ~~(S)~~(P)
 - D-1-AC (P)
 - D-1-HC (P)

- Include "Reception Facility" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD (P)
 - D-1-E ~~(S)~~(P)
 - D-1-CMU ~~(S)~~(P)
 - D-1-RMU (P)
 - D-1-AC ~~(S)~~(P)
 - D-1-HC (P)

- Include "Retail Sales of Alcohol – Beer/Wine" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD ~~(S)~~(P)
 - D-1-E ~~(S)~~(P)
 - D-1-CMU ~~(S)~~(P)
 - D-1-RMU ~~(S)~~(P)
 - D-1-AC ~~(S)~~(P)
 - D-1-HC ~~(S)~~(P)

- Include "Soup Kitchen, Accessory" in the following zoning districts as a Permitted Use (P):
 - D-1-CBD ~~(S)~~(P)
 - D-1-E ~~(S)~~(P)
 - D-1-RMU ~~(S)~~(P)

- Delete "Vehicle Repair/Service– Major" in the following zoning districts as a Special Use (S):
 - D-1-HC ~~(S)~~

- Delete "Vehicle Repair/Service– Minor" in the following zoning districts as a Special Use (S):
 - D-1-CMU ~~(S)~~
 - D-1-AC ~~(S)~~
 - D-1-HC ~~(S)~~

[Note (1): See Exhibit "C" for all revisions to Table 5-1]

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	R-TH	R-2	R-3	R-4	R-MUV	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UC	C-UV	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC	OR	I-MU	I-1	I-2	NA	OS	IC	USE STANDARD		
Soup Kitchen, Accessory	P	P	P	P	P	P	P	S	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P		P						P		
Specialty Food Service													P			P	P	P	P	P	P	SP	SP	P	SP	P	P		P	P							
Storage Yard - Outdoor																			P										P	P						Sec. 6.1.KK	
Truck Repair																													P	P							
Truck Stop																				S									P	P							
Utility	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	P	S	S	S	S	S	S	P	P	P	P	P				P	Sec. 6.1.OO		
Vehicle Dealership – Enclosed																			P	P						P		P	P								
Vehicle Dealership – With Outdoor Storage/Display																			P*	P*						S		P*	P*	P*						Sec. 6.1.RR	
Vehicle Operation Facility																			P									S	P	P					P		
Vehicle Rental – Enclosed																			P	P		P	P	P			P	P	P						P		
Vehicle Rental – With Outdoor Storage/Display																			S	P		S					S	P	S						S		
Vehicle Repair/Service– Major																													P	P	S						Sec. 6.1.SS
Vehicle Repair/Service – Minor													S				S	P	P	S	P								P	P	S						Sec. 6.1.SS
Warehouse																			A									P	P	P	P						
Wholesale Establishment																			A										P	P	A						
Wind Energy System	S	S																										S	S	S	S				S		Sec. 6.1.TT
Winery																			S	P	S	P				S	P		P	P							
Wireless Telecommunications – New Facility	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	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)	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 22.9
Wireless Telecommunications – Modifications (Eligible Facility)	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 22.9
Wireless Telecommunications – Modifications (Non-Eligible Facility)																S	S	S	S	S	S	S	S	S	S	S	S	S	S	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/E - Depending on the Short-Term Rental Permit—whether ‘Type A,’ Type B-1’ or Type B-2,’ a short 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-1-10	R-1-7	R-1-5	R-UC	R-HU	R-TH	R-2	R-3	R-4	R-MUV	R-MHS	R-MHP	C-1	C-2	C-3	C-4	C-UC	C-UV	D-1-CBD	D-1-E	D-1-CMU	D-1-RMU	D-1-AC	D-1-HC	OR	I-MU	I-1	I-2	NA	OS	IC	USE STANDARD		
Batch Plant/Rock Crushing Facility (Temporary)	P**	P**	P**																P*								P*			P*	P*					Sec. 6.2.A	
Borrow Pit	P**	P**	P**																											P*	P*						Sec. 6.2.B
Farmers’ Market	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P		Sec. 6.2.C	
Temporary Outdoor Events	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P		Sec. 6.2.E
Temporary Sale of Non-Seasonal Merchandise													P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P		Sec. 6.2.F
Temporary Seasonal Sales	S	S	S	S	S	S	S	S	S	S	S	S		S		P	P	P	P	P	P	P	P	P	P	P	P	P	P						P		Sec. 6.2.G
Temporary Subdivision Sales Office	P	P	P	P	P	P	P	P	P	P	P	P		P	P																						Sec. 6.2.H

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

STAFF REPORT – CITY OF SHREVEPORT

AUGUST 7, 2024

AGENDA ITEM NUMBER: XX
MPC Staff Member: MPC Staff
City Council District: All Districts
Parish Commission District: All Districts

CASE NUMBER: 24-05-CTAC: City of Shreveport Code-Text Amendments
APPLICANT: METROPOLITAN PLANNING COMMISSION
REQUEST: Code Text (Ordinance) Amendments to the Shreveport UDC

SUMMARY: The City of Shreveport Unified Development Code (UDC) undergoes regular review to ensure that the Code promotes sound, stable, and desirable development. Periodically, revisions are required to correct errors in the text or to accommodate the changing nature of business in our community.

These proposed changes will allow several “uses” to become “permitted”—or a use which is allowed by-right and identified as a “(P)” in *Table 5-1: Use Matrix*, or allowed as a *Special Use*—or a use which is allowed with approval by the MPC Board and identified as a “(S)” in *Table 5-1: Use Matrix*. The reason for this proposal is to address the evolving needs of downtown Shreveport, with all provisions included therein.

**MASTER PLAN
CONSISTENCY:**

These changes are consistent with the following provisions of the Shreveport-Caddo 2030 Great Expectations Master Plan:

- Ensuring regulatory processes are responsive, and efficient.
 - Making the UDC more customer friendly.
 - Revising regulations for best practices and enforcement.
-

**NOTIFICATION/
COMMUNITY OUTREACH:**

Notifications of the MPC public hearing were published pursuant to the following:

- Proposed language was provided to the City Attorney’s Office on July 22, 2024, for review and comment.
 - Notice of the August MPC public hearing was provided through legal advertisement in *The Shreveport Times* on July 24, 2024. No comments have been received to date. Mailed notifications for applications for a code text amendment are not required.
 - Following the MPC public hearing on August 7, the Shreveport City Council will review the proposals before an August 27, 2024, and September 10, 2024, public hearing.
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STAFF ANALYSIS:

The Shreveport UDC undergoes regular review to ensure that the Code promotes sound, stable, and desirable development. Periodically, revisions are required to accommodate changed or the changing nature of business in our community. These amendments specifically address all downtown zoning districts: D-1-CBD, D-1-E, D-1-CMU, D-1-RMU, D-1-AC, and D-1-HC.

STAFF REPORT – CITY OF SHREVEPORT

These proposed amendments allow for more stable development and is crucial for several reasons. First, modernizing these uses as a “Permitted Use” or “(P)” encourages sustainable growth by accommodating diverse housing types and mixed-use developments. This flexibility helps meet the evolving needs of downtown—including affordable housing options and integrated commercial spaces. Moreover, these amendments help foster economic stability by attracting investment and supporting local businesses through strategic land use planning. By promoting resilience against economic fluctuations, revising the *Use Matrix* can pave the way for stable, balanced development that enhances the overall quality of life for residents while preserving the character and integrity of Downtown Shreveport.

PROPOSED CODE TEXT AMENDMENT(S):

Staff is proposing the following amendments to the Shreveport UDC at this time. **See Exhibit “B” for a detailed list of changes with bluelines (added text) and red strikeouts (deleted text).**

Amendment 1. Amend *Table 4-5: Downtown Sub-Districts Dimensional Standards* in **Article 4. – Zoning District Regulations.**

Amendment 2. Amend *Table 5-1: Use Matrix* in **Article 5. – Uses.**

ATTACHMENTS: **See Exhibit “A” for a one-page summary of proposed amendments.**
See Exhibit “B” for detailed list of changes with bluelines (added text)
See Exhibit “C” for proposed *Table 5-1: Use Matrix*.

APPROVAL STANDARDS: The purpose of *Section 16.1.E.1* is to provide a uniform means for amending the text of the UDC whenever appropriate. In determining whether to recommend approval or denial of the proposed text amendment, the MPC shall weigh the relevance to which the proposed amendment:

- a. **Promotes the public health, safety, and welfare.**
The proposed text amendments promote 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.
- e. **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 the facts of record, MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted.

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If approved by the City Council, *Article 5* 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.

PUBLIC ASSESSMENT: No one spoke in support. 1 person spoke in opposition.

MPC BOARD RECOMMENDATION: The Board voted unanimously to recommend approval of this application with the following stipulations:

1. Liquor Sales shall not be allowed in the D-1-AC Zoning District
2. Pay Day/Title Loan Agency shall not be allowed in the D-1-AC, and shall only be allowed as a Special Use (S) in the D-1-RMU Zoning District
3. Healthcare Institution shall only be allowed as a Special Use (S) in the D-1-AC Zoning District

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NOTICE TO THE PUBLIC

Control #24134

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, August 7, 2024, at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA**, for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

CASE NO. 24-5-CTAC: UDC CODE TEXT AMENDMENTS. In accordance with Shreveport Unified Development Code (UDC), Article 16, Section 16.1, an application has been submitted by the staff of the Office of the Shreveport Metropolitan Planning Commission of Caddo Parish to consider public comments and testimony regarding proposed code text amendments to the Shreveport UDC including, but not limited to, amending the following articles, or portions thereof: Article 4. – Zoning District Regulations and Article 5. – Uses to update certain permitted uses within the downtown zoning district, with all provisions included therein.

Alan Clarke, Executive Director
Metropolitan Planning Commission
The Shreveport Times

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH
SUMMARY MINUTES OF THE PUBLIC HEARING AUGUST 7, 2024**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, August 7, 2024 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

Winzer Andrews, Chair
Rachel Jackson
Bill Robertson
Rose Wilson McCulloch
Toni Thibeaux
Gabriel Balderas

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Manager
Reginald Jordan, Zoning Administrator
Emily Trant, Planner II
Tanner Yeldell, City Attorney's Office
Kamrin Hooks, Executive Assistant/Planner 1
Christian Terrell, Planner 1
Peiyao Li, Community Planner 1

Members Absent

Fred Moss, IV
Harold Sater
Chris Elbersen

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MR. ROBERTSON**

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, the City Council. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by MRS. WILSON MCCULLOCH, seconded by MS. JACKSON, to approve the minutes of the July 10, 2024 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ROBERTSON, and Meses. WILSON MCCULLOCH, JACKSON and THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON, MOSS, and SATER

PUBLIC HEARING

CASE NO. 24-5-CTAC CODE TEXT AMENDMENT

Applicant: METROPOLITAN PLANNING COMMISSION
Request: Code Text (Ordinance) Amendments to the Shreveport UDC

Representative &/or support: NONE

CLARKE informed the Board that the MPC Staff has begun aggressively going through the ordinances to make approval faster and this is a simple way to achieve that goal.

Opposition:

Wendy Benscoter 801 Crockett #291, Shreveport, LA, 71101

Benscoter stated that she is the Executive Director of Shreveport Commons, and they are in support of 99% of this amendment. She informed the Board that her comments are only for the 9 blocks of Shreveport Commons, and not for the rest of downtown. She stated that the 9 block area services very low-income people and some of the uses that will be allowed like pay-day loans may do more harm to the residences than good. Benscoter asked if the Board may exclude liquor stores and payday/title loan agencies from the 9-block radius. CLARKE stated that the staff has no problem striking the intrusive uses Benscoter mentioned

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from the use matrix and making them allowed with special use permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ROBERTSON, and Meses. WILSON MCCULLOCH, JACKSON and THIBEAUX Nays: NONE. Absent: Messrs. ELBERSON, MOSS, and SATER. The Board voted unanimously to recommend approval of this application with the following stipulations:

1. Liquor Sales shall not be allowed in the D-1-AC Zoning District.
2. Pay Day/Title Loan Agency shall not be allowed in the D-1-AC, and shall only be allowed as a Special Use (S) in the D-1-RMU Zoning District.
3. Healthcare Institution shall only be allowed as a Special Use (S) in the D-1-AC Zoning District.

END OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

CLARKE informed the Board that MPC Staff will continue doing research on conditional zoning and make the determination if the MPC needs to maintain PUDs and SPUDs and add conditional zoning or eliminate PUDs and SPUDs and implement conditional zoning. He stated that by September the MPC office should have a recommendation for the Board.

OTHER MATTERS TO BE REVIEWED BY THE COMMISSION

JORDAN stated that for the past month they have received 34 complaints that inspectors have been sent out on, from year to date, there have been 277 complaints. There have been 28 issued commercial certificate of occupancies for the past month and 196 for year to date. There have been 21 issued home-based certificate of occupancies for the past month and 101 for year to date.

CLARKE stated that they are looking at ways of ensuring that once the Board approves something that it doesn't stay on the books for years and that they can encourage people to imitate development quickly.

CHAIR/BOARD MEMBER'S COMMENTS

ADJOURN 3:41 p.m.

Winzer Andrews, Chair

Rachel Jackson, Secretary