



METROPOLITAN PLANNING COMMISSION

City of Shreveport | Caddo Parish

505 Travis Street, Suite 440

Shreveport LA 71101

www.shreveportcaddompc.com

STAFF REPORT - CITY OF SHREVEPORT AND CADDO PARISH

JUNE 5, 2019

AGENDA ITEM NUMBER: 11

MPC Staff Member: Adam Bailey

City Council District: All Districts

Parish Commission District: All Districts

CASE NUMBER: 19-341-C & 19-304-P: CITY OF SHREVEPORT AND CADDO PARISH UDC AMENDMENTS

APPLICANT: METROPOLITAN PLANNING COMMISSION

REQUEST: Code Text (Ordinance) Amendments to the UDC

DESCRIPTION: The Unified Development Code (UDC) serves as the official land use and development regulatory ordinance for both the City of Shreveport and Caddo Parish. Periodically, revisions are required to reflect the changing nature of business in our community. These changes address innovations made for unforeseen industry shifts.

These proposed amendments are intended to be more user-friendly, with regard to various house-keeping and corrective changes due to oversight, grammatical mistakes, contradictions, or missing items. New uses are being added to address innovations made for unforeseen industry shifts. In addition, some current allowable land uses that were once permitted are being amended to be more restrictive and/or disallowed.

This staff report describes in detail the proposed amendments to both the City of Shreveport UDC and Caddo Parish UDC.

REMARKS: The Shreveport Unified Development Code (UDC) was implemented in May of 2017; the Caddo Parish Unified Development Code (UDC) was implemented in December of 2017. The purpose of the UDC was to update, consolidate, and reformat the former subdivision and zoning regulations. It was acknowledged that upon adoption that additional corrections and policy amendments to these regulations would be forthcoming in the future. Staff is proposing the following amendments at this time:

- Amending Article 2, *Definitions and Rules of Measurement*;
- Amending Article 5, *Use Definitions*
- Amending Article 5, *Table 5-1: Use Matrix*;
- Deleting use standard *Wireless Telecommunications* in Article 6;
- Amending Article 9, *Billboards*;
- Amending Article 20, *Annexations Process*;
- Adding a new Article 22, *Wireless Telecommunications*

These revisions are intended to be more user-friendly and clarify ambiguities and include, but are not limited to, various house-keeping and corrective changes due to oversight, grammatical mistakes, contradictions, or missing items.



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Staff is proposing the following amendments to *both* the Shreveport and Caddo Parish UDC:

For clarity, these amendments have been broken down into three (3) sub-cases concerning their particular use. The subcases are as follows:

19-341-C(a) and 19-304-P(a) —ANNEXATIONS

19-341-C(b) and 19-304-P(b) —BILLBOARDS

19-341-C(c) and 19-304-P(c) —WIRELESS TELECOMMUNICATIONS

19-341-C(a) and 19-304-P(a) —ANNEXATIONS

Amend Annexations Standards. Amendment 1: 19-341-C(a) and 19-304-P(a). Amend Article 20. Annexations Standards. This proposed language would regulate that all annexation applications of five (5) acres or more shall be forwarded to the Metropolitan Planning Commission, who in turn will forward their recommendation to City Council after a public hearing. All annexation applications less than five (5) acres shall be handled administratively by the Executive Director, who in turn will forward his or her recommendation to City Council. Only annexations cases five (5) acres or more will have a public hearing (at the MPC level).

19-341-C(b) and 19-304-P(b) —BILLBOARDS

Amend Billboard Regulations. Amendment 2: 19-341-C(b) and 19-304-P(b). Amend Article 9. Billboards, Section 9.2. Permitted Billboard Locations. Prior to the effective date of the UDC, Digivision acquired two (2) permits for the construction of digital billboards, one to be installed at 8913 Mansfield Road and one to be installed at 1297 Shreveport-Barksdale Highway. The permits have been extended several times by the Zoning Administrator. Following the construction of a number of locations, Digivision realized that the permitted locations were duplicative and requested to change the location for the permits. The Metropolitan Planning Committee State initially approved the change of address, and later revoked its approval. The revocation, and the denial of the permit amendment, revolved around the drafting of UDC Article 9.8.B.3.c, which states:

*The applicant requesting a sign permit for any new billboard must identify the locations and total display face area of the **existing billboards** to be **removed** and their status as either conforming or nonconforming, and obtain a **demolition permit** for each billboard to be removed prior to issuance of the sign permit for the new billboard.*

After discussions with Digivision, this amendment would allow the three (3) unbuilt billboard permits (2 issued to Digivision, 1 to Ace Advertising) to be allowed to be constructed based on the Code at the time of issuance (i.e., Chapter 106). The language would also allow those permits to be



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surrendered and a 1-for-1 square footage credit; those credits would be issued into the Credit Bank for use at a later date.

19-341-C(c) and 19-304-P(c) —WIRELESS TELECOMMUNICATIONS

Amend Abbreviations. Amendment 3: 19-341-C(c) and 19-304-P(c). Amend Article 2. Definitions And Rules Of Measurement, Section 2.2. General Abbreviations. These abbreviations are part of the new Article 22 Wireless Telecommunications and needs to be included to for more clarity.

Amend Definitions. Amendment 4: 19-341-C(c) and 19-304-P(c). Amend Article 2. Definitions And Rules Of Measurement, Section 2.3. Definition of General Terms. This definition will be included in the Shreveport City Code and cross-referenced in the UDC as part of the new Article 22 Wireless Telecommunications.

Amend the Use Matrix. Amendment 5: 19-341-C(c) and 19-304-P(c). New uses to include Wireless Telecommunications – New Facility , Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications, Modifications (Eligible Facility), Wireless Telecommunications, Modifications (Non-Eligible Facility; uses to be deleted include Wireless Telecommunications – Stealth Design. New uses have been added that reflects the correct language used under federal law.

Amend the Use Definition. Amendment 6: 19-341-C(c) and 19-304-P(c). New definition for Wireless Telecommunications. In 2018, the City adopted Chapter 105 of the Shreveport City Code). These are the same definitions that in the City's Code.

Delete the Use Standard. Amendment 7: 19-341-C(c) and 19-304-P(c). Delete use standards for Wireless Telecommunications. In collaboration with the City, a new article (Article 22. Wireless Telecommunications) is being proposed (see Amendment #8) to capture the new use standards for wireless telecommunication facilities.

Add New Article 22. Amendment 8: 19-341-C(c) and 19-304-P(c). Add new article titled Article 22. Wireless Telecommunications. This new article brings the City of Shreveport UDC into compliance with the City's recommended revisions to their Code of Ordinances, as well as into compliance with federal laws and regulations to incorporate current wireless technology. Since the adoption of the current Shreveport UDC, in meeting potential applicants regarding prospective wireless applications, MPC staff has identified a number of areas in the current UDC that create confusion as to what is required. By addressing these areas of confusion, Article 22. Wireless Telecommunications will become more user-friendly and provide a clearer expectation of requirements from all review agencies involved (which include the MPC, City, and the City's Expert Consultant). The most significant changes include the following:



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- Allowance for administrative review for applications that federal legislation requires that the City approve;
- Requirements specific to the type of facility proposed;
- Newer types of facilities not contemplated in the current UDC;
- Clarified review procedures and updated definitions and explained terms.

ATTACHMENTS: Exhibit "A" for memorandum describing these amendments;
Exhibit "B" for revised *Table 5-1: Use Matrix*;
Exhibit "C" for new *Article 22. Wireless Telecommunications*

STAFF RECOMMENDATION: 19-341-C(a) and 19-304-P(a) —ANNEXATIONS.
MPC staff recommends approval of these code text (ordinance) amendments for both the adopted City of Shreveport UDC and Caddo Parish UDC.

19-341-C(b) and 19-304-P(b) —BILLBOARDS.
MPC staff recommends approval of these code text (ordinance) amendments for both the adopted City of Shreveport UDC and Caddo Parish UDC.

19-341-C(c) and 19-304-P(c) —WIRELESS TELECOMMUNICATIONS
MPC staff recommends deferral of these code text (ordinance) amendments until the July 2019 MPC Board meeting.

PUBLIC ASSESSMENT: (a) Annexation- One spoke in support, there was no opposition present.
(b) Billboards- Two spoke in support, there was no opposition present.
(c) Wireless Telecommunications- There was no support or opposition present.

MPC BOARD RECOMMENDATION: (a) Annexation- The Board voted 5-0 to recommend approval of this application.
(b) Billboards- The Board voted 5-0 to recommend approval of this application.
(c) Wireless Telecommunications- The Board voted 5-0 to defer and continue this case to the July 10th Public Hearing.