

Office of the MPC
505 Travis Street | Suite 440 | Shreveport , LA
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RECOMMENDED UDC AMENDMENTS. July 7, 2021

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

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

The explanation for Proposed Amendments: These proposed amendments would (1) require that any proposed Pay Day/Title Loan Agency require a special use permit in any allowable zoning districts and (2) any new Pay Day/Title Loan Agency businesses would be required to stay certain distances from residents, major highways and each other.

1. Amend Table 5-1 in Article 5. USES, Section 5.2 USE MATRIX in the Shreveport UDC with the following updates:

Update/Add "Pay Day/Title Loan Agency" as a Special Use in the following zoning districts.

- C-3 General Commercial Zoning District (~~P~~ S)
- C-4 Heavy Commercial Zoning District (~~P~~ S)
- C-UC Urban Corridor Zoning District (~~P~~ S)
- I-1 Light Industrial Mixed-Use Zoning District (~~P~~)

Explanation: All Pay Day/Title Loan Agency uses would require a special use permit and only be allowed in the zoning districts as identified in the Use Matrix.

[Note (1): See Exhibit "B" for revised Table 5-1]

2. Amend "Pay Day/Title Loan Agency " in ARTICLE 6. USE STANDARDS , SECTION 6.1 PRINCIPAL USE STANDARDS , Subsection 6.1.BB in the City of Shreveport UDC to now read as follows:

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BB. PayDay/Title Loan Agency

1. Payday/title loan agencies must be located no closer than ~~1,000~~ 2,000 feet from any other existing payday/title loan agencies, as measured from a point of the lot line on which any payday/title loan agency use is proposed to be located to the nearest point on the lot line on which any other existing similar use is located.
- ~~2- Any payday/title loan agencies located 500 feet or less from the lot line of any residential district, as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on where a residential district is located, is a special use. This provision controls over any use allowance within Table 5-1.~~
2. Payday/title loan agencies must be located no closer than 1,000 ft. from any church or religious institution, school (public or private), playground or recreational facility, residential-zoned lot, multi-family apartment complex, condominium, or other similar use, as measured from a point of the lot line on which any payday/title loan agency use is proposed to the nearest point on the lot line from any of the aforementioned uses.
3. Any existing payday/title loan agency as of the effective date of this Code that does not meet the spacing requirement is deemed conforming; this applies only to payday/title loan agencies that are allowed as a permitted or special use within the district. If a payday/title loan agency is no longer allowed within a district as of the effective date of this Code, it is a nonconforming use.
4. Payday/title loan agencies must be situated only within a freestanding building and must not be co-located in the same structure as other uses.
5. Drive-through facilities for payday/title loan agencies, or other similar use, are prohibited.

EXHIBIT A

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6. [Payday/title loan agencies' hours of operation shall be between the hours of 7:00 a.m.- 7:00 pm. on any day of the week unless otherwise specified as part of the special use approval.](#)

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