

**FACT SHEET**

**CITY OF SHREVEPORT, LOUISIANA**

<b><u>TITLE</u></b> An ordinance to amend various articles and sections in the City of Shreveport, Louisiana, Unified Development Code, relative to pay day/title loans, and to otherwise provide with respect thereto.	<b><u>DATE</u></b> July 27, 2021	<b><u>ORIGINATING DEPARTMENT</u></b> Shreveport   Caddo Metropolitan Planning Commission (“MPC”) <b><u>COUNCIL DISTRICT</u></b> City-wide <b><u>SPONSOR</u></b>
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**PURPOSE**  
To amend the code text in the Shreveport Unified Development Code.

**BACKGROUND INFORMATION**  
The Shreveport UDC serves as the official land use and development regulatory ordinance and includes the official zoning map for the City of Shreveport. The UDC undergoes regular review to ensure that the Code promotes sound, stable, and desirable development within the jurisdiction of the City, to correct errors in the text, or to accommodate changes or changing conditions in a particular area.

The principal purpose of revising the existing ordinance is to establish ensure that Pay Day/Title Loan Agency activities do not threaten the character of the neighborhoods, and ensure that such Pay Day/Title Loan Agency activities do not become a nuisance or threaten the public health, safety or welfare of neighboring properties. The following Articles or portions thereof were amended: Article 5, “Uses,” including amendment updating Use Matrix; and Article 6, “Use Standards,” including amendments updating the Principal Use Standards for Pay Day/Title Loan Agency.

<b><u>TIMETABLE</u></b>	<b><u>ATTACHMENTS</u></b>
MPC Introduction: June 2, 2021	Exhibit “A” MPC Memo
MPC Review & Recommendation: July 7, 2021	Exhibit “B” Use Matrix, Table 5-1
Introduction to City Council: July 27, 2021	Exhibit “C” Staff Report
Final Passage by City Council: August 10, 2021	

**SPECIAL PROCEDURAL REQUIREMENTS**  
**MPC Recommendation.** Pursuant to [La. R.S. 33:140.30](#), no amendment shall become effective unless it is first submitted to and approved (recommendation) by the MPC. The MPC reviewed these amendments and provided a favorable recommendation on July 7, 2021. Therefore, the City Council may render its decision to approve the amendments by a simple majority vote. See La. R.S. [33:140.30](#) and [Shreveport UDC](#) 16.1 (D)(3)(b).

**Notice and Public Hearing at MPC.** In accordance with the intent of [La. R.S. 33:140.30](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting on July 7, 2021, 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 18, 2021, in *The Inquisitor* (a newspaper of general circulation in the parish).

<b><u>FINANCES</u></b> \$0	<b><u>SOURCE OF FUNDS</u></b> NA
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**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, MPC  
Community Planning and Design Manager

**AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, RELATIVE TO PAY DAY/TITLE LOANS, 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 June 2, 2021, 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 July 7, 2021, 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. 33:140.30](#); and

**WHEREAS**, in accordance with the intent of [La. R.S. 33:140.30](#) for a Public Hearing and Notice to be issued, the MPC held a Public Hearing at its Public Meeting, on July 7, 2021, before voting and providing a favorable recommendation, to the City Council, regarding the proposed amendments; and

**WHEREAS**, 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 Inquisitor* (a newspaper of general circulation in the parish) and said Notice was published on June 18, 2021; 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 5-1 in ARTICLE 5. USES, SECTION 5.2 USE MATRIX in the City of Shreveport UDC to now read as follows:
  - C-3 General Commercial Zoning District (S)
  - C-4 Heavy Commercial Zoning District (S)
  - C-UC Urban Corridor Zoning District (S)

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

2. Amend "payday lending" 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 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. 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.

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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**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 effect 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:**

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City Attorney's Office