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 clarifying and updating various code provisions, and to otherwise provide with respect thereto.	May 24, 2022	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 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 and processed as either general amendments suggested or reviewed by the MPC staff, or amendments that include those that are legally necessary, incorporate previously approved ordinances or determinations, or are emergency amendments. These proposed amendments will be intended to be more user-friendly, concerning various housekeeping and corrective changes due to oversight, contradictions, or missing items.

TIMETABLE		**ATTACHMENTS**	
MPC Introduction:	April 6, 2022	Exhibit "A"	MPC Memo
MPC Review & Recommendation:	May 4, 2022	Exhibit "B"	Table 5-1: Use Matrix
Introduction to City Council:	May 24, 2022	Exhibit "C"	MPC Staff Report
Final Passage by City Council:	June 14, 2022		

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 May 4, 2022. 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 May 4, 2022, before voting on the proposed amendments. At least ten (10) days' notice of the time and place of the Public Hearing was published on April 18, 2022 in *The Shreveport Times* (a newspaper of general circulation in the municipality).

FINANCES	**SOURCE OF FUNDS**
$0	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 __2022__

AN ORDINANCE TO AMEND VARIOUS ARTICLES AND SECTIONS IN THE CITY OF SHREVEPORT, LOUISIANA, UNIFIED DEVELOPMENT CODE, FOR THE PURPOSE OF CLARIFYING AND UPDATING VARIOUS CODE PROVISIONS, 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 April 6, 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 May 4, 2022, 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 May 4, 2022, 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 April 18, 2022; 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. Add the new use "Data Center" to Table 5-1 in ARTICLE 5. USES, SECTION 5.2 USE MATRIX in the Shreveport UDC.

Add a new "Data Center" row and include in the following allowable zoning districts.

- C-3 (P/S)
- C-4 (P/S)
- OR (P/S)
- I-MU (P/S)
- I-1 (P)
- I-2 (P)

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

2. Add the following new definition "Date Centers" to ARTICLE 5. USES, SECTION 5.3. USE DEFINITIONS in the Shreveport UDC. This new definition will need to be alphabetized accordingly.

5.3   USE DEFINITIONS

* * * * * * *

Data Center.   A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.

* * * * * * *

3. Add new use standard "L. Data Center" to ARTICLE 6. USE STANDARDS, SECTION 6.1. PRINCIPAL USE STANDARDS in the Shreveport UDC. Re-number all subsequent use standards accordingly.

6.1   USE STANDARDS

* * * * * * *

L.   Data Center

> **1.**   All data centers shall only operate in allowable zoning districts as indicated on the Use Matrix in Article 5 of this Code. Any data center located within 200' of a residentially zoned district shall require a special use permit approved by the Metropolitan Planning Commission.
>
> **2.**   In all allowable zoning districts, all equipment necessary for cooling, ventilating, or otherwise operating the facility must be contained within an enclosed building where the use is located. This includes emergency power generators and other emergency power supply equipment.
>
> **3.**   In the C-3 and C-4 Districts, the maximum permitted size is 40,000 square feet in gross floor area. However, this size limit may be exceeded as part of special use permit approval.
>
> **4.**   In the I-MU and OR District, the maximum permitted size is 80,000 square feet in gross floor area. However, this size limit may be exceeded as part of a special use permit approval.

4. Delete use regulation "d" for the temporary use "Portable Beverage Service Facility" in ARTICLE 6. USE STANDARDS, SECTION 6.2. TEMPORARY USE STANDARDS, Subsection 6.2.G.7 in the Shreveport UDC. Re-number all subsequent use standards.

5. Amend "Refuse and Recycling Containers" in TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS in ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS, SECTION 7.4 PERMITTED ENCROACHMENTS in the Shreveport UDC.

TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS
Y= Permitted // N= Prohibited
Max. = Maximum // Min. = Minimum
 	
NOTE: Generally, a building permit is required for the construction of an accessory structure, unless specifically exempted by this Table or this Code.
	Front & Reverse Corner Side Setback	Corner Side Setback	Interior Side Setback	Rear Setback

***	***	***	***	***
Refuse and Recycling Containers (Section 7.3)	N	N	Y	Y
***	***	***	***	***

6. Amend "Block Design" in ARTICLE 12. RIGHT-OF-WAY AND ACCESS STANDARDS, SECTION 12.1 BLOCKS, Subsection 12.1.B.3.b in the Shreveport UDC.

12.1 USE STANDARDS

* * * * * * *

a. Block Design

* * * * * * *

3. All rights-of-way must terminate at other rights-of-way forming a network. The City Engineer may grant an exception for cul-de-sacs and dead-end streets when they meet the following criteria:

* * * * * * *

b. The cul-de-sac or dead-end street is no more than 600 feet in length, as measured along the centerline from the closest intersection. The length of the cul-de-sac or dead-end street may be more than 600 feet in length if necessitated by topographic and geometric limitations or other circumstances beyond the subdivider's control. Any cul-de-sac or dead end street must be approved by the Executive Director of the MPC.

* * * * * * *

7. Amend the definition for "Determination of No Material Effect" in ARTICLE 21. HISTORIC PRESERVATION, SECTION 21.11 DEFINITIONS in the Shreveport UDC.

    21.11   DEFINITIONS

<p align="center">* * * * * * *</p>

    Determination of No Material Effect. Determination of no material effect means a document issued by the Shreveport Chief Building Official or the Executive Director of the MPC, or their designees, indicating approval for any normal repair or act of maintenance as defined by this Article. A Determination of No Material Effect may be issued when:

    1. The proposed activity is not viewable from the public right-of-way of the property's address; or

    2. The proposed activity does not create a substantial adverse change in the façade or exterior features of a building, structure or site; or

    3. The scope of work is limited to fencing, landscaping and/or hardscaping; and

    4. The proposed activity nonetheless does require a regulated permit.

<p align="center">* * * * * * *</p>

8. Amend "Distance Requirements" in ARTICLE 23. SHORT-TERM RENTAL PROPERTY, SECTION 23.5 PERMIT TYPES AND USE STANDARDS, Subsection 23.5.B.4.b in the Shreveport UDC.

    23.5   PERMIT TYPES AND USE STANDARD

<p align="center">* * * * * * *</p>

    B. Short-Term Rental, 'Type B'

<p align="center">* * * * * * *</p>

        4. Special Exception Use Approval

<p align="center">* * * * * * *</p>

           b. Distance Requirements. Except in the D-1 district, approved short-term rental properties must be located no closer than 500 feet from any other existing short-term rental property, 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 which any other of the same user is located. If any short-term rental property wishes to locate closer than the 500-foot minimum distance from any legally existing short-term rental property, a special exception use approval is required.

<p align="center">* * * * * * *</p>

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:

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City Attorney's Office