

## STAFF REPORT – CITY OF SHREVEPORT

**MAY 4, 2022**

**AGENDA ITEM NUMBER: 15**  
**MPC Staff Member:** Adam Bailey  
**City Council District:** All Districts  
**Parish Commission District:** All Districts

**CASE NUMBER:** 22-5-CTAC: City of Shreveport Code-Text Amendments  
**APPLICANT:** METROPOLITAN PLANNING COMMISSION  
**REQUEST:** Code Text (Ordinance) Amendments to the Shreveport UDC

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**DESCRIPTION:** 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 changed or the changing nature of business in our community. These amendments will affect the following articles, or portions thereof: *Article 2. – Definitions and Rules of Measurement, Article 5. – Uses, Article 6. – Use Standards, Article 7. - On Site Development Standards, Article 12. – General Right-of-Way Standards, Article 21. – Historic Preservation, and Article 23. – Short-Term Rental Property; regarding updates and revisions within the UDC to correct errors in the text or to accommodate the changing nature of business within the community, with all their provisions included therein.*

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**STAFF ANALYSIS:** Code text amendment changes may be reviewed at any time and are not subject to any annual review requirements. The Office of the MPC typically reviews code amendments updates annually or semi-annually, to accommodate changed or the changing nature of business in our community. Proposed changes in this report were initially discussed at the December 2021 and April 2022 MPC work sessions. Following the MPC public hearing on May 4, the Shreveport City Council will review the proposals at a May 10, 2022 and May 24, 2022 public hearing. MPC staff provided notice of the May 4 public hearing through publication in The Shreveport Times on April 14, 2022. No comments have been received to date.

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**PROPOSED UDC CODE TEXT AMENDMENT(S):** Staff is proposing amending the following UDC Articles at this time:

- Amend *Article 2. – Definitions and Rules of Measurement,*
- Amend *Article 5. – Uses, Article 6. – Use Standards,*
- Amend *Article 7. - On Site Development Standards,*
- Amend *Article 12. – General Right-of-Way Standards,*
- Amend *Article 21. – Historic Preservation, and*
- Amend *Article 23. – Short-Term Rental Property*

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**Amendment 1. Add the new use “Data Center” to Table 5-1:USE MATRIX.** Data centers—a new use category—expands where use is permitted.

**Amendment 2. Add the new use definition for “Data Center” to ARTICLE 5. USES.** Establishes a new use category for data centers, which previously were uncategorized within the Code.

**Amendment 3. Add the new use standards for “Data Center” to ARTICLE 6. USE STANDARDS.** Adds new design requirements and size limitations for data centers that will require special permit approval for most modern data centers.

**Amendment 4. Delete a use regulation for the temporary use “Portable Beverage Service Facility” in ARTICLE 6. USE STANDARDS.** Eliminates the 100’ distance requirement for portable beverage service facility from a residentially zoned district. MPC staff feels this currently restriction does not make sense, since—historically—they located near residentially zoned properties.

**Amendment 5. Amend the row “Refuse and Recycling Containers” TABLE 7-1: PERMITTED ENCROACHMENTS regarding.** Table 7-1 currently does not align with language prohibiting refuse and recycling containers in the corner side yard. This amendments fixes any confusion.

**Amendment 6. Amend “Block Design” in ARTICLE 12. RIGHT-OF-WAY AND ACCESS STANDARDS.** At the request of the City Engineer, any cul-de-sac or dead end street, greater than 600’ in length, shall be approved by the Executive Director.

**Amendment 7. Amend the definition for “Determination of No Material Effect” in ARTICLE 21. HISTORIC PRESERVATION.** The definition for Determination of No Material Effect needs to match the application standards/requirements for a Certificate of Appropriateness, which is currently found in Section 21.5.

**Amendment 8. Amend “Distance Requirements” in ARTICLE 23. SHORT-TERM RENTAL PROPERTY.** Currently, there is a 500’ distance regulation for short-term rentals (STR). Currently, if a new STR is proposed, and an approved STR is currently operating within 500’ of the proposed STR, prior to the approval of the proposed STR application, a Special Exception Use is required by the ZBA. This amendment exempts properties in the D-1 Zoning District from that distance standard.

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**ATTACHMENTS:** See Exhibit “A” for memorandum describing these amendments in full detail.  
See Exhibit “B” for amended *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 Unified Development Code whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so. 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 promotes the public health, safety, and welfare.*

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- 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.*

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**STAFF  
RECOMMENDATION:**

Based on staff analysis, review of the above standards and facts of record, MPC Staff concludes that the recommendation to APPROVE these code text amendments is warranted. If approved by City Council, Article 2, Article 5, Article 6, Article 7, Article 21 and Article 23 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.

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**PUBLIC ASSESSMENT:** No one spoke in support. There were no opposition.

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**MPC BOARD  
RECOMMENDATION:**

The Board voted 6-0 to recommend this application for approval.