

STAFF REPORT – CITY OF SHREVEPORT

AUGUST 3, 2022

AGENDA ITEM NUMBER: 11

MPC Staff Member: Adam Bailey

City Council District: All Districts

Parish Commission District: All Districts

CASE NUMBER: 22-8-CTAC: City of Shreveport Code-Text Amendments
APPLICANT: METROPOLITAN PLANNING COMMISSION
REQUEST: **Code Text (Ordinance) Amendments to the Shreveport UDC**

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 23. – Short-Term Rental Property*, revising the buffer requirements for short-term rental properties, with all their provisions included therein.

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.

In response to an emergence of the rental of dwelling units on a short term basis, the increase in websites facilitating short term rentals, and concerns from citizens regarding the impacts they have on the character of existing neighborhoods, MPC staff studied the existing regulations to address the issue on whether or not a special exception use was required and, if so, should there be some sort of waiver. Staff has made several presentations in an effort to share information and receive guidance from on how they envision the waiver should be drafted. Based on research, staff guidance and public input, MPC staff has drafted the attached amendment for review.

Elements of the draft Short Term Rental Ordinance include the following:

- Redefines Short-Term Rental 'Type B-1' language;
- States that 'Type A' permits are not to be included in distance requirements for Type B-2 permits; and
- Creates a waiver for 'Type B-2' permits, on a case-by-case basis, by the Executive Director.

Proposed changes in this report were discussed at the August 2022 MPC work session. Following the MPC public hearing on August 3, 2022, the Shreveport City Council will review the proposals at the August 9, 2022 and August 23, 2022 public hearing. MPC staff provided notice of the August 3, 2022 public hearing through publication in The Shreveport Times on July 19, 2022. No comments have been received to date.

**PROPOSED UDC CODE
TEXT AMENDMENT(S):**

Staff is proposing amending the following UDC Articles at this time:

- Amend *Article 23. – Short-Term Rental Property*

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Amendment 1. Amend “Short-Term Rental, ‘Type B’” in ARTICLE 23. SHORT-TERM RENTAL PROPERTY, SECTION 23.5 PERMIT TYPES AND USE STANDARDS, Subsection 23.5.B. Currently, if a new STR is proposed, and an approved STR is 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 only requires Type B-1 and B-2 permits from that distance standard. ‘Type A’ Permits would be exempt. Note, STR’s located within the D-1 Zoning District are exempt from the distance requirements; however, STR’s requesting 11 or more guests, regardless of location, would require special exception use approval.

ATTACHMENTS: See Exhibit “A” for memorandum describing these amendments in full detail.

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.
- b. **Promotes the Master Plan and any adopted land use policies.**
The proposed text amendment is consistent with the Master Plan.
- c. **Promotes intent of this Code.**
This amendment 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 amendment reflects changes in policy.
- e. **The extent to which the proposed amendment creates nonconformities.**
These amendments help alleviate nonconformities, not create them.

**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 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.



City of Shreveport | Caddo Parish

Metropolitan Planning Commission

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PUBLIC ASSESSMENT: There was no support and no opposition.

**MPC BOARD
RECOMMENDATION:** The board voted 7/0 to recommend the application for approval.