

RECOMMENDED UDC AMENDMENTS.

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 5. - Uses and Article 6. – Use Standards, updating the use definitions and standards, respectively, for liquor stores, and all new provisions included therein.*

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

Discussion/Analysis: Pursuant to the City Council's directive, the Shreveport UDC requires an update to certain alcohol related uses to ensure consistency with City policies, to improve clarity, and to better serve the public. As part of the review process, staff surveyed and analyzed codes and policies from other agencies as appropriate and applicable. These agencies consisted of neighboring cities and the Shreveport Police Department—ABO Office. The result of this effort are several Code Text Amendments to various articles in the Shreveport UDC related to definitions, use standards, distance requirements, factors regarding public convenience or necessity, conditions, and parking requirements. In addition, changes to Article 10 of the Shreveport Code of Ordinances will also be required.

These proposed Code Text Amendment improves clarity, user-friendliness, and staff's ability to serve the public. It would provide more flexibility, incentivize businesses, and provide a business-friendly environment.

1. Amend TABLE 5-1: USE MATRIX in ARTICLE 5. USES, SECTION 5.2 USE MATRIX in the City of Shreveport UDC:

Add "Liquor Sales" in the following zoning districts.

- C-2 Corridor Commercial (P)
- C-3 General Commercial (P)
- C-4 Heavy Commercial (P)
- C-UC Urban Corridor Commercial (P)
- D-1-E Downtown Entertainment Sub-District (P)
- D-1-HC Downtown Heavy Commercial Sub-District (P)
- I-1 Light Industrial (P)
- I-MU Industrial Mixed Use (P)

Delete "Retail Sales of Alcohol – Liquor" from the Use Matrix.

- ~~C-2 Corridor Commercial (S)~~
- ~~C-3 General Commercial (S)~~
- ~~C-4 Heavy Commercial (P)~~
- ~~C-UC Urban Corridor Commercial (S)~~
- ~~C-UV Urban Village Commercial (S)~~
- ~~D-1 CBD Downtown Core Sub-District (S)~~
- ~~D-1-E Downtown Entertainment Sub-District (S)~~
- ~~D-1 CMU Downtown Commercial Mixed Use Sub-District (S)~~
- ~~D-1 RMU Downtown Residential Mixed Use Sub-District (S)~~
- ~~D-1 AC Downtown Arts and Culture Sub-District (S)~~
- ~~D-1 HC Downtown Heavy Commercial Sub-District (S)~~
- ~~OR Office Research (S)~~
- ~~I-MU Industrial Mixed Use (S)~~
- ~~I-1 Light Industrial (S)~~
- ~~I-2 Heavy Industrial (S)~~

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

2. Add new definitions "Liquor Sales" to ARTICLE 5. USES, SECTION 5.3 USE DEFINITIONS in the Shreveport UDC. All subsequent definitions shall be alphabetized accordingly.

* * *

Liquor Sales. Establishments or places of business that are engaged in the sale of alcoholic beverages for off-premises consumption, pursuant to Chapter 10 of the Shreveport Code of Ordinances. Items sold may include, but may not be limited to, distilled spirits, beer, and wine, as well as dry goods and food products. Typical uses include liquor stores, bottle shops or any other establishment licensed for off-site consumption.

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3. Amend definition "Retail Sales of Alcohol" to "Retail Sales of Alcohol—Beer and Wine" in ARTICLE 5. USES, SECTION 5.3 USE DEFINITIONS in the Shreveport UDC.

* * *

Retail Sales of Alcohol—Beer and Wine. Retail sales of ~~alcoholic beverages~~ beer and wine in factory original containers for consumption off-premises. ~~Retail Sales of Alcohol is divided into: 1) sales of beer/wine, which are malt beverages of alcoholic content (beer) and alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar (wine); and 2) sales of liquor, which is an alcoholic beverage made by distillation rather than by fermentation. Beer includes, but is not limited to, ale, lager, porter, stout, sake, and other similar fermented beverages brewed or produced from malt wholly or in part or from any substitute therefor. Wine is any alcoholic beverage obtained by the fermentation of the natural sugar content of fruits or other agricultural products containing (i) sugar, including honey and milk, either with or without additional sugar; (ii) one-half of one percent or more of alcohol by volume; and (iii) no product of distillation.~~

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4. Add new use standard "Liquor Sales" in UDC ARTICLE 6. USE STANDARDS, SECTION 6.1. USE STANDARDS, as subsection "W." Re-alphabetize all subsequent uses accordingly.

W. Liquor Sales

1. All liquor sales, as defined in this Code, must comply with the requirements of this Code, Chapter 10 of the Shreveport Code of Ordinances, as well as all other applicable ordinances, statutes, rules and regulations of the City and State of Louisiana. Note: Liquor sales, as defined in this Code, may be subject to State law public habitable floor area square footage requirements. Cross reference – La. R.S. 26:271.3.
 2. In addition to site plan requirements, the following elements of operation will be considered:
 - a. The size, location, and configuration of the establishment.
 - b. Days and hours of operation.
 - c. A security plan.
 - d. Exterior lighting design.
 3. Any establishment with liquor sales must be located no closer than 200 feet from any residential zoning 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 from any residential zoning district.
 4. Any establishment with liquor sales must be located no closer than 1,000 feet from any other existing establishment with liquor sales, 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 use is located.
 5. Liquor sales cannot be part of any ordinance relief request that is associated with any Small Planned Unit Development (SPUD) application.
 6. Liquor Sales that are an accessory use to another principal use such as a retail goods establishment will be treated as a principal use for the purposes of this code and shall comply with the use matrix for allowable district locations for Liquor Sales. Liquor Sales as an accessory use shall also comply with all the use standards for Liquor Sales as described in this section.
5. Amend "Retail Sales of Alcohol" in ARTICLE 6. USE STANDARDS, SECTION 6.1. USE STANDARDS, Subsection 6.1.GG of the Shreveport UDC to read as follows:

GG. Retail Sales of Alcohol—Beer and Wine

~~Retail Sales of Alcohol require site plan review by the Metropolitan Planning Commission and in some cases may require special use approval. When special use approval is required, the site plan review will be conducted concurrently.~~

1. All retail sales of alcohol—beer and wine establishments, as defined in this Code, must comply with the requirements of this Code, Chapter 10 of the Shreveport Code of Ordinances, as well as all other applicable ordinances, statutes, rules and regulations of the City and State of Louisiana. Note: Retail sales of alcohol—beer and wine establishments, as defined in this Code, may be subject to State law public habitable floor area square footage requirements. Cross reference – La. R.S. 26:271.3.
2. In addition to site plan requirements, the following elements of operation will be considered:
 - a. The size, location, and configuration of the establishment.

- b. Days and hours of operation.
- c. A security plan.
- d. Exterior lighting design.

~~3. Retail Sales of Alcohol are not permitted within any C-2 Corridor Commercial Zoning District property which abuts a residential zoning district.~~

6. Add the following new uses "Liquor Delivery Services" and "Liquor Sales" to Table 8-1 of ARTICLE 8. OFF-STREET PARKING AND LOADING.

TABLE 8-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS			
USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED BICYCLE SPACES	PERCENTAGE OF REQUIRED BICYCLE SPACES THAT MUST BE LONG-TERM SPACES
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Liquor Sales	1 per 300sf GFA		
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