



# ***MANAGED LAND USE POLICIES***



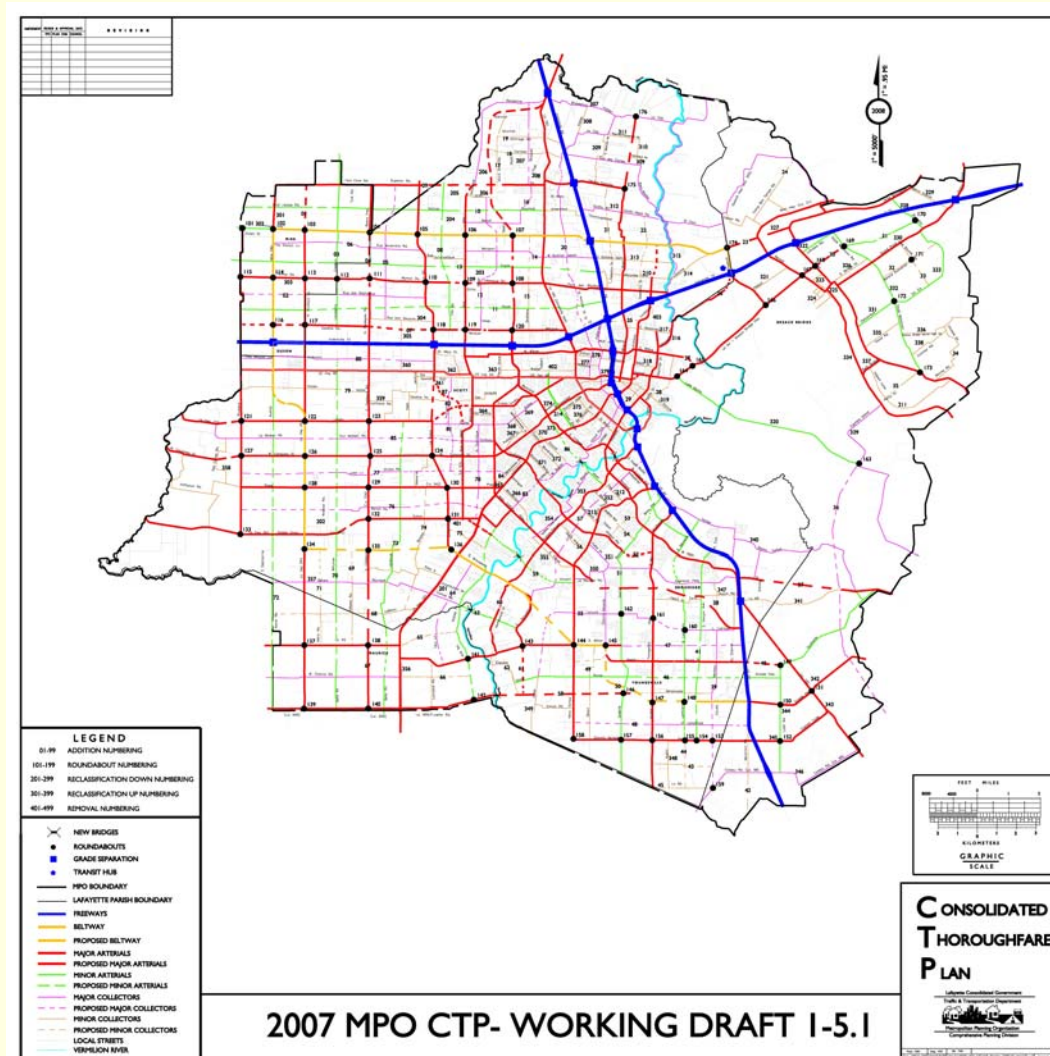
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# Planning in Lafayette Parish

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- **Formation of the LINC Steering Committee –**  
A committee made up of community stakeholders met for two years and made 260 recommendations for a Comprehensive Plan based on thirteen elements.
- **Planning Commission Committees -** Various citizen committees were formed to develop aspects of the Comprehensive Plan.
- **Adoption of the Comprehensive Plan –** In 2007 the work of the committees were adopted by the Planning Commission as the Plan.

# Draft Consolidated Thoroughfare Plan (CTP)



# Managing Growth

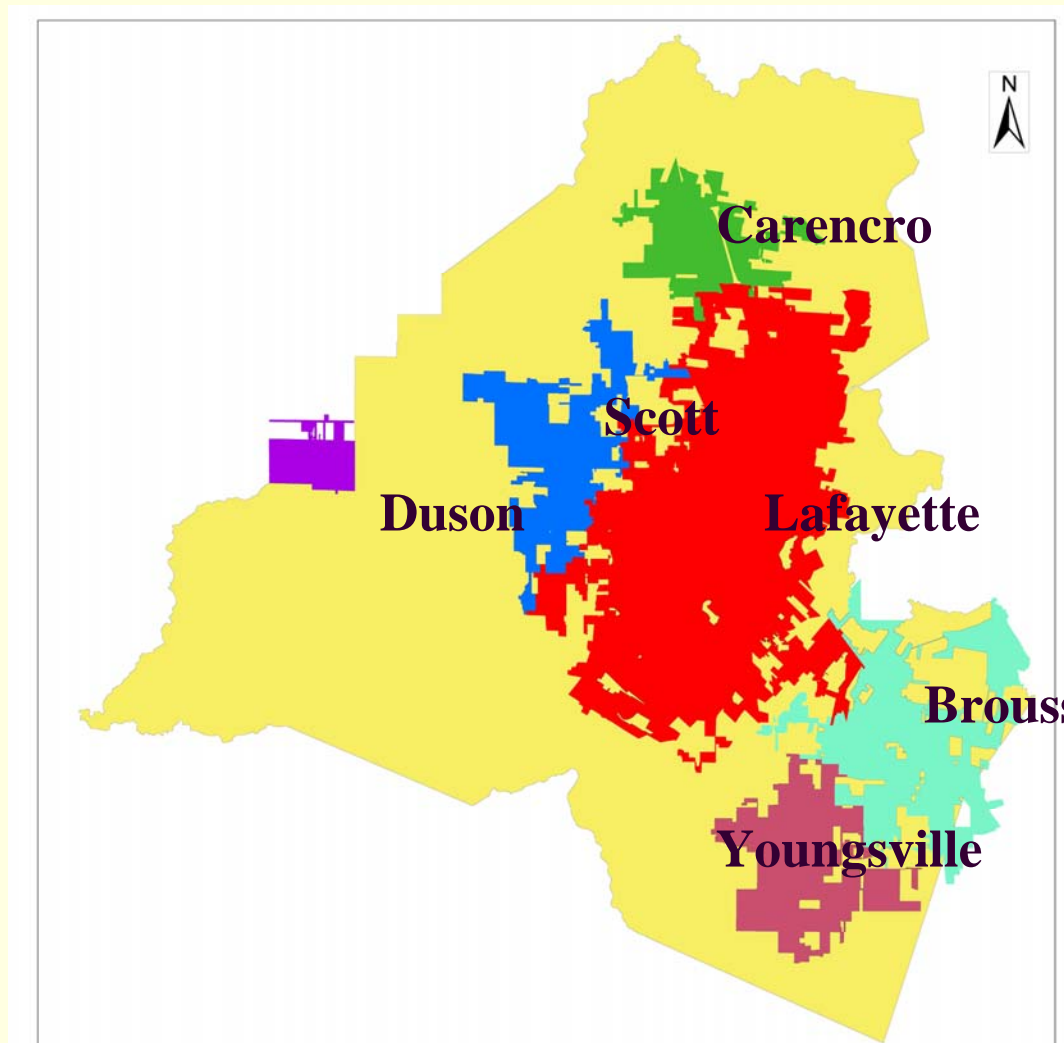
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- Achieving contiguous development.
- Mixed land use to reduce the reliance on the automobile.
- Providing housing choices for all ages and walks of life.
- Preserves farmland and the natural environment.

**WHY!!**

# Lafayette Parish and Municipalities

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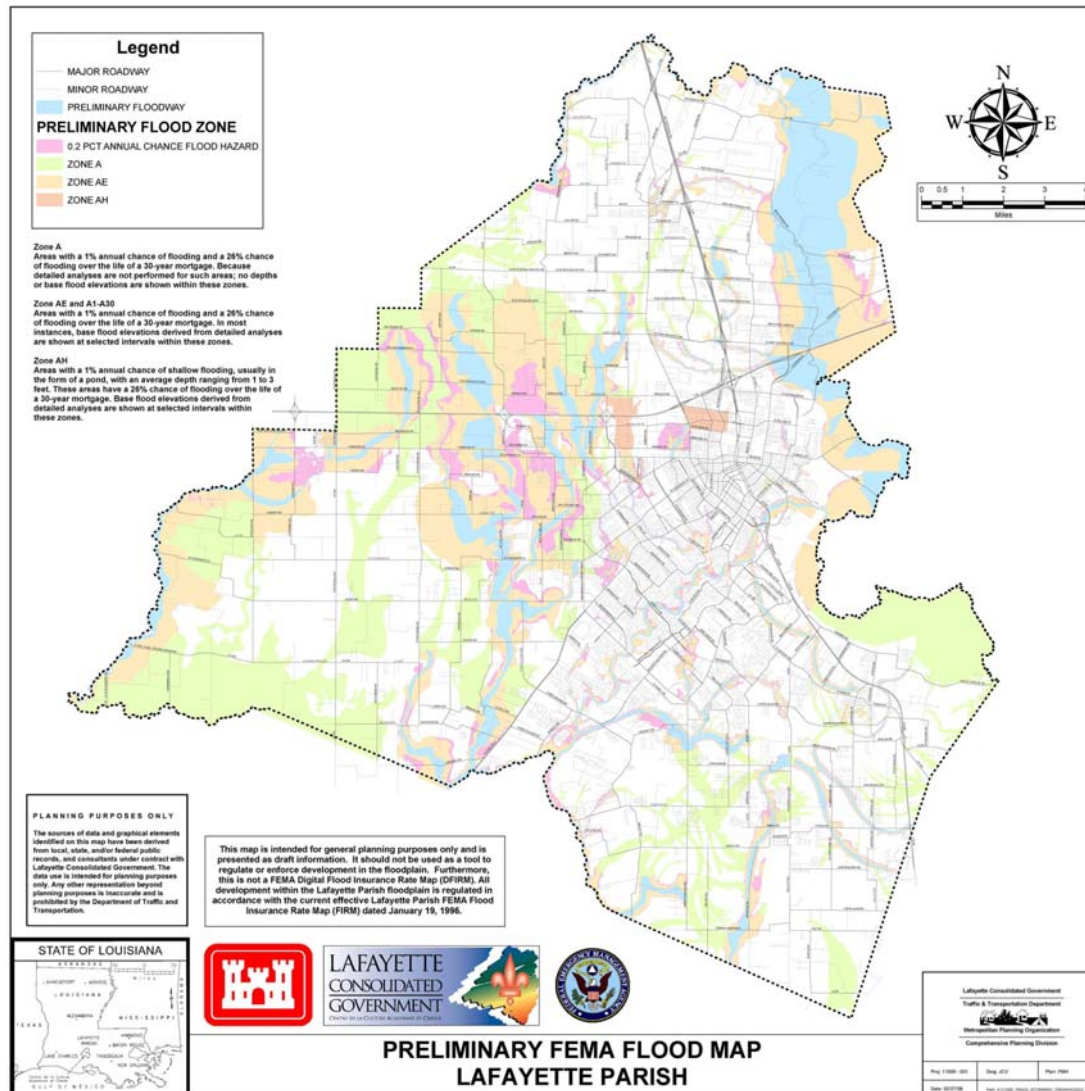


# Obstacles to Managing Growth

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- The lack of housing affordability in built up areas.
- The unchecked, un-inspected use of community and individual septic systems.
- Low property taxes and laissez-faire agricultural exemptions.
- Private property interests trumping the public interest.
- Lack of coordination between municipal departments, agencies and service providers.
- Little regulatory land use in the small municipalities and unincorporated areas of Lafayette Parish.
- Tax incentives to target growth are limited.

# New FEMA Flood Zone Map



# Strengths to Manage Growth

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- Lafayette Consolidated Government has jurisdiction over the unincorporated areas of the parish.
- Lafayette Utility System (LUS) is a publicly owned utility company that can direct growth and incentivize targeted development.
- An active citizen committee structure.
- Soaring gas prices.

# Efficient Use of Taxpayer Dollars

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- Reduces the amount of sewer and water pipes.
- Concentrates road expenditure on existing road improvements and maintenance.
- Reduces the costs of providing transportation to schools and focuses on the reinvestment in existing schools.
- Reduces response time and cost for police, fire and emergency services.
- Reduces the environmental cost of water quality and air pollution.

# Increased Tax Revenue

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- As costs for hard and soft infrastructure go down the amount of property tax goes up with more compact development.
- Infill development increases LCG's tax base by reducing the number of agricultural exemptions.

# Increased Housing Choices

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- The typical American household is no longer predominantly made up of families. To attract people to work, live and play a municipality needs options other than single family housing.
- The American population is aging and housing that includes social support and accessibility are increasingly important.
- Affordable housing options allow teachers, fire fighters, policemen, etc. to live near where they work.

# Preservation of Natural Areas

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- More compact development reduces the use of cars thereby improving air quality.
- The importance of local agriculture will require preserving farmland.
- Best management practices reduce water usage and filter water before it reaches our waterways.
- Adequate infrastructure requirements reduces the number of un-inspected sewer systems.

# Managed Growth Options

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- Zoning for the Entire Parish
- SmartCode Districts
- Adequate Infrastructure
- Performance Based Land Use

# Zoning for the Entire Parish

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- Not much support for this option.
- Existing zoning in the corporate limits of Lafayette was not and currently is not based on a land use plan.
- Pyramidal zoning is not desirable to achieve land use goals.
- Zoning typically is rigid and separates land uses.

# SmartCode Districts

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- Smart growth is a term that is popular but means different things to different people.
- The application of a SmartCode achieves a desirable built form without the rigidity of zoning's separation of uses.
- Currently Lafayette is considering application based on support from neighborhoods through their Coterie.

# Adequate Infrastructure

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- The provision of adequate infrastructure focuses on the areas on the edge of and outside of the municipal boundaries.
- Adequate infrastructure includes public services as well as hard services.
- This option is desirable within a checklist combined with smart growth criteria.

# Performance Based Land Use

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- This is a broad tool that includes the following:
  - SmartCode applications
  - Urban Design Intensity Levels (UDIL)
  - Site Plan controls
  - Architectural Control
- Allows a customized regulatory tool that is flexible.
- Can be used in conjunction with other tools.

# Decisions

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Decisions will be made depending on the following:

- Political will.
- Consolidating the committee components of the plan.
- Convincing a Planning Commission to follow their own rules.
- Developing an attractive incentive package.
- Having the public service structure to review development proposals.