

An Overview of Community Planning in Louisiana: Non- Structural Approaches

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Dr. David Rusk (1999):

**“Today’s winners are
tomorrow’s losers...”**

Big Changes for the 20th Century

- 1916: New York City passes first zoning laws
- 1920 US Census: more people in cities than in rural areas
- Cities in chaos: overcrowding, few streets, inadequate infrastructure

National Response

- Legalize Zoning Laws
- Draft Model Legislation for easy adoption and understanding
- Encourage states to pass model enabling statutes
- Allow communities Home Rule Authority under the Police Power: protect the health, safety and welfare”

Sweeping Results

- US Supreme Court: *Euclid v. Ambler Realty*
 - Density and compatible land uses
- US Dept of Commerce publishes the Model Acts
- Majority of states adopt the Model Acts

Back Home in Louisiana

- 1926: Adopts the Model Planning Enabling Act (LRS 33:101, et seq.)
- 1946: Adopts the Model Zoning Enabling Act (LRS 33:4721, et seq.)

Urban/Suburban Years

- 1920-1950: “Boom” years for cities in Louisiana
 - Urban Core development
- 1950-1990: “Boom” years for suburbs in Louisiana
 - First ring growth

Fast Forward to the Present

- 1990-2000: Louisiana shows a 6% overall population gain
- 2000-2005: Louisiana shows similar growth
- 1990-2005: Louisiana population shift from urban to “ex-urban” begins
 - Cores decline and suburbs show flat growth

Louisiana Communities Respond: Comprehensive Planning

- New Orleans: The New Century New Orleans Plan
- Baton Rouge: The Horizon Plan
- Jefferson Parish: Envision Jefferson 2020
- St. Tammany Parish: New Directions 2025

Old Tools

- Subdivision Regulations
- Zoning Districts/Overlay Districts

More Old Tools

- Planned Developments
- Elements of the Master Plan

More...Old Tools

- Conditional Use Permits
- Performance-based Controls

New (?) Terms

- No Growth
- Controlled Growth
- Managed Growth
- Growth Management

New Tools

- Impact Fees: fiscal shortfalls
- Annexation Agreements: fiscal competition

More New Tools

- Transfer Development Rights: direct growth to specific areas
- Mix Land Uses

More...New Tools

- Vary Density
- Moratoria

Legislative Response

- Work with existing laws (1926/1946)
- Test new tools and hope for the best from the judges
- Update/modernize the toolbox

21st Century Tools

- Louisiana Act 859 of the 2004 Legislature
- Followed SC, TN and KY examples
- Training for appointed officials (mandatory)

Shift to Ex-Urbs in Louisiana Begins

- 2005 Census estimates show that 4 of the 6 major cities in Louisiana show minimal or negative population shifts
- Compared to significant population gains in Ex-Urban areas surrounding each of these cities

Louisiana's Response

- Smart Growth
- Commitment to consensus-based Comprehensive Planning
- Regional Solutions based on fiscal responsibility and economic balance
- Appropriate mix of land uses
- Respect for the environment and for people

Tomorrow's Challenge:

- Can today's winners (the changing communities of Louisiana) become tomorrow's leaders!