

For Louisiana to grow and recover effectively, community leaders and activists must set the stage and encourage the parish council or police jury to pursue comprehensive planning that includes land use and natural hazards. Parish or municipal officials can use this opportunity to develop a comprehensive plan that will lead their communities to a brighter future.

Local Governments and Land Use Planning

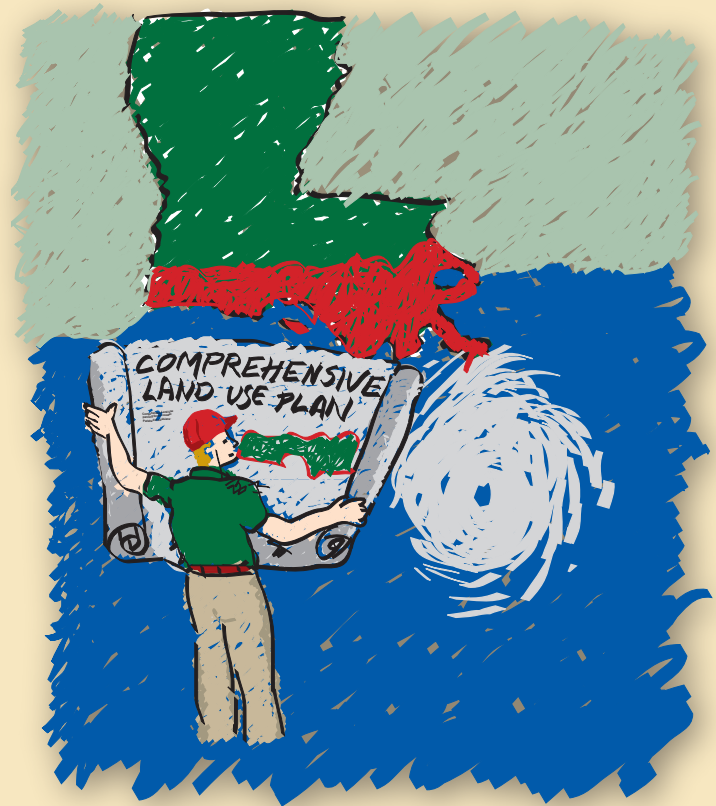


Above is an example of a possible land use/working waterfront development plan for the community of Delcambre.

REFERENCES

Daniels, T.L., J.W. Keller with M.B. Lapping. 1988. The Small Town Planning Handbook. Chicago: American Planning Association. 170 pp.

So, F.S. and J. Getzels (eds.). 1988. The Practice of Local Government Planning. Municipal Management Series. Washington, D.C.: International City Management Association. 2nd Ed. 496 pp. 554 pp.



Although federal and state laws indirectly influence how people live on the land, **local governments actually do the land use planning.** The public is involved by voicing opinions on land capabilities and limitations, and where public and private infrastructure and development should be placed. Historically, Americans think of planning as the precursor of growth – a subdivision, shopping center or industrial site. But today, communities are rethinking development strategies in the most hazardous environment – the Coastal Zone.

When parishes and communities simply comply with federal and state laws, local officials miss an opportunity to better determine their own destiny. **Louisiana law gives parishes and municipalities the power to plan for the future.** In fact, a **comprehensive plan** is required if a community has a planning commission.

Historically, local governments have avoided appointing a planning commission and not many comprehensive plans are in place. As populations grow and the state works to reduce damages and loss of life from hurricanes, floods and other natural disasters, local governments must initiate land use planning.

Planning commissions are charged with preparing a comprehensive plan, either by using staff or by contracting for professional services (So and Getzels, 1988, p. 89). The plan is implemented through zoning



Local elected officials, business and community leaders, and university representatives discuss land use planning. Local governments, not the state or federal government, have the responsibility of developing and implementing land use plans.

ordinances, subdivision regulations, building codes, miscellaneous regulations, guidelines and policies. Planning commissions tend to follow a generic process (Daniels, Keller, and Lapping, 1988, p. 6):

1. Decision to plan: Willingness to commit time, energy and money
2. Information gathering
3. Problem identification
4. Analysis of problem
5. Development of goals and objectives
6. Identification of alternative solutions
7. Selection of a solution plan of action
8. Implementation
9. Monitoring and feedback
10. Adjustment of solution