

# **I Future Land Use Plan**

## **1. Introduction**

The goal of the Future Land Use Plan for Plaquemines Parish is to provide a blueprint for quality development that will enhance quality of life and preserve the natural environment. To provide context for this goal, the following objectives for the Future Land Use Plan were formulated based on input received from the public during the planning process.

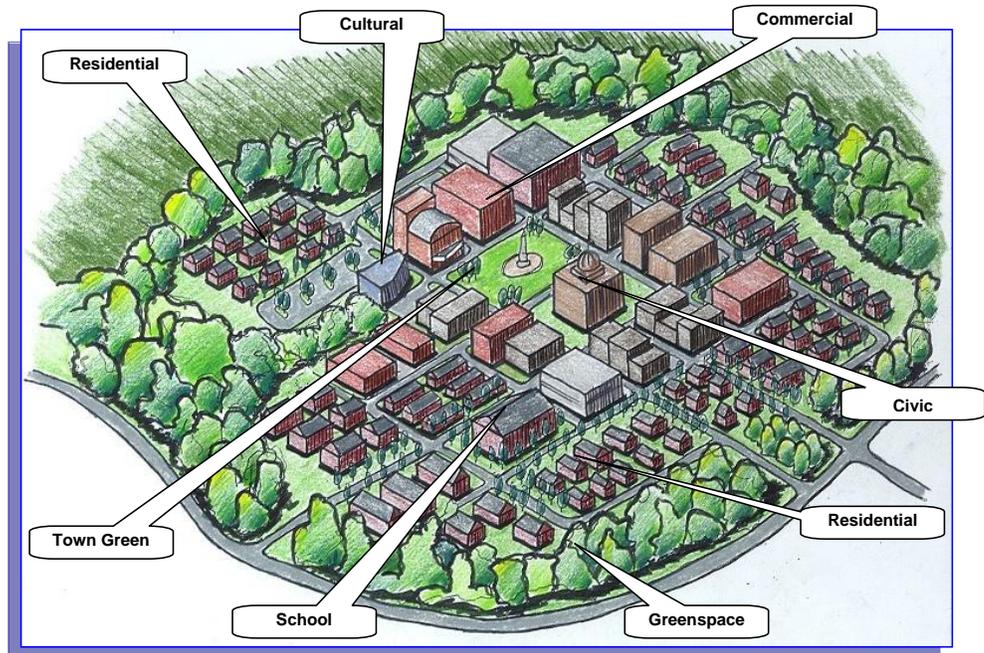
- Increase “quality of life” for parish residents, including:
  - Sense of place – unique natural setting
  - Economic prosperity
  - Recreational opportunities
  - Family and community ties
  - Daily access to necessities of life
- Protect property values and the tax digest
- Promote land use compatibility
- Promote development standards for the built environment to protect the health, safety and welfare of all residents
- Protect natural resources
- Balance growth with capacity of infrastructure and public services
- Promote the unique character of the Parish’s small communities and rural areas
- Provide opportunities for affordable housing

The Future Land Use Element of the Community Agenda is built upon the work summarized in the Community Assessment - a thorough review of existing land uses in the Parish, current zoning and development regulations, and major initiatives such as the NAS-JRB New Orleans JLUS and the Parish’s ongoing port and coastal restoration planning efforts. In addition to the input received from the public during the Visioning Workshops held in the spring of 2010, the Assessment was synthesized with the feedback received from discussions with the Comprehensive Master Plan Steering Committee, Parish Council, community agencies, and Parish staff. The resulting land use plan, presented below, provides a strategy the Parish can use to proactively address the future organization of land uses to enhance the quality of life for residents, protect natural resources, and enhance the character of the community. The land use plan outlines the framework for revisions to the Parish’s zoning and subdivision regulations and should inform Council decisions on future rezonings, conditional use permits, and development applications.

## **2. Village Center Concept**

The vision for future development in Plaquemines is the creation of nodes of activity interspersed along the Parish’s major transportation routes. The inspiration for these nodes or “activity centers” is the village center concept. The central element of the village is a public commons, or green, framed by a major crossroad, one or more civic uses, such as a town hall, a school, a church and cemetery, and surrounded by shops and businesses that serve the commercial needs of the community. The commercial core is surrounded by a series of small, compact neighborhoods that contain a wide variety

of housing designed to serve the needs of households of all sizes, incomes, and stages of life. The scale of the village core was established by the range of the pedestrian – approximately a quarter mile radius measured from the village green. The entire community is designed around a modified grid network of two-lane streets and sidewalks. The



**Figure I-1: Village Center Example**

distinctions between homes and businesses within the village were often loosely defined - shops and residences can be intermingled and located in similar size buildings.

The activity center form will offer the following advantages for Plaquemines Parish:

- A sense of place – The village form provides a strong architectural design theme that begins to shape the community identity and provide a sense of place that typical suburban subdivisions lack.
- More efficient use of land – Clustering daily activities in the activity centers creates a mixture and arrangement of land uses that is more efficient than the typical suburban subdivision. A village of 5,000 persons can easily be accommodated on as little as 1,000 acres, compared to over 2,000 acres for a subdivision comprised of 1 acre lots. Therefore each village of 5,000 persons saves 1,000 acres that can remain in greenspace, coastal preservation, agriculture, and other rural uses, which can preserve the natural environment while building the local economy.
- More efficient use of infrastructure – A village center brings development and infrastructure together in a balanced way. The capacity of the basic public services of water, sewer, public safety, and transportation are matched efficiently with the arrangement of homes, schools, shops, and offices. It also makes it possible to reduce the total land area that will require extended services.
- By contrast, unplanned growth leads to a widely scattered pattern of low-density development that spreads infrastructure over large sectors of the parish but does not make efficient use of what is built. This sprawling pattern of growth can be extremely expensive to serve, especially as systems require more maintenance with age.
- Less vehicular traffic – The village core clusters the daily activities of home, school, shopping, and play and orients them around a walkable network of streets, sidewalks, trails, and greenways. This land use form is designed to shorten trip distances, encourage walking and cycling, and reduce auto-dependency.

The revitalization of the community patterns of Plaquemines Parish using the village structure can play a pivotal role in a successful program for economic recovery and housing and community development.

As reflected in the Future Land Use Plan, the size and mix of activity centers will vary based on their recommended locations: suburban centers around Belle Chasse, small mixed use nodes in the larger centers of South Plaquemines such as Buras, and rural community centers along the East Bank. **Figure I-2** is an example of how a possible village center might appear near Boothville. **Figure I-3** shows how a resort-oriented village center might look like near the Boat Harbors in Pointe a la Hache.

**Figure I-2: View of Potential Village Center along LA 23**

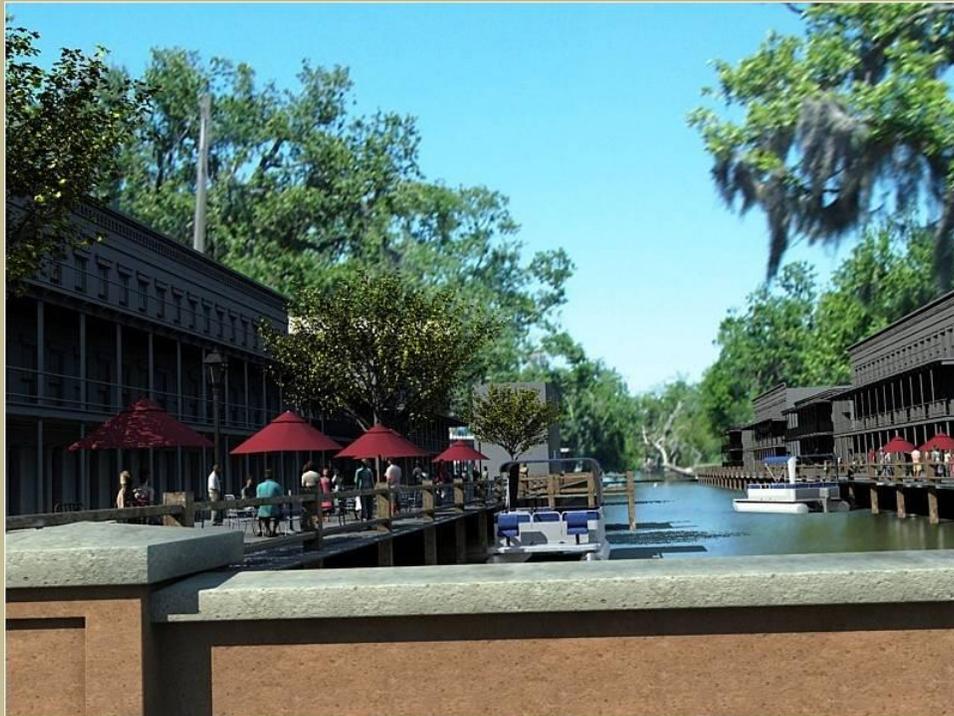


**Figure I-3: View of Potential Village Center near Pointe a la Hache Boat Harbor**

**Current**



**Potential**



### 3. Character Area Approach

The Future Land Use Plan included here goes beyond the plans done in the past for the Parish in that it seeks to define “character areas” and emphasize the features that contribute to the character of Plaquemines’ community as a whole rather than on the parcel-level of future land uses (i.e. commercial, residential, industrial). The use of character areas in planning acknowledges the importance of preserving the visual and functional differences that exist today among the districts and regions of Plaquemines Parish. Character areas can help guide future development through policies and implementation strategies tailored to each area. These character areas can be used to define areas that (1) presently have unique or special characteristics that need to be preserved; (2) have potential to evolve into unique areas; or (3) require special attention because of unique development issues. In some cases, different character areas are defined by existing land use and future land use in order to highlight appropriate transitions as the Parish continues to evolve. The Parish’s character areas are described and defined individually in the following narratives and are mapped in **Figures I-4 – I-9**. The character of an area can be explained by looking at several characteristics, such as the following

- Prevalent uses and the mixture of uses
- Scale of the community, reflected in the sizes and configuration of lots and structures
- Site design features, such as degree and location of open space, landscaping, parking, driveways, signs, accessory structures, stormwater facilities, and other features
- Design and connectivity of streets, sidewalks, and other pedestrian facilities
- Intensity of development
- Building location, dimensions, and orientation
- Types and quantities of natural features and viewsheds
- Location and type of civic buildings and public spaces
- Functional and spatial relationships between uses within the area
- Sensitive or unique environmental resources

# Resource Conservation

**Description:**

Open water, marshes, wetlands, natural habitat, fisheries, forested areas and similar areas that are not suitable for development and/or should be conserved to the greatest extent possible. Includes areas managed by the State for fishing and mineral/oil extraction and area leased to individuals for camps and associated uses.

## Implementation Strategies

<b>Appropriate Land Uses</b>
Forestry, outdoor recreation including hunting and fishing, agriculture/aquaculture, camps
<b>Zoning Recommendations</b>
Revise the FP district to be a more inclusive Conservation District with expanded regulations on development types to ensure compatibility the Parish conservation goals.
Modify regulations for camps to provide location criteria and minimum standards related to the provision of infrastructure and services and proper permitting procedures.
Adopt a flood hazard protection ordinance.
<b>Other Strategies</b>
Identify and protect scenic vistas, historical and cultural sites, natural habitat, and fisheries at risk of being lost forever and develop stabilization and conservation plans as possible with grant funding.
Enhance historical and cultural sites and prepare public information such as on-line guides and roadside wayfinding signage to increase their visibility and value to the public.
Develop a comprehensive tourism strategy for Plaquemines Parish based on its many scenic vistas, natural and cultural resources, and outdoor recreational opportunities.
Set aside land for a network of greenways for use by cyclists that links scenic, historic, and recreation areas throughout the Parish.



Fishing and hunting lands



First Mardi Gras Plaquemines Parish

future land use **Resource Conservation**

# Agricultural

**Description:**

Large contiguous tracts of land with high quality agricultural soil that has been traditionally used for cultivation of citrus and other crops, forestry, and grazing.

## Implementation Strategies

**Appropriate Land Uses**

Agriculture, large lot residential development, passive recreational uses such as greenways and trails to allow for connectivity of parks, open spaces, and conservation areas throughout the Parish, limited commercial uses associated with farming and agriculture (veterinarians, farm stands, etc.)

**Zoning Recommendations**

Merge the A-1 and A-2 districts into a single Agricultural (AG) district and revise/reduce the provisions for commercial uses currently allowable under A-2.

Revise lot development standards to discourage residential subdivision except at large lot sizes (10 acres or more).

Revise zoning regulations to allow for accessory dwelling units in the AG district

Require lot subdivision and rezoning to a suitable residential zoning district when more one primary residence is located on a single parcel.

**Other Strategies**

Encourage the continuation of farming in Plaquemines Parish by establishing agricultural use waivers for residential developments located adjacent to active agricultural operations to reduce conflicts.

Connect new farmers with sources of technical and financial assistance.

Develop public farmers markets in the Parish's smaller communities and supporting "buy local" programs.



Multi-use trail as appropriate use



Single family, large lot residential lot



Small public farmers market

future land use **Agricultural**

# Small Community Mixed-use Node

**Description:**

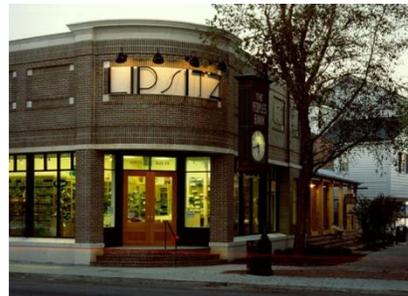
Service and activity areas located within the Parish's small communities that provide a mixture of uses to serve local residents and visitors. Examples include (but are not limited to) Buras, Port Sulphur, and Davant.

## Implementation Strategies

<p><b>Appropriate Land Uses</b></p> <p>Single-family residences and small scale multi-family residential structures, retail outlets, restaurants, service businesses, offices, some light manufacturing uses, parks, and public/institutional uses such as schools and churches.</p>
<p><b>Zoning Recommendations</b></p> <p>Develop a new Small Community Mixed-use zoning district.</p> <p>District regulations should allow a diversity of land uses and include provisions for a mixture of lot sizes.</p> <p>Development within these areas should be focused away from the adjacent highway corridor (LA Hwy 23, 39 or 11) and should be clustered to allow for reduced development setbacks and pedestrian connectivity.</p> <p>Include limited design standards for building orientation, massing, fenestration, landscaping, signage, parking and connectivity.</p> <p>Strip-style commercial development and "franchise" architecture should be discouraged.</p>
<p><b>Other Strategies</b></p> <p>Within these designated nodes, the Parish's major highway corridors (23, 11, 39) should be treated as "Main Street."</p> <p>To enhance aesthetic appeal and safety for pedestrians, traffic calming measures such as narrower lane widths and planted medians should be added along with continuous sidewalks and marked crosswalks.</p> <p>Gateway features unique to each community should also be established.</p>



Safe pedestrian zones and traffic calming measures



Small scale retail that is context sensitive

Source: www.webshots.com



Single family residential

future land use Small Community Mixed-use Node

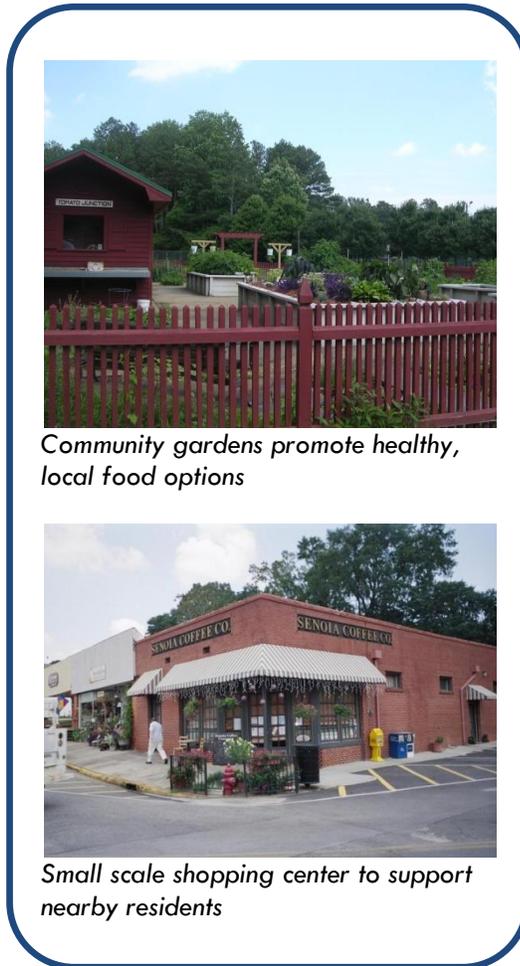
# Rural Community Center

**Description:**

Small clusters of development found on the East Bank and outside of Belle Chasse on the West Bank. The focus of these areas is often a single commercial or institutional establishment such as a convenience center or church. Examples include (but are not limited to) Braithwaite, Woodland and Empire.

## Implementation Strategies

<b>Appropriate Land Uses</b>
Residential, public/institutional, commercial, recreational/open space
<b>Zoning Recommendations</b>
Develop a new rural community center zoning classification.
Allow a limited number of small scale commercial uses such as offices, retail trade, restaurants/food services.
Allow for smaller lot residential development (than allowed in AG district) and live-work buildings so proprietors can "live over the store."
Enhance community character with limited design standards - i.e. prohibit metal buildings, minimal landscaping requirements.
<b>Other Strategies</b>
Integrate the rural setting and increase fresh food options for residents in these communities by developing community gardens.
Design for pedestrians by requiring paths and walkways separated from the roadway between developments.
Create compatibility standards for manufactured housing to avoid conflicts with adjacent site-built housing.
Build community identity. Ensure that each new Rural Community Center has a unique theme or landmark that promotes its own sense of place.



*Community gardens promote healthy, local food options*

*Small scale shopping center to support nearby residents*

future land use Rural Community Center

# Residential Community

**Description:**

Organized detached single-family residential subdivisions at the northern end of the Parish with lot sizes ranging from 1 to 1/4 acre.

## Implementation Strategies

<p><b>Appropriate Land Uses</b></p> <p>A mix of medium density detached single-family homes, attached single-family homes &amp; townhomes, and apartments. <i>Mobile homes should be prohibited north of Myrtle Grove.</i></p> <p>Recreational uses such a playgrounds, pocket-parks and walking trails</p>
<p><b>Zoning Recommendations</b></p> <p>Consolidate existing residential districts to create no more than 2 or 3 Single-family Residential Districts.</p> <p>Incorporate open space set-aside standards in revised residential district dimensional requirements.</p>
<p><b>Other Strategies</b></p> <p>Build structures above flood levels. Use FEMA Base Flood Elevations (BFEs) and require participation in the National Flood Insurance Program.</p> <p>Revise subdivision standards to address issues of development design, access, and connectivity.</p> <p>Encourage pedestrian/bike connectivity among developments and with a parish-wide green space/trails network.</p> <p>Require sidewalks to increase pedestrian mobility.</p> <p>Develop grading and drainage plans that retain all increased stormwater runoff on-site.</p> <p>Increase open and greenspace amenities by utilizing drainage canals as greenways, incorporating walking paths along them where possible.</p> <p>Configure the open space network within neighborhoods to interconnect with Parish parks and greenways to create a system of open spaces in the parish.</p> <p>Require approval of master plans for new residential subdivisions greater than 10 acres in these areas</p>



Structures built above flood level



Coordination of greenspace, drainage, and pedestrian connectivity



Neighborhood connections to adjacent parks

future land use Residential Community

# Suburban Mixed-use

**Description:**

These areas would be in Belle Chasse. This future land use classification allows higher density development. Mixed land uses are encouraged both horizontally (within the same development) as well as vertically (within the same structure), such as residential uses on the second floor with retail on the first floor.

## Implementation Strategies

<b>Appropriate Land Uses</b>
A variety of residential (single and multi-family), office, retail and personal services land uses, excluding mobile homes.
Public facilities, parks, churches and schools should also be provided within these areas.
<b>Zoning Recommendations</b>
Develop a new zoning classification.
<b>Other Strategies</b>
Decrease stormwater runoff by implementing maximum impervious surface ratios and integrating bioswales and rain gardens into site design for commercial development.
Require sidewalks to increase pedestrian mobility.
Reduce the amount of impervious surface by designing blocks with shared driveways. Encourage the use of pervious paving materials.
Strive for zero impact on drainage by implementing low-impact development principals.
Configure vehicular access on front-loaded lots in ways that screen service and parking uses as much as possible.
Revise subdivision standards to require street connectivity through adjacent developments and consolidated driveways/curb cuts along major highways to reduce potential for auto conflicts and enhance traffic flow.



*Implementation of low impact design via pervious surface and bioswales*



*Mixed use development*



future land use **Suburban Mixed-use**

# Major Industries

**Description:**  
Heavy industrial uses associated with oil and gas exploration; extraction; processing and associated manufacturing businesses. Some convenience and associated commercial land uses may be appropriate.

## Implementation Strategies

<b>Appropriate Land Uses</b>
Large industrial uses such as Alliance Refinery, Chevron Oronite, and others of similar scale and intensity, along with associated services needed for the labor force.
<b>Zoning Recommendations</b>
Revise I-3 Heavy Industrial District regulations for better incorporation of environmental standards.
Either in conjunction with a system of performance standards or as a stand-alone module, develop a system of bufferyard standards to reduce conflicts between heavy industrial uses and adjacent land uses.
Revise zoning regulations to require frontage area landscaping to visually screen industries from the Parish’s major corridors.
Establish regulations for site lighting to ensure that external lighting is directed away from adjacent properties and frontages.
<b>Other Strategies</b>
Consider adopting a system of performance standards for managing impacts of new development in this district.
Develop grading and drainage plans that retain all increased stormwater runoff on-site.
Encourage industries to acquire additional acreage to provide adequate room for expansion and the development of ancillary business and employment services.
Establish a Plaquemines Parish Transportation Management Association (TMA) to work with major employers on commute alternatives for employees to reduce traffic congestion on the Parish’s major transportation routes.



Prominent industrial uses in Plaquemines Parish

Convenience center to accommodate worker needs

future land use **Major Industries**

# Marina/Harbor Complex

**Description:**

Areas around commercial and recreational marina and harbors, including docks, with water-related commercial such as bait shops, seafood markets, small scale seafood processing, boat services, hotels, condominiums and other residential, restaurants, outdoor recreation, water-related tourist services, and public uses.

## Implementation Strategies

<p><b>Appropriate Land Uses</b></p> <p>Public uses such as small pocket parks, playgrounds, and supportive entertainment and recreational facilities.</p> <p>Water related light industrial uses for boats and marina equipment, accessory uses that support commercial and recreational fishing.</p>
<p><b>Zoning Recommendations</b></p> <p>Create a new zoning district that encourages resort and tourist-related services including waterfront condominiums and water-related business, industry and entertainment that is compatible with tourist destinations.</p> <p>Rezone areas around existing public boat harbors and marinas to this district.</p>
<p><b>Other Strategies</b></p> <p>Promote pedestrian connectivity between land uses by requiring sidewalks and interparcel connectivity.</p> <p>Incorporate wayfinding signage and gateway features to facilitate visitor mobility and promote local businesses.</p> <p>Encourage pervious parking surfaces and other low impact design to facilitate stormwater drainage.</p> <p>Remove possible barriers for incorporating alternative energy in new and existing development.</p> <p>Ensure appropriate waste management facilities/strategies to preserve attractiveness of area for investment.</p>



Gateway to Venice Marina



Small commercial use



Small passive public park

future land use Marina/Harbor Complex

# Port/Terminal Complex

**Description:**

Port/Terminal Complex and associated uses. Not appropriate for residential or institutional land uses.

## Implementation Strategies

<p><b>Appropriate Land Uses</b></p> <p>Major port facilities and intermodal loading and transfer facilities including associated storage, refrigeration, warehousing and distribution facilities, marine fabrication and repair, and limited amounts of convenience retail and restaurants serving the labor force.</p>
<p><b>Zoning Recommendations</b></p> <p>Develop a new zoning district designation and make it available for application in limited areas where major intermodal port development is planned and infrastructure is appropriate, subject to approval of other regulatory bodies.</p> <p>Establish performance standards to ensure necessary multimodal access, environmental management and compatibility with adjacent land uses.</p>
<p><b>Other Strategies</b></p> <p>Levee protection and rail line extensions are needed to support port activities on West Bank.</p> <p>Explore adoption of Tax Increment Financing (TIF) districts to generate funding for the infrastructure improvements needed to support new port developments.</p> <p>Develop a long-term strategy for maintaining and expanding port and terminal facilities in the parish.</p> <p>Identify and pursue possible linkages between Parish’s unique port environment and the tourism sector.</p>



*Venice Port Complex, south Plaquemines Parish*



*Small restaurants accessory to port*



*One or more container ports are anticipated.*

future land use **Port/Terminal Complex**

# Institutional Complex

**Description:**

Campus-style planned clusters of schools, community centers, and other public uses, such as the F. Edward Hébert complex and NAS-JRB New Orleans. Development should be coordinated with the School Board and school traffic coordinated with local traffic to mitigate congestion.

## Implementation Strategies

<p><b>Appropriate Land Uses</b></p> <p>Public and Institutional - schools, government offices, parks/recreation centers, limited retail and office development that complement school/government needs may be appropriate.</p> <p>Businesses such as neighborhood stores, small restaurants, service stations and similar uses.</p>
<p><b>Zoning Recommendations</b></p> <p>Develop a new Public - Institutional zoning designation.</p>
<p><b>Other Strategies</b></p> <p>Minimize the impact of automobiles on pedestrian and bicycle traffic by constructing sidewalks and bicycle paths to connect campus areas to surrounding neighborhoods.</p> <p>Configure vehicular access on front-loaded lots in ways that screen service and parking uses as much as possible.</p> <p>Develop grading and drainage plans that retain all increased stormwater runoff on-site, integrate stormwater management into on-site amenities and green spaces.</p> <p>Use recycled gray water for site irrigation.</p> <p>Orient buildings for maximum solar exposure.</p> <p>Coordinate open spaces associated with schools and other institutional uses into an overall greenspace network for the Parish.</p>



*New Port Sulphur Government Building*



*Bike lane and sidewalk connections*



*Recreational parks for active and passive use*

future land use Institutional Complex

# Marine Commercial Corridor

**Description:**  
Highway frontage along LA 23 in the area from Boothville south to Venice with unique character supporting the Venice area’s marine and tourism business.

## Implementation Strategies

<b>Appropriate Land Uses</b>
Small and medium scale commercial uses, live work structures, passive recreational uses including multi-use trails
Businesses such as neighborhood stores, small restaurants, service stations and similar uses.
<b>Zoning Recommendations</b>
Enhance community character w/ limited design standards.
Promote live-work designs for new commercial spaces.
Ensure consistency between site development plan and Parish’s emergency management plan prior to approving new development.
Encourage clustering of new development to minimize cost of services in lower end of parish.
Provide connections to planned and existing trails and other recreational and eco-tourism sites along river or abutting wetlands.
<b>Other Strategies</b>
Build structures above flood levels. Use FEMA Base Flood Elevations (BFEs) and require participation in the National Flood Insurance Program.
Identify catalyst sites for new development along corridor.
Encourage open space and passive recreational space in site design.
Provide incentives for incorporation of alternative energy for onsite and shared use.
Promote tourism in the corridor by developing minimal design guidelines for new signage.



*Small restaurant and convenience center*

*Interparcel connectivity and pedestrian orientation*

future land use **Marine Commercial Corridor**

# Business Park

**Description:**

Planned developments of offices, technology businesses and light-industrial uses that are compatible with the adjacent residential areas, such as warehouses.

## Implementation Strategies

<b>Appropriate Land Uses</b>
Offices, technology parks, and large low impact businesses and industries with supportive commercial uses
<b>Zoning Recommendations</b>
Revised I-1 zoning district
Require buffers, tree preservation, and open space preservation to preserve community character, habitat preservation, and quality of life.
Provide opportunities for phased development to ensure business park development is consistent with market needs.
<b>Other Strategies</b>
Develop grading and drainage plans that retain all increased stormwater runoff on-site.
Configure vehicular access on front-loaded lots in ways that screen service and parking uses as much as possible.
Use recycled gray water for site irrigation.
Orient buildings for maximum solar exposure.
Work with PABI to establish and/or expand recruiting efforts for small, clean, industrial employers.
Work with all appropriate state/private agencies to ensure that the Parish’s sites are being marketed to companies considering locating at similar sites both within and outside of the state.
Encourage worker mobility and travel choices by promoting internal connectivity (pedestrian walkways, multi-use paths, bike lanes, etc.)
Develop appropriate incentives to attract new businesses to the parish.



*Light industrial with appropriate landscaping to create cohesive transition to adjacent areas*



*Bicycle lanes and sidewalks increase mobility*



*Medium sized offices*

future land use **Business Park**

# Rural Corridor Overlay

**Description:**

Highway 23 south of Myrtle Grove and Hwy 39 on the East Bank. Area is characterized by scenic vistas overlooking marshland and agricultural areas.

## Implementation Strategies

<b>Appropriate Land Uses</b>
Land uses regulated by the underlying zoning of a parcel.
Single family residential uses, small scale commercial, agricultural, limited institutional uses, are typical underlying zoning in this overlay.
<b>Zoning Recommendations</b>
Establish an overlay district, which would allow the application of design and access management standards on new development located within 500 ft. of the centerline of Highway 23 (south of Myrtle Grove) and Highway 39.
Establish roadway buffer standards to maintain the rural and coastal vistas throughout the parish.
Require consistent setbacks along overlay to provide consistent feel as development occurs.
Encourage cluster development through zoning incentives to minimize rural footprint.
<b>Other Strategies</b>
Incorporate tourism wayfinding signage at regular intervals to facilitate visitor travel in areas within overlay.
Provide minimum guidelines for commercial signage.
Require preservation of all historic trees and provide for minimum preservation of other trees and vegetation on lots.
Promote use of vernacular materials in building and accessory use design.
Install gateway features for small communities within rural overlay area.



*Future growth within overlay should provide access management controls.*



*Consistent signage can help retain rural character and guide visitors to area.*



*Tree preservation maintains the rural character of the area while protecting investments in the wake of storms.*

future land use Rural Corridor Overlay

# Suburban Corridor Overlay

**Description:**

LA Highway 23 from Belle Chasse to Myrtle Grove/Alliance Refinery. In the more suburban northern end of the Parish, Highway 23 is characterized by heavy traffic, a mix of commercial and industrial buildings lacking more than the most basic design features, cluttered signage, and few pedestrian accommodations. In addition to serving as the major transportation route, Highway 23 is the major gateway to Plaquemines and as such it reflects poorly on the Parish in its current condition.

## Implementation Strategies

<p><b>Appropriate Land Uses</b></p> <p>Land uses regulated by the underlying zoning of a parcel.</p> <p>Along this corridor heavy industrial development should be limited outside of areas designated on the Future Land Use Map.</p>
<p><b>Zoning Recommendations</b></p> <p>Establish an overlay district which would allow the application of design and access management standards on new development located within 500 ft. of the centerline of Highway 23 from the Parish line north of Belle Chasse to Myrtle Grove/Alliance Refinery.</p> <p>The application of some simple building designs, landscaping, and signage standards has the potential to make a large impact on the visual quality of this area.</p> <p>Implementation of access management standards such as combined driveways, cross access easements and frontage roads can help reduce potential for vehicular conflicts and maintain traffic flow on the busy roadway.</p>
<p><b>Other Strategies</b></p> <p>Consider adding planted medians to improve aesthetics and help traffic flow by limiting turning movements outside of designated median breaks.</p> <p>Add continuous sidewalks on both sides of Highway 23 in this corridor. Sidewalks should be separated from travel lanes by landscape strip.</p>



*Planted medians and access management standards, demonstrated here, improve the image of an area and improve safety.*



*Continuous sidewalks help create a multi-modal environment.*

future land use Suburban Corridor Overlay

# Camp Community

**Description:**

Residential communities built outside levee protection zones in marshland and swamp-like areas with limited infrastructure, characterized by a part-time or seasonal resident population often engaging in commercial fishing or recreational fishing and hunting.

## Implementation Strategies

<b>Appropriate Land Uses</b>
Small scale residential; recreational uses; accessory uses that support commercial and recreational fishing.
<b>Zoning Recommendations</b>
Develop required flood elevations for new structures.
Develop standards for securing accessory uses on site.
Develop standards for infrastructure extensions to camps.
<b>Other Strategies</b>
Ensure camp areas are addressed within the Parish’s emergency response plans.
Regularly inspect camp communities to ensure zoning and development code provisions are being met.
Support use of alternative energy such as solar panels and small-scale wind turbines to provide site-generated energy.
Build community character by providing appropriate design guidelines for materials and signage.
Enforce State requirements for grey and black water discharge to ensure safety of camp areas.



*Camp communities are characterized by clustered housing.*



*Typical camp environment.*

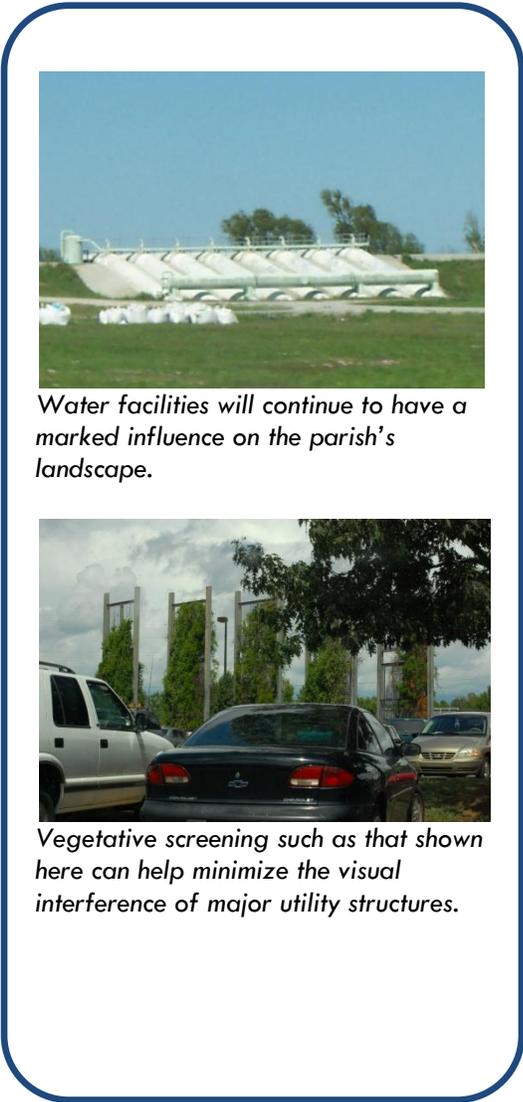
future land use **Camp Community**

# Transportation/ Communications/ Utilities

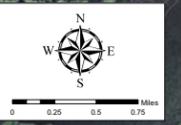
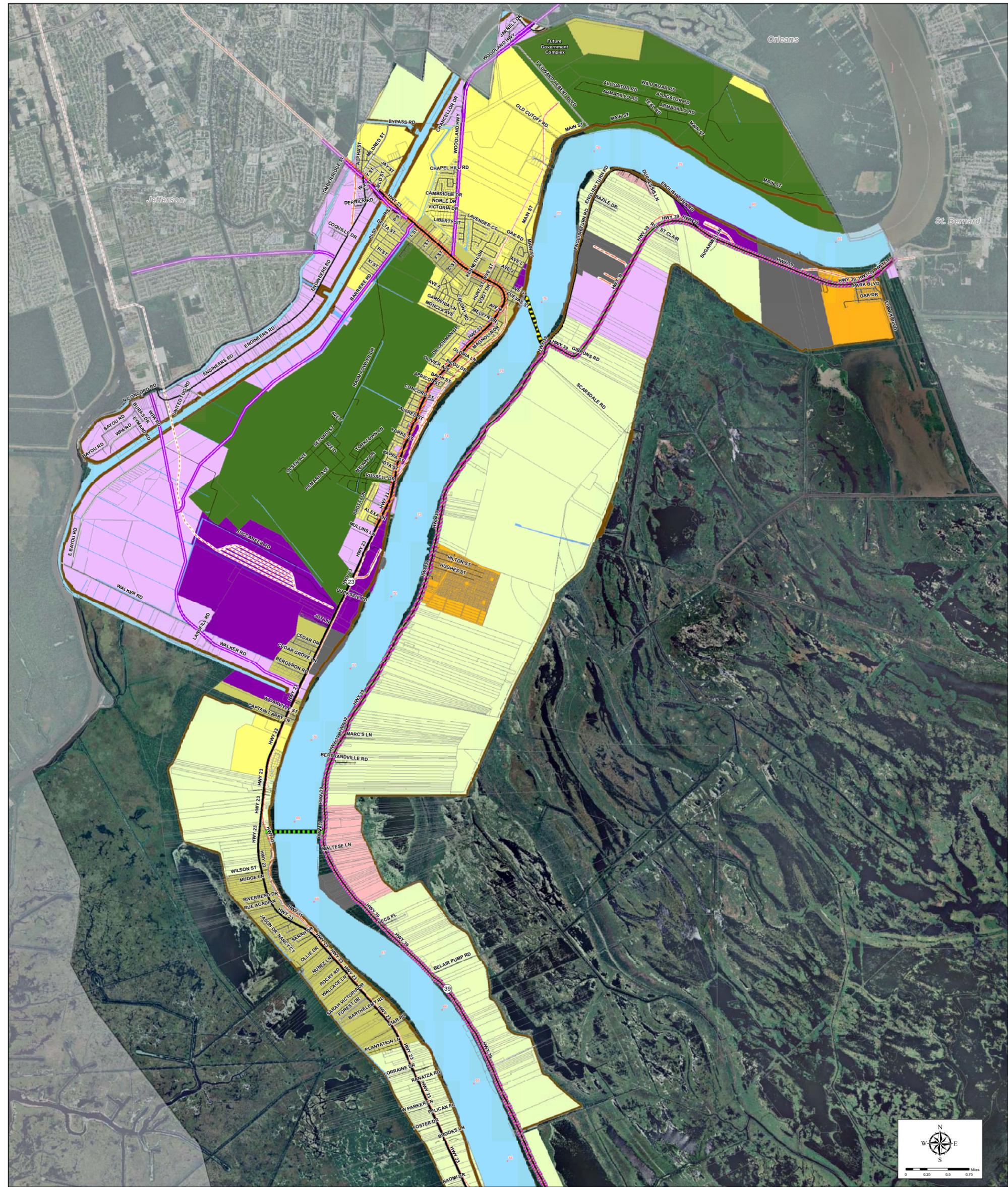
**Description:**  
 Large footprint transportation/ communications/ utilities (TCU) features, such as transformers, airports, utility yards, water and wastewater treatment plants, and power ROW.

## Implementation Strategies

<b>Appropriate Land Uses</b>
Transportation, communications, and utility uses; limited compatible uses such as solar panels and co-located government facilities.
<b>Zoning Recommendations</b>
Require landscaped/planted buffer between major facilities and adjacent land uses.
Require a site impact analysis for new telecommunications towers.
For new towers, require evidence that new telecommunications tower is warranted due to the lack of existing towers with which to co-locate antennae.
Establish minimum distances between major telecommunications facilities.
<b>Other Strategies</b>
Encourage the co-location of services on new and existing towers.
Require that new facilities minimize impact on habitats and migratory paths of native species.
Establish design guidelines, such as appropriate structure and material requirements and screening standards for new facilities.
Identify opportunities to co-locate new TCU facilities with alternative energy facilities.



future land use Transportation/ Communications/ Utilities



**Comprehensive Master Plan**  
**Plaquemines Parish,**  
**Louisiana**  
  
**Future Land Use Plan**  
**Map No. 1**

Draft

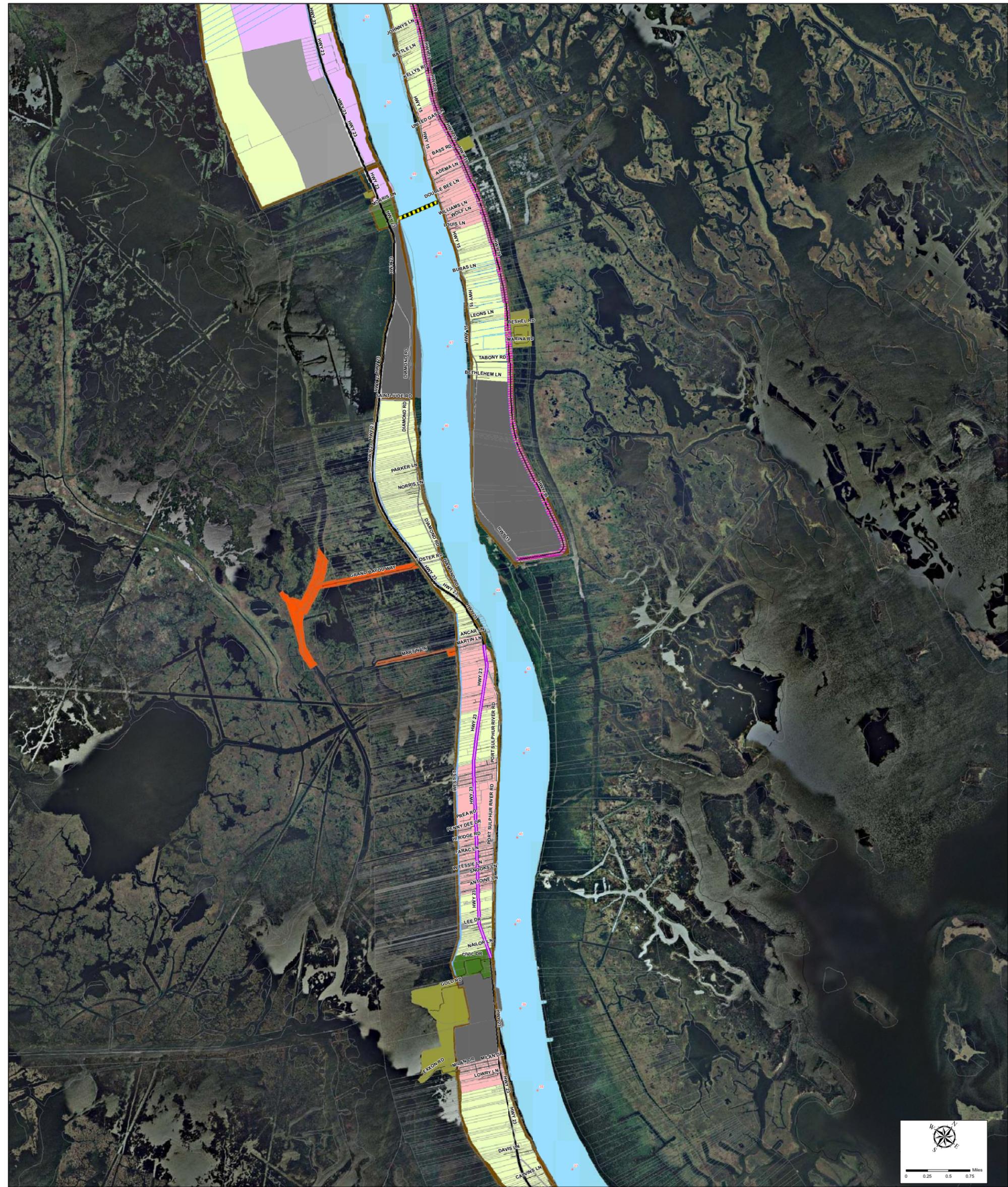
11/24/10

Legend			
Other Parishes	Rural Corridor Overlay	Resource Conservation	Rural Community Center
River_Mile_Markers	Suburban Corridor Overlay	Major Industries	Rights of Way
Existing Ferry Crossings	Canals	Institutional Complex	Small Community Mixed Use
Proposed Ferry Crossings	Parcels	Levee and Drainage	Suburban Mixed Use
Proposed Roads	<b>FLU</b>	Marine Commercial Corridor	Trans./Com./Utilities
State Highway	Agricultural	Marina/Harbor Complex	Water
Local Roads	Business Park	Port/Terminal Complex	
Existing Railroad	Camp Community	Residential Community	
Proposed Railroad			

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**Comprehensive Master Plan  
Plaquemines Parish,  
Louisiana**

**Future Land Use Plan  
Map No. 3**

Draft

11/24/10

Legend			
Other Parishes	Rural Corridor Overlay	Major Industries	Resource Conservation
River_Mile_Markers	Suburban Corridor Overlay	Institutional Complex	Rights of Way
Existing Ferry Crossings	Canals	Levee and Drainage	Small Community Mixed Use
Proposed Ferry Crossings	Parcels	Marine Commercial Corridor	Suburban Mixed Use
Proposed Roads	<b>FLU</b>	Marina/Harbor Complex	Trans./Com./Utilities
State Highway	Agricultural	Port/Terminal Complex	Water
Local Roads	Business Park	Residential Community	
Existing Railroad	Camp Community		
Proposed Railroad			

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## Comprehensive Master Plan Plaquemines Parish, Louisiana

### Future Land Use Plan Map No.4

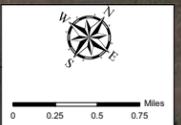
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#### Legend

Other Parishes	Rural Corridor Overlay	Resource Conservation	Rural Community Center
River_Mile_Markers	Suburban Corridor Overlay	Major Industries	Rights of Way
Existing Ferry Crossings	Canals	Institutional Complex	Small Community Mixed Use
Proposed Ferry Crossings	Parcels	Levee and Drainage	Suburban Mixed Use
Proposed Roads	<b>FLU</b>	Marine Commercial Corridor	Trans./Com./Utilities
State Highway	Agricultural	Marina/Harbor Complex	Water
Local Roads	Business Park	Port/Terminal Complex	
Existing Railroad	Camp Community	Residential Community	
Proposed Railroad			

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**Comprehensive Master Plan**  
**Plaquemines Parish,**  
**Louisiana**  
  
**Future Land Use Plan**  
**Map No. 5**

Draft

11/24/10

Legend			
Other Parishes	Rural Corridor Overlay	Major Industries	Resource Conservation
River_Mile_Markers	Suburban Corridor Overlay	Institutional Complex	Rights of Way
Existing Ferry Crossings	Canals	Levee and Drainage	Small Community Mixed Use
Proposed Ferry Crossings	Parcels	Marina/Harbor Complex	Suburban Mixed Use
Proposed Roads	<b>FLU</b>	Marine Commercial Corridor	Trans./Com./Utilities
State Highway	Agricultural	Port/Terminal Complex	Water
Local Roads	Business Park	Residential Community	
Existing Railroad	Camp Community		
Proposed Railroad			

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#### 4. Future Land Use Mix & Build-out Analysis

The Future Land Use Plan shows how the overall goals of the Comprehensive Master Plan can be accomplished. The Future Land Use Plan clearly identifies opportunities for a range of commercial, industrial, and residential uses in order to better organize and consolidate them to create stable neighborhoods, sustainable rural communities, attractive industrial and institutional centers, and high-quality mixed-use areas. The mixed-use areas are centered on the suburban northern areas of the Parish around Belle Chasse, but opportunities have also been identified for the development of vibrant rural enclaves, where the everyday needs of south Plaquemines and East Bank residents may be met closer to home.

The Future Land Use Plan also contributes to potential economic opportunities by clearly identifying potential port locations and expanding current industrial park areas. It also would expand economic vitality by enhancing and preserving the Parish's unique setting and natural assets. By providing areas for residential growth, the Future Land Use Plan contributes to future community vitality through the development of new neighborhoods and additional population.

The table in **Figure I-9** below summarizes the recommended future land use of the Parish by Council District. Note that developable area is the total acreage of the district less areas in resource conservation, levees and drainage, rights-of-way, transportation/communications/utilities, and water. **Figures I-10 and I-11** provide an analysis of the additional dwelling units that could be added to the Parish upon build-out of the Future Land Use Plan. **Figure I-12** provides a summary of the development intensity assumptions made for each land use. These assumptions are based on the observable patterns of development in the parish, current or proposed zoning regulations, and typical densities for the land uses. The build-out scenario presented anticipates the development of existing vacant and underutilized areas as well as the conversion of some agricultural acreage into higher intensity uses. **Figure I-11** shows the total dwelling units that may be accommodated under the future land use plan. This build-out scenario is used as the basis for subarea population estimates presented in the Population and Demographics Element of the Community Agenda.

**Figure I-9**

Future Land Use	Acres by Council Districts									Acres by Land Use Total
	Dist. 1	Dist. 2	Dist. 3	Dist. 4	Dist. 5	Dist. 6	Dist. 7	Dist. 8	Dist. 9	
Agricultural	10,813.2	298.7		0.4	2,526.2	4,757.8	2,073.6	311.9	1,527.6	22,309.3
Business Park	546.6	1,111.4	20.4	586.5	1,804.2	2,010.7			0.0	6,079.8
Camp Communities						315.7				315.7
Resource Conservation	861,055.2	33.6		55.5	11,180.4	220,224.6	46,913.8	20,481.1	273,326.8	1,433,271.1
Industrial	614.7			37.9	3,465.7	741.6			367.0	5,226.9
Institutional Complex		2,193.6	201.9	3,231.7	113.8	141.3		27.6	260.5	6,170.2
Levees and Drainage	1,674.5	398.2		176.0	519.7	1,034.4	649.7	229.5	852.8	5,534.8
Marine Comm. Corridor									642.1	642.1
Marine Harbor Complex	260.9			0.3		269.3	426.3	44.2	213.0	1,213.9
Port/Terminal	2,500.3			1.2	71.0	3,078.9	134.4		1,092.0	6,877.9
Residential Community	1.1	2,155.0	316.8	229.7	248.8	1.4			0.1	2,953.0
Rural Comm. Center	827.5					18.1	139.0			984.6
Rights-of-way	744.0	344.6	92.6	130.3	384.3	677.3	409.9	195.1	324.5	3,302.4
Small Com. Mixed-use Node	887.6					563.1	493.1	851.9	362.0	3,157.6
Suburban Mixed-Use		308.5	119.7	57.2	1,058.0					1,543.4
Trans/Comm. /Utilities	25.2			7.6	8.2	787.9				828.84
Water	13,660.5	1,124.6		647.0	1,915.5	3,647.1	1,865.3	893.2	4,591.1	28,344.1
<b>TOTAL ACRES</b>	<b>893,611.0</b>	<b>7,968.1</b>	<b>751.4</b>	<b>5,161.4</b>	<b>23,295.8</b>	<b>238,269.3</b>	<b>53,105.0</b>	<b>23,034.5</b>	<b>283,559.2</b>	<b>1,528,755.7</b>
<b>DEVELOPABLE AREA*</b>	<b>16,451.8</b>	<b>6,067.1</b>	<b>658.8</b>	<b>4,145.0</b>	<b>9,287.8</b>	<b>11,898.0</b>	<b>3,266.4</b>	<b>1,235.5</b>	<b>4,464.2</b>	<b>57,474.5</b>

**Figure I-10**

<b>ASSUMPTIONS</b>					
<b>Future Land Use</b>	<b>Land Use Mix</b>				<b>Dwelling Units/Acre</b>
	<b>Open Space</b>	<b>Res.</b>	<b>Non. Res</b>	<b>Civic</b>	
Agricultural		100%			0.04
Business Park	15%	0%	85%		0
Camp Communities	30%	65%	3%	3%	1.25
Resource Conservation	100%	0%	0%	0%	0
Industrial	10%	0%	90%		0
Institutional Complex	10%	10%	5%	75%	0.1
Levees and Drainage	100%				0
Marine Commercial Corridor	20%	5%	70%	5%	2
Marine Harbor Complex	30%	10%	59%	1%	8
Port/Terminal	50%	0%	50%	0%	0
Residential Community	15%	75%	0%	10%	3.5
Rural Community Center	20%	50%	25%	5%	2
Rights-of-way					0
Small Community Mixed-use Node	10%	65%	20%	5%	3
Suburban Mixed-Use	10%	50%	30%	10%	6
Trans/Comm./Utilities					0
Water					0
<b>Average -Persons per Dwelling</b>					<b>2.89</b>

**Figure I-11**

<b>BUILD OUT ANALYSIS</b>										
<b>Future Land Use</b>	<b>Council District</b>									<b>PARISH</b>
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>TOTAL</b>
Agricultural	33	12			101	190	83	12	61	892
Business Park										
Camp Comm.						257				257
Resource Conservation										
Industrial										
Institutional Complex*				2,830						2,830
Levees and Drainage										
Marine Comm. Corridor									64	64
Marine Harbor Complex	209					215	341	35	170	971
Port/Terminal										
Residential Comm.	3	5,657	832	603	653	4				7,752
Rural Comm. Center	828					18	139			985
Rights-of-way										
Small Comm. Mixed-use Node	1,731					1,098	962	1,661	706	6,157
Suburban Mixed-Use		925	359	172	3,174					4,630
Trans/Comm. /Utilities										
Water										
<b>TOTAL DWELLING UNITS</b>	<b>3,202</b>	<b>6,594</b>	<b>1,191</b>	<b>3,605</b>	<b>3,928</b>	<b>1,782</b>	<b>1,524</b>	<b>1,709</b>	<b>1,002</b>	<b>24,538</b>
<b>EST. POPULATION</b>	<b>9,254</b>	<b>19,057</b>	<b>3,442</b>	<b>10,418</b>	<b>11,352</b>	<b>5,150</b>	<b>4,404</b>	<b>4,939</b>	<b>2,896</b>	<b>70,912</b>

\*Based on future housing information provided by NAS-JRB New Orleans.

## **5. Policy Recommendations & Action Items**

### **a. General Policy Recommendations**

- Establish a Planning Department for Plaquemines Parish, including professional staff with the appropriate education and experience necessary to engage in long-range and current planning functions, to manage the development process, and to enforce the Parish's zoning and development regulations. Alternatively, these functions could be contracted out to a professional services firm.
- Revise the Parish's current zoning and subdivision regulations to meet current planning practices and to implement the vision for the parish as shown in the Future Land Use Map (see the section on Regulatory Recommendations below).
- Encourage the development of a rational network of commercial nodes (rural enclaves and neighborhood business centers) to meet the service needs of citizens, while avoiding unattractive and inefficient strip development along the Parish's major highways and thoroughfares.
- Within Belle Chasse, promote the efficient use of land to avoid the costs and problems associated with urban sprawl.
- Establish design guidelines for new commercial and residential development that supports the Parish's image and contributes to its identity and unique sense of place.
- Preserve the rural coastal character of South Plaquemines and the East Bank and encourage opportunities for agricultural and marine activities in these areas.
- Encourage the protection of natural resources within new commercial and residential developments by utilizing conservation subdivisions or other similar methods that will encourage the preservation of green space and sensitive areas such as wetlands and wildlife habitats.
- Improve community aesthetics and visual appeal for residents and visitors through the implementation of signage and landscaping standards for the Parish's major highway corridors.
- Pursue the development of coordinated gateway features for the Parish and its major communities to enhance community character and foster a "sense of place".
- Encourage citizen involvement in land use decisions.
- Prioritize public infrastructure improvements and coordinate improvements with target growth areas as identified by the Future Land Use Plan.

### **b. Housing Affordability Policy Recommendations**

- Encourage the development of higher density residential development in areas of the Parish within the 100-year levee system.
- Through public-private partnerships, provide incentives and encourage developers to provide housing options for low-income households.
- Encourage the development of Accessory Dwelling Units (ADUs) as a form of affordable housing.
- Support the retention of viable mobile/manufactured homes and communities as a form of affordable housing, provided the surrounding land uses are compatible.
- Encourage construction of smaller, energy-efficient dwelling units, which can make homes more affordable and reduce monthly operating costs.

### **c. Coastal Hazards/Flood Protection Policy Recommendations**

- Prohibit the location of new medical facilities, nursing homes, and assisted living facilities outside of the 100-year levee protection.

- Protect citizen investment in Plaquemines Parish by implementing the recommendations set forth in the Coastal Protection and Restoration Element of the Community Agenda and adopt a flood damage protection ordinance.
- Protect water-dependent land uses, such as ports, and discourage changes to the Future Land Use Plan that would endanger the continuation and expansion of these uses in designated areas.
- Identify ‘brownfield’ properties within the Parish and work with private, state, and local funding sources to redevelop these properties for a purpose beneficial to Plaquemines’ economy and communities.

#### **d. Regulatory Recommendations**

##### Zoning Ordinance

The following recommendations pertain to the Zoning Ordinance of Plaquemines Parish:

- Revise the cumulative nature of the Zoning Ordinance;
- Consolidate some of the residential districts;
- Add a purpose statement to each zoning district;
- Add design, development, and location standards for specific uses, e.g. Mobile homes: New mobile homes would be prohibited in Belle Chasse, Jesuit Bend, and Myrtle Grove. New mobile homes would be subject to design standards, such as tie downs, skirts, minimum roof slope, and minimum width.
- Revise parking standards and sign regulations to incorporate current practices and new technologies.
- Streamline residential districts by allowing a range of lot sizes within any given district. Additionally, the number of residential districts may be reduced. This will allow easier administration of the code and will aid in creating a more traditional neighborhood character. Additionally, developers should be allowed and encouraged to vary lot sizes within new subdivisions.
- Develop a Planned Unit Development district that allows mixed use development, subject to the following provisions:
  - A. Provisions for minor amendments that can be approved administratively, such as changes to the approved plan that do not change the mix of uses, density, or heights of buildings;
  - B. Requirements for a connected grid network of streets with block size no larger than 600 ft. on each side;
  - C. “Big box” standards that limit the height and width of buildings to 400 ft.
  - D. Require modulation of building facades that are longer than 100 ft. in length
  - E. Require sidewalks along all street frontages and sidewalks within the development that connect all buildings within the PUD to each other and also connect each building to the sidewalk along street frontages.
- Develop a MIOD as outlined in the JLUS. The establishment of this district will allow the Parish to establish special land use regulations, standards, and procedures related to land use, site planning, building design and environmental resource issues;
- Create 3-tiered system for the streetscape design of the Parish’s major roadways.
  - A- Major thoroughfares with high traffic – highest aesthetic standards.
  - B- Lower traffic thoroughfares – slightly lower aesthetic standards.
  - C- Industrial area – relatively few standards.
- Create property maintenance standards that apply to areas of Belle Chasse, Myrtle Grove, and Jesuit Bend, including the following:
  - Prohibit outdoor storage of equipment or materials except in side or rear yards and to require that it be completely screened from view by use of an opaque fence, wall, or dense vegetation;
  - Require that truck loading docks be in side or rear yards and be completely screened from view by an opaque fence, wall, or dense vegetation;

- Prohibit outdoor storage of junk cars and accumulation of junk materials and debris;
- Prohibit parking of commercial vehicles in front yards and to require that they be completely screened from view by an opaque fence, wall, or dense vegetation;
- Prohibit port-o-lets in front yards; and
- Require that partially completed buildings or partly demolished buildings either be completed and permitted for occupancy within 12 months or completely demolished.
- Create design standards for new construction to heighten community aesthetics, including requirements for a variety of building materials, limitations on metal buildings, building orientation, façade modulation, and fenestration.
- Develop neighborhood conservation standards for established neighborhoods like Belle Chasse.
- Update the Parish signage regulations to address current technology, such as LED signs.
- Revise parking standards to address issues, including maximum requirements vs. minimum requirements to reduce impervious surface areas, required spaces by square footage of use vs. number of employees to address employment fluctuations, and flexibility in meeting requirements for change of use scenarios.
- Adopt open space standards for all zoning districts and guidelines for linking open space areas to create a green network throughout the Parish.
- Develop minimum criteria for the siting/expansion of marinas and boat ramp facilities.
- Replace Floodplain (FP) districts with conservation standards to protect those environmentally-sensitive lands designated on the Future Land Use map as Resource Conservation areas.
- Develop buffer standards to increase the compatibility of adjacent land uses and minimize the potential impacts of noise, light glare, dust, debris, and other objectionable activities.
- Incorporate environmental considerations, such as limits on impervious surface coverage, into zoning district standards. Such limitations will help reduce stormwater runoff and improve water quality.

### Subdivision Regulation Recommendations

The Plaquemines Parish Subdivision Regulations currently give requirements for the establishment of new developments in the Parish, with consideration given to design and provision of new drainage, water, sewer, and transportation services. These regulations need revision and should include additional requirements concerning lot and street configuration, as well as the connectivity of the development to surrounding properties. Currently, there is no method to ensure that such land use factors are being considered. New requirements should include the following:

- Provide for a three step platting process for subdivisions: a concept plan, preliminary plat, and final plat.
- Preliminary plats would be approved by staff, not the Council.
- Expand lot design standards consistent with guidelines set forth in the Parish's Zoning Ordinance, prohibiting flag lots and setting minimum buildable area requirements.
- Enhance limitations on exempt subdivisions. The 2008 subdivision regulations contain language that would limit minor subdivisions (subdivisions of property that do not involve new road or infrastructure construction or the extension of existing roads or public infrastructure). However, the actual number of lots that can be created from the parent lot is not defined. Likewise, a method for limiting subsequent minor subdivisions from the same parent parcel is not included either. Both of these provisions should be added to prevent the minor subdivision from becoming a means of avoiding regulatory compliance.
- Incorporate easement or servitude standards, providing minimum widths, location criteria, and prohibitions against obstructing required easement areas with fences or walls.
- Develop and incorporate standard detail drawings into the subdivision regulations that illustrate minimum requirements for streets, curbs and gutters, and other required infrastructure.

- Traffic Impact Analysis – Due to the Parish’s linear form, all new developments will impact mobility; therefore, a threshold should be established and standards set for assessing the impact of development-generated traffic on the traffic flow of existing major roadways. A procedure should be created to ensure that improvements needed to mitigate these traffic impacts are adequate and meet commonly accepted engineering design standards.
- Implement design standards for parking lots and driveways to enhance connectivity and ensure pedestrian safety by reducing the number of curb cuts and providing interconnectivity between and through sites.
- Develop access management and connectivity standards to minimize the number of curb cuts and reduce traffic on the Parish’s major highways.
- To reduce the instances of speculative subdivision and abandoned development, incorporate limits on the time that may elapse between preliminary and final platting. If a development or grading permit has not been issued for a subdivision within 12 months of preliminary plat approval, the plat approval shall be nullified. The same expiration standards can be place on building and development permits.

The following additions are recommended to the 2008 draft Subdivision Regulations. In addition to these recommendations, the Parish should also consider the adoption of site development standards. Such standards would set forth the approval process and also provide procedures for those land development activities that do not require subdivision/plat or rezoning approval (e.g. the development of a shopping center on a preexisting C-2 (General Commercial) zoned property).

- Expand lot design standards including minimum buildable lot area requirements and prohibition of flag lots.
- Incorporate easement or servitude standards such minimum widths, centering on property lines or within rights-of-way and prohibitions of obstructions such as fences and walls within required easement areas.
- Set connectivity and access management standards for streets and driveways.
- Develop and incorporate standard detail drawings to illustrate the design standards included in the text of the regulations.
- Enhance limitations on exempt subdivisions. The 2008 subdivision regulations contain language that would limit minor subdivisions (subdivisions of property that do not involve the construction of new roads or infrastructure or the extension of existing roads or public infrastructure). However, the actual number of lots that can be created from the parent lot is not defined. Additionally, a method for limiting subsequent minor subdivisions from the same parent parcel is not included either. Both of these provisions should be added to prevent the minor subdivision process from becoming a means of avoiding regulatory compliance.

#### Other Regulatory Tools for Consideration

In addition to improvements to the Parish’s zoning and subdivision regulations, a number of other methods are available to help guide growth. These tools are not intended to supplant the traditional regulatory controls, but instead provide additional flexibility.

- *Flood Protection Ordinance.* These ordinances can be used to minimize public and private losses due to flood conditions by requiring building standards to protect against flood damage at the time of initial construction. Such an ordinance can also place limitations on filling, grading, dredging, and other development activities in flood prone areas in order to reduce the potential for or intensity of flood damage and erosion.
- *Stormwater Management Ordinance.* These ordinances are used to control the adverse effects of increased post-development stormwater runoff and non-point source pollution associated with new development and redevelopment.

- *Performance Standards.* These standards seek to mitigate the effects of non-compatible land uses while providing developers with flexibility. Performance standards do not prohibit uses or make parcel-by-parcel recommendations in the manner of a typical zoning scheme. Instead, through a system of mitigations, including buffers, screening, set-backs and infrastructure, a development can be designed to perform in a manner that is compatible with its surroundings.
- *Special Assessment Districts.* Special Assessment Districts are mapped areas within which taxes or fees are collected to finance continuing operation, maintenance, or upgrading of capital facilities that will benefit the taxed area directly. This program type goes one step farther than an impact fee because it addresses expansion and capital facilities maintenance issues. Fees collected through a special assessment tax are designated for improvements within the district, which is appealing to property owners because they are directly benefitting from the tax dollars spent.
- *Development Impact Fees.* Impact fees are levied against developers at the time a building permit is issued to finance the extension of infrastructure and services to the subject property. The local governing body responsible for issuing building permits administers the fees. Fees can be levied for any necessary capital improvements, including roads, parks, and water and sewer facilities. They also can be used to upgrade or expand existing facilities. Impact fees are often administered as a flat rate fee for all new properties constructed outside of areas in which services are currently available. Developers are likely to pass these fees on to homeowners, so prices should reflect the cost to homeowners, not developers. Funds generated from impact fees should be dedicated to the cost of financing capital improvements.
- *Adequate Public Facilities Ordinance (APFO).* These ordinances require developers to show that adequate facilities (roads, water, sewer, drainage) exist to support a proposed project. The consideration of facilities includes both existing and programmed infrastructure. In order to make a determination of adequate facilities, the Parish must establish a minimum Level of Service (LOS) for each type of infrastructure or facility covered by the APFO. Once LOS is determined, future developments would be required to adhere to the set standard by either developing where there is current capacity/service or paying for the construction (and/or) extension of service to the new development.

**e. Action Items**

**1. Establish a Planning and Development Department within the Parish Government.**

*The parish needs a professional staff, experienced planners, GIS analysts, and code enforcement officers to implement the Future Land Use Plan contained herein and to guide the Parish's future growth.*

**2. Land use data for each parcel in Plaquemines Parish, including by not limited to location, land use, zoning, assessed values and ownership, should be maintained in a GIS format and updated on a continual basis.**

*Accurate land use information is critical for making informed decisions related to land development, both for the local governing body and property owners. The Parish is currently working to complete a Geographic Information System (GIS) that will provide detailed and accurate land use, zoning, and key environmental features. In the future, Plaquemines Parish Government should consider providing planning documents, maps, and tax assessment information via the internet. This is especially necessary in a place such as Plaquemines, in which the unique geography of the Parish makes it difficult for many to visit the Parish Planning and Tax Assessor office. An internet interface would provide convenient access.*

**3. Revise Zoning Ordinance and subdivision regulations per recommendations of Section J3.d.**

*The Parish's current zoning ordinance and subdivision regulations must be comprehensively overhauled in order to adequately implement the goals, policies, and vision of the Comprehensive Master Plan.*

- 4. Develop and implement a system of performance measures to enhance land use compatibility.**  
*The Parish Zoning Ordinance should be reviewed and amended as necessary to restrict the impacts of industrial development upon surrounding land uses and the natural environment. Various techniques such as required setbacks, buffers, groundwater protection measures, noise standards, and air-quality measures can be incorporated into performance measures.*
- 5. Develop and adopt flood damage prevention ordinance.**  
*A parish-wide flood damage prevention ordinance should be developed; this ordinance should incorporate FEMAS's most recent base flood elevations to insure that structures built within the Parish are protected by the National Flood Insurance Program and are eligible for financial assistance from FEMA and the SBA in the event of flood damage.*
- 6. Develop and adopt stormwater management regulations.**  
*A parish-wide stormwater management plan should be developed and natural drainage features/areas shall be required where feasible.*
- 7. Develop and adopt more comprehensive wetlands conservation ordinances.**  
*In coordination with the ongoing coastal restoration efforts, the Parish should establish wetlands loss zones. With this information, ordinances should be developed that place appropriate restrictions on the use of private property in affected areas to alleviate flooding risks.*
- 8. Develop standards for the permitting and reuse of borrow pits.**  
*In coordination with state and federal requirements, the Parish should develop a system for permitting borrow pits and, as part of this system, require the filing of reclamation plans for each borrow pit consistent with any applicable state standards. Reclamation of borrow pits should begin within one year from the cessation of dredging activities and re-vegetation should begin as early as practical and be completed by a Parish approved date.*
- 9. Develop and enforce basic property maintenance standards.**  
*Adopting a Comprehensive Master Plan and subsequently making the revisions to development regulations necessary to implement the Plan are essential to ensuring future development is consistent with the community's vision. While these documents, when adhered to, will result in quality development, they do not guarantee the ongoing maintenance necessary to keep the buildings, infrastructure, and sites in good working order over time. To do this, the Parish will need to adopt a property maintenance code and establish a professional code enforcement office empowered to enforce the code.*
- 10. Develop and adopt Special Assessment Districts to ensure a continuous revenue stream for funding the on-going operation, maintenance, and administration of public services and facilities.**  
*The unique geography and rural nature the majority of Plaquemines Parish creates challenges for the equitable distribution of public infrastructure and services. Special Assessment Districts would allow for the specific groups of taxpayers that benefit from projects to pay for them, rather than burdening the entire community with the costs of local projects.*