



Pointe Coupee Parish Comprehensive Plan DRAFT Outline

Chapter 1: The Pointe Coupee Vision (Executive Summary)

Introduction and Purpose

Guiding Principles

The Pointe Coupee Vision

How We Want the Parish to Look

Strategic Issues

- Economic Future
- Transportation Impacts/Needs
- Flooding
- Sewer Issues
- Water Quality
- Housing Maintenance and Diversification
- Development Regulations

Strategic Action Plan

Chapter 2: Developing the Plan

Driving Forces

- Economics
- Forecasts
- Demographics
- Land use

Public Involvement during the Plan

Scenario Development

Chapter 3: Future Land Use Plan and Policies

Plan for Future Growth: Adopt a land use plan that preserves the rural character, agricultural lifestyle and environmental areas of the parish and doubles Pointe Coupee's population over the next 30 years in a sustainable development pattern.

By capturing a six percent share of Baton Rouge's Metropolitan Area's growth, Pointe Coupee could have 10,000 new households, 27,000 more residents and 10,000 more jobs.

- Locate the majority of residential development and employment in existing urbanized town and village areas and designated growth areas
- Capture the opportunities associated with the Audubon Bridge and ensure that new development resulting from the bridge is of the desired type and quality



- Promote new development patterns that provide more flexible housing opportunities such as live-work units, cottages, and townhomes.
- Plan for communities that offer housing, jobs, shopping and services within walking or biking distance

Rural and Agricultural Character: Preserve the rural and agricultural character and the natural beauty of the parish and its assets – the fields, wildlife, waterways and country roads:

- Protect the agricultural lifestyle and ancillary uses that support that lifestyle
- Protect special environmental areas and waterways including the rivers and tributaries
- Outside of the towns and villages, use cluster development to maintain low densities and protect natural assets

Town and Village Centers: Accommodate over half of the anticipated growth in existing town and village centers. Provide for balanced growth through the development of pedestrian friendly complete communities where residents can live, work, and shop in town. Town and village centers should be the center of civic life, have park and recreational amenities, and be connected to other parts of the parish.

- Coordinate parish and town infrastructure investments to incentivize growth in desired areas
- Ensure land is available in existing towns and villages to accommodate new housing types, businesses, services and civic uses.

Future Growth Areas: Designate the area in the vicinity of the new bridge as a potential growth area and plan for services and infrastructure to accommodate almost half of the projected future growth within the parish.

- Plan for an urban sewer and water system, parks and services
- Develop connectivity policies and standards to require internal circulation of new subdivisions and businesses
- Develop standards to ensure that new development is consistent with plan goals, such as creating new quality main street areas and walkable communities with housing, businesses and services

Housing Supply: Create opportunities for the development of a diversified supply of quality housing to draw a range of people to live in Pointe Coupee Parish

- Provide for multi-family and townhome developments in addition to large-lot and rural housing subdivisions.
- Provide for “in-town” development that closely connects home, work, shopping, and other amenities in existing town and village centers
- Develop programs and support existing programs to assist in upgrading housing standards in areas where substandard housing exists
- Locations suitable for including affordable and workforce housing



- Policies to obtain desired level and location of affordable and workforce housing

Land Use Map: Adopt a land use map that designates future land uses consistent with adopted policies

Regulatory Structure: The parish and towns should explore standards that will shape new development as desired.

- Minimal regulations on agricultural uses and land.
- Parish and towns coordinate to guide density to more urban areas.
- Establish a regulatory framework with limited zoning and development review for those areas where higher density, mixed use development should occur to ensure consistent quality development
- Subdivision regulations to address connectivity, access, drainage, and other key issues

Chapter 4: Transportation Plan

Transportation System: Develop a transportation plan and development standards that prioritize needed improvements required to accommodate forecasted growth and provide increased regional and local connectivity

- New alignments from the bridge through the Parish that provide alternatives to current plans of Hospital Road being only route
- New alignment from north to south to improve access to northern part of parish
- Establish transportation system with major and minor road standards
- Establishment of alignments and plan for right of way acquisition through subdivision and development process

Connectivity:

- Regional Connectivity - Zachary Taylor Parkway/Bridge Connections
 - Define connection alternatives
 - Develop strategy to move forward: layout strategies to plan, fund, build
 - Right of way acquisition
 - Legislative needs
 - Parish/state coordination
- Connectivity in growth areas – road every mile or half mile in growth area
- Adopt connectivity map, set policy for use
- Connectivity in town and village areas and growth area
- Establish key linkages



Access management:

- Incorporate access management standards into Subdivision Regulations to ensure future development is designed to provide alternatives routes of access, shared access opportunities and to limit access points along major arterials
- Coordinate with Louisiana Department of Transportation to develop access standards that will be enforced consistently along state highways by both the state and parish

Maintenance program:

- Assess quality of existing roadways and develop a scoring system to analyze and prioritize needed improvements objectively
- Identify priority areas needing maintenance
- Develop a maintenance and improvement program to address high priority areas
- Monitor needed improvements and maintain a two to three year prioritization list

Chapter 5: Environmental Quality Plan

Water Quality: The Parish's natural environment and waterways are one of its most important assets; overdevelopment, insufficient protection from pollution, and potential for flood damage compromise the parish's livability and character. The Parish should, in conjunction with its town and adjoining jurisdictions, assess existing conditions and develop a strategic plan to protect and enhance those resources.

- Control effluents, etc. into False and Old Rivers
- Permitting, compliance and mitigation needs
- Watershed planning
- Protecting recreational and fishing opportunities

Drainage:

- Policies to address drainage
- Regulation re de-vegetation
- Clearing and filling – silting streams and causing water quality problems
- Onsite detention, retention, etc

Flooding: *[Coordinate with ongoing multi-parish effort]*

Water and Sewer:

- Urban services in New Roads and Bridge area
- Sewer standards – compliance program with state regulations
- Wastewater master plan that covers entire planning area with different standards in each area
- Implement a connection plan where community and individual systems are required to be built to parish standards and can connect up to parish wide system as it is built



Chapter 6: Economic Plan

Employment

- Develop job-training programs
- Support entrepreneurship with programs to create business and marketing plans and connect small business owners with potential employees
- Continue to attract professionals, designers, and other “knowledge sector” workers
- Prioritize development in downtowns

Retail, Tourism, and Accommodations

- Market the area’s accommodations and access to scenic and recreational areas
- Conduct a detailed retail analysis to determine whether some comparison goods retail (clothing, electronics, appliances, books, music, hobbies) can be developed in the Parish
- Prioritize development in downtowns

Chapter 7: Regulatory Structure

- Retaining the Agricultural Lifestyle
- Protecting future development
- Consistent and transparent regulatory procedures and processes
- Subdivision Regulations
- Zoning Regulations

Chapter 8: Intergovernmental Coordination

A common understanding of the opportunities and challenges faced by growth will lessen “growing pains”

- Parish/town coordination in areas of influence
- Annexation planning
- Tools to help ensure that the benefits and costs of growth are borne equally

Chapter 9: Keeping the Plan Alive

Chapter 10: Implementation Matrix