



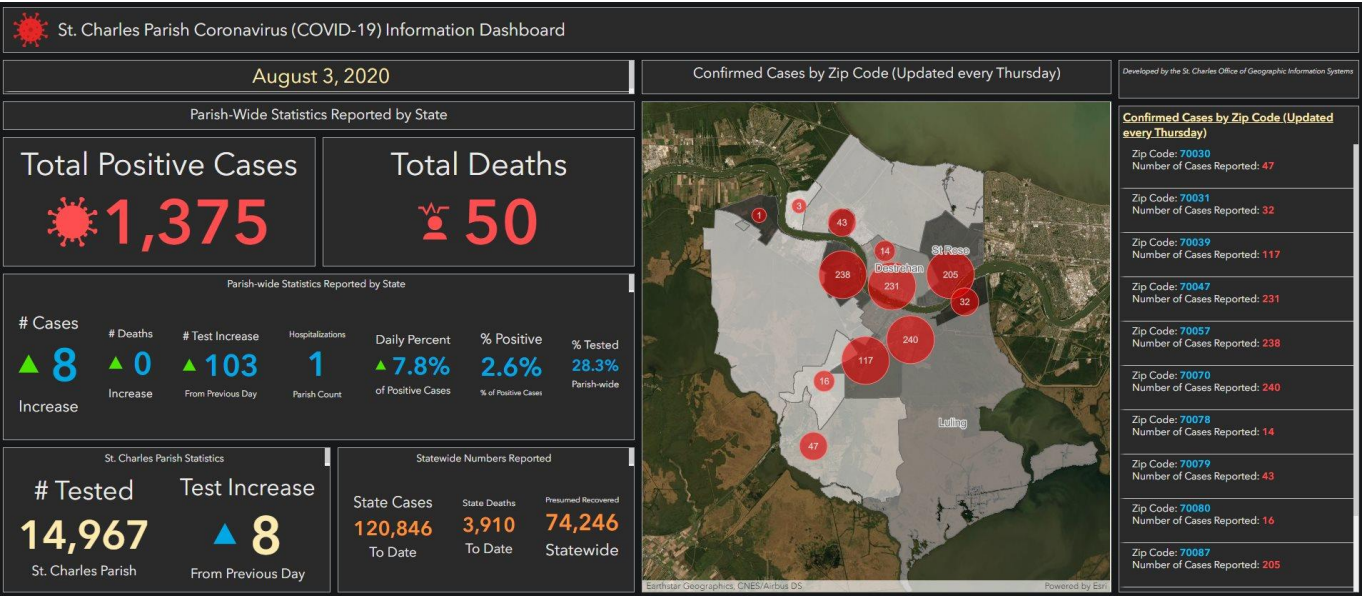
CENTER *for*
PLANNING
EXCELLENCE

St. Charles Parish Comprehensive Land Use Plan Update

Parish Council
September 19, 2022



Need for a Comprehensive Plan Update



Key Challenges



Population

- Slow growth
- Aging population
- Changing demographics



Climate Impacts

- Parish adaptation to flooding, wind damage, and heat
- Increasing intensity and number of storms, rain and wind events



Economy

- Modest population growth impacts local retail
- Dependence on heavy industry



NFIP Risk Rating 2.0

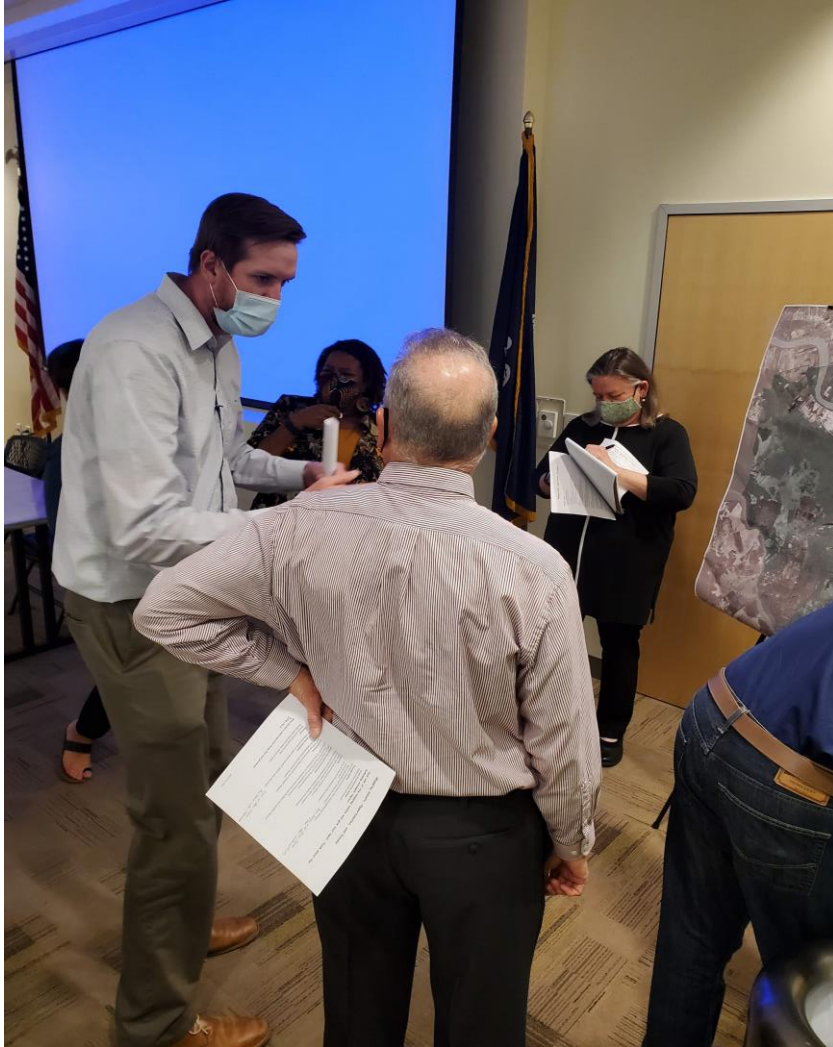
- High insurance rates for residents

Population & Household Projections Update

Year	Comprehensive Plan at Adoption (2011)		Comprehensive Plan at Adoption (2011)	
	Population	Households	Population	Households
2000	48,072	16,422	48,072	16,422
2005	50,600	17,631	50,600	17,631
2010	52,780	18,739	52,780	18,460
2015	56,050	19,530	52,639	20,209
2020	57,930	20,185	52,549	20,806
2025	59,540	20,746	53,876	21,472
2040	--	--	58,060	23,224

Sources: St. Charles 2030 Comprehensive Land Use Plan; US Census Bureau, 2015 ACS and 2020 DEC Redistricting data (PL 94-171); New Orleans Regional Planning Commission; CPEX (household conversion)

Outreach and Engagement



Outreach and Engagement

HOUSING PREFERENCES

WHAT KIND OF HOUSING IS NEEDED IN THE PARISH?

Place a dot by the types of housing you would like to see in the parish

Rural Residential (1- to 5-acre lots)



Mid- to Large Lot Residential (6,000 sf lots to 1-acre lots)



Small and Compact Lot Residential (lots less than 6,000 sf)



Zero-lot-line and low yard maintenance housing



Mixed Use, Condos and Apartments with amenities



ST. CHARLES COMPREHENSIVE PLAN UPDATE OPEN HOUSE HERE



Please share your input at a COMPREHENSIVE PLAN OPEN HOUSE

St. Charles Parish
Comprehensive Plan Update

Tuesday February 22, 2022
Plantation View Medical Offices
13100 River Road
Destrehan, LA 70047

Wednesday February 23, 2022
Edward Dufresne Community Center,
274 Judge Edward Dufresne Parkway,
Luling, LA 70070

Drop in any time between 5:00 pm and 7:00 pm.

Open houses are the same format, so
please pick the one most convenient for you!

Your Voice Matters!

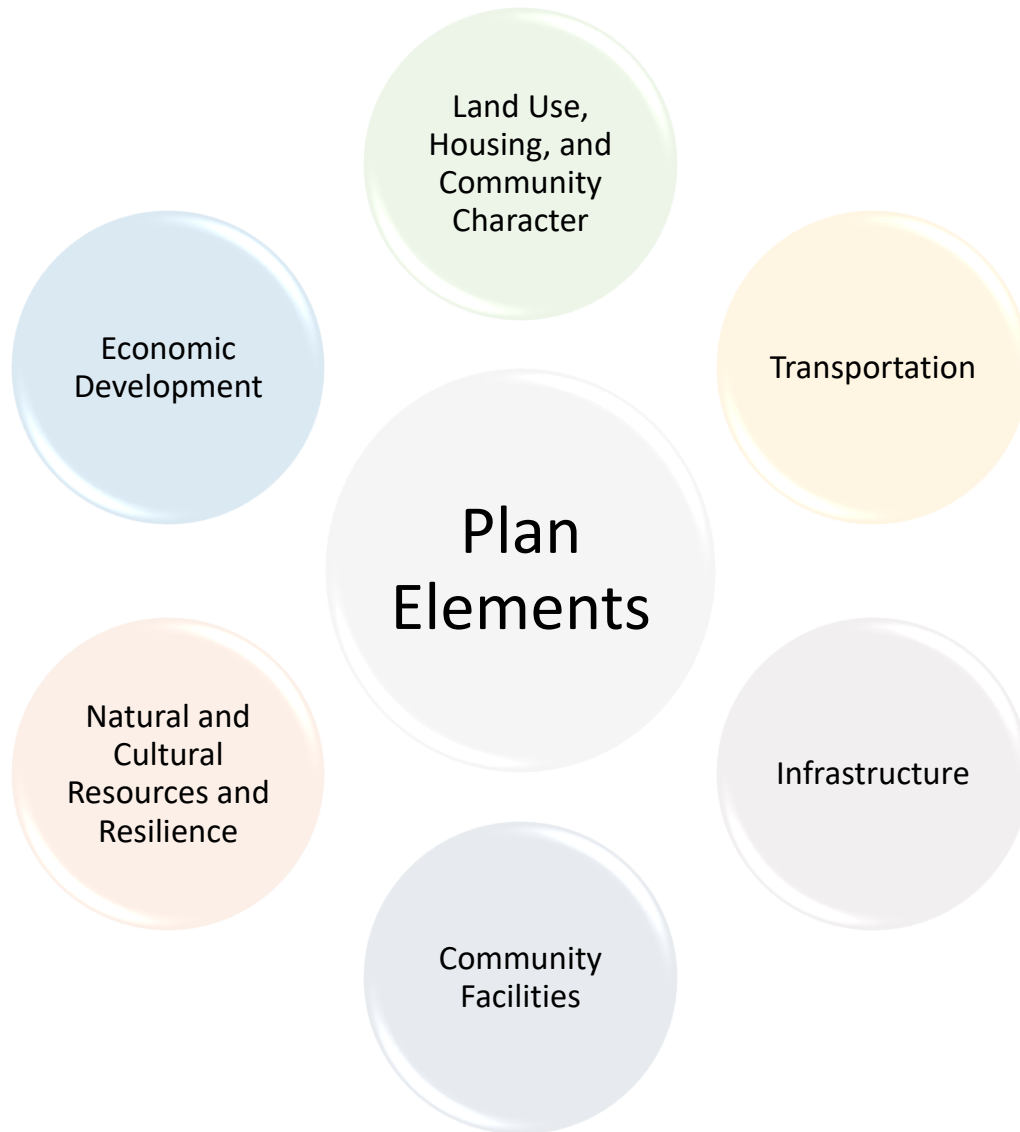
Join us to:

1. Review the St. Charles Parish community profile.
2. Review the Draft Vision Statement and Future Land Use Map.
3. Tell us what kind of development you think is needed in the parish.
4. Tell us what kind of housing you would like to see in the parish.
5. Share your thoughts on challenges and priorities in the parish.

We hope you will share your thoughts with us! Your input will help guide future growth in the parish.

All are welcome to attend and enjoy
King Cake!!





Updated Policy Recommendations and Implementation Strategies

This section provides a summary of **completed** and **updated actions** for Economic Development. The implementation matrix in Chapter 5: Implementation Framework provides a complete update of all plan actions with responsibility, status and recommended timeframe. The implementation framework also shows actions that have been removed from the plan if they are no longer relevant.

Updated Economic Development Actions

The following **priority, ongoing, mid-term and long-term Economic Development actions** are organized into nine groups: ED 1-ED 9. Recommended timing and lead agencies for each action are provided in Chapter 5: Implementation Framework.

- * **ED 1** Retain, support, and capitalize on existing core petrochemical industries in the Parish.

ED 1.1 Coordinate with economic development allies' efforts to recruit to the Parish secondary industries and ancillary services and businesses. Encourage these industries and services to locate within Employment areas identified on the Future Land Use Map.

ED 1.2 Assist existing core industries in implementing strategies to develop appropriate complementary uses in large buffer areas, such as adoption of Buffer Zone Retrofit Plans (see Buffer Zone Development Guidelines and Retrofit Plans in the *2011 Comprehensive Plan*).

ED 1.3 Continue the Parish's participation in ongoing Business Retention and Expansion programs with its economic development allies, economic driver businesses, local businesses, LED and GNO Inc.

Organizing Groups for Economic Development Recommendations

- * **ED 1** Retain, support, and capitalize on existing core petrochemical industries in the Parish.
- * **ED 2** Support, strengthen and build out existing industrial business parks.
- * **ED 3** Recruit new high-value, information-based manufacturing and services industries.
- * **ED 4** Support development of high value local agricultural sector and related economic opportunities.
- * **ED 5** Encourage local entrepreneurship and new small business startups.
- * **ED 6** Maintain the highest competitive level of workforce and vocational training in anticipation of the recruitment of technology and information-based industries.

Continued on the next page...



Completed Actions, 2011–2022

Economic Development action numbers from the *2011 Comprehensive Plan*.

ED 5.1 Develop support structures and resources to support small business start-ups, including additional business incubators, local school and technical training partnerships.

- ✓ Worked with local industry partners and the St. Charles Parish school system to establish an instrumentation program for the 2016-2017 school year.
- ✓ Working with River Parishes Community College campus to support local businesses.

ED 5.3 Accommodate and facilitate starting and operating small home-based businesses, including permitting "live-work" residences within new mixed-use zoning districts and modifying regulations that allow home occupations within appropriate residential zoning districts.

- ✓ Simplified the process for establishing a Home Occupation permit.
- ✓ Established the Paul Maillard mixed-use corridor overlay district.

ED 5.4 Encourage the development of local tourism oriented to sportsmen, eco-tourism and cultural/historic tourism.

- ✓ Bed and breakfast accommodations are supported in historic districts/ structures/sites by Parish residents and allowed in Open Land zoning districts.
- ✓ River Road Historical Society reconstructed an historic building for a bridal suite and bed and breakfast and has also permitted the relocation of the historic Bethlehem House for a second bed and breakfast cottage.
- ✓ Improvements have been made at Ormond Plantation Manor Bed and Breakfast.

ED 6.2 Encourage coordination between St. Charles Parish Public Schools and the Gulf Coast Process Technology Alliance (GCPTA) to guide students interested in being trained for positions in the local workforce.

- ✓ Worked with local industry partners and the St. Charles Parish school system to establish an instrumentation program for the 2016-17 school year.

ED 7.3 Prepare a long-term master plan, with associated implementation and funding strategy to remediate the problem of stormwater infiltration into the sewage collection network.

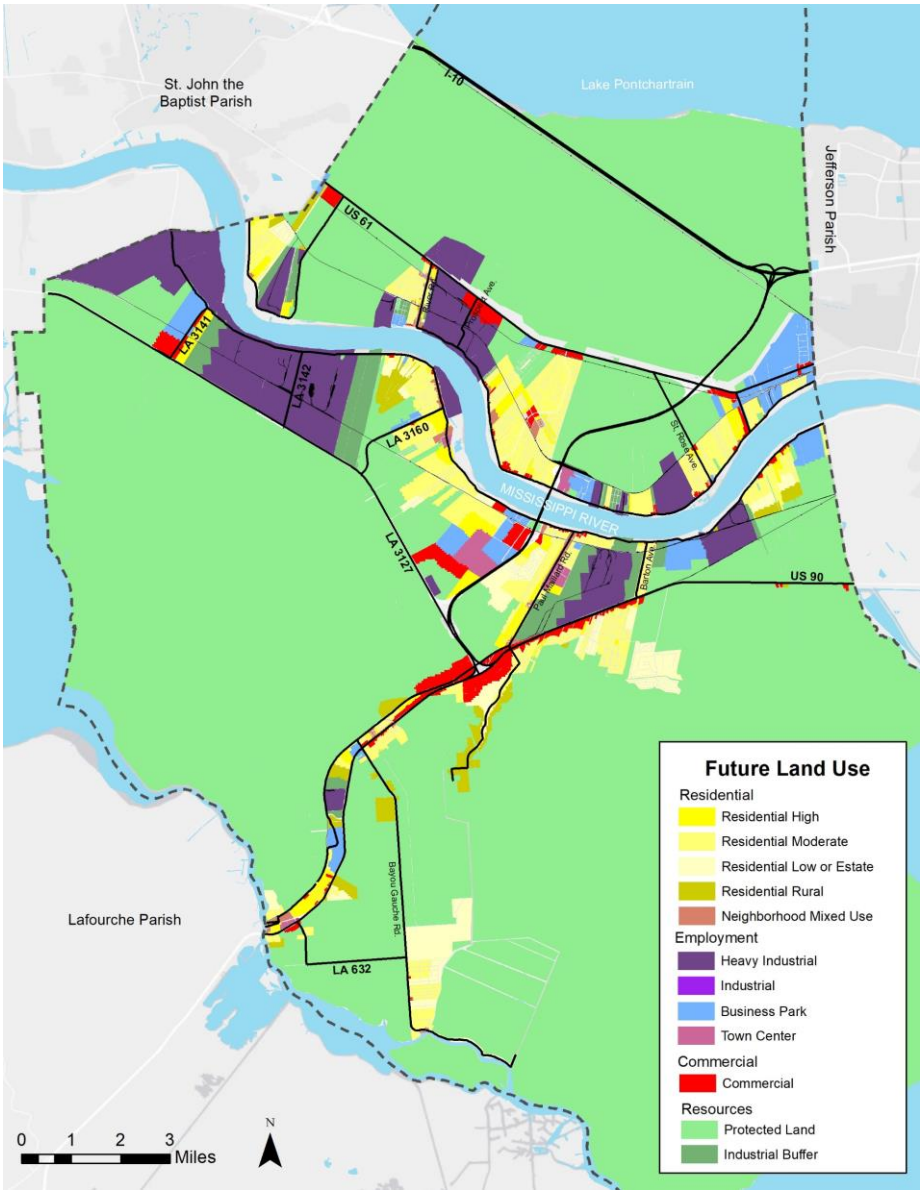
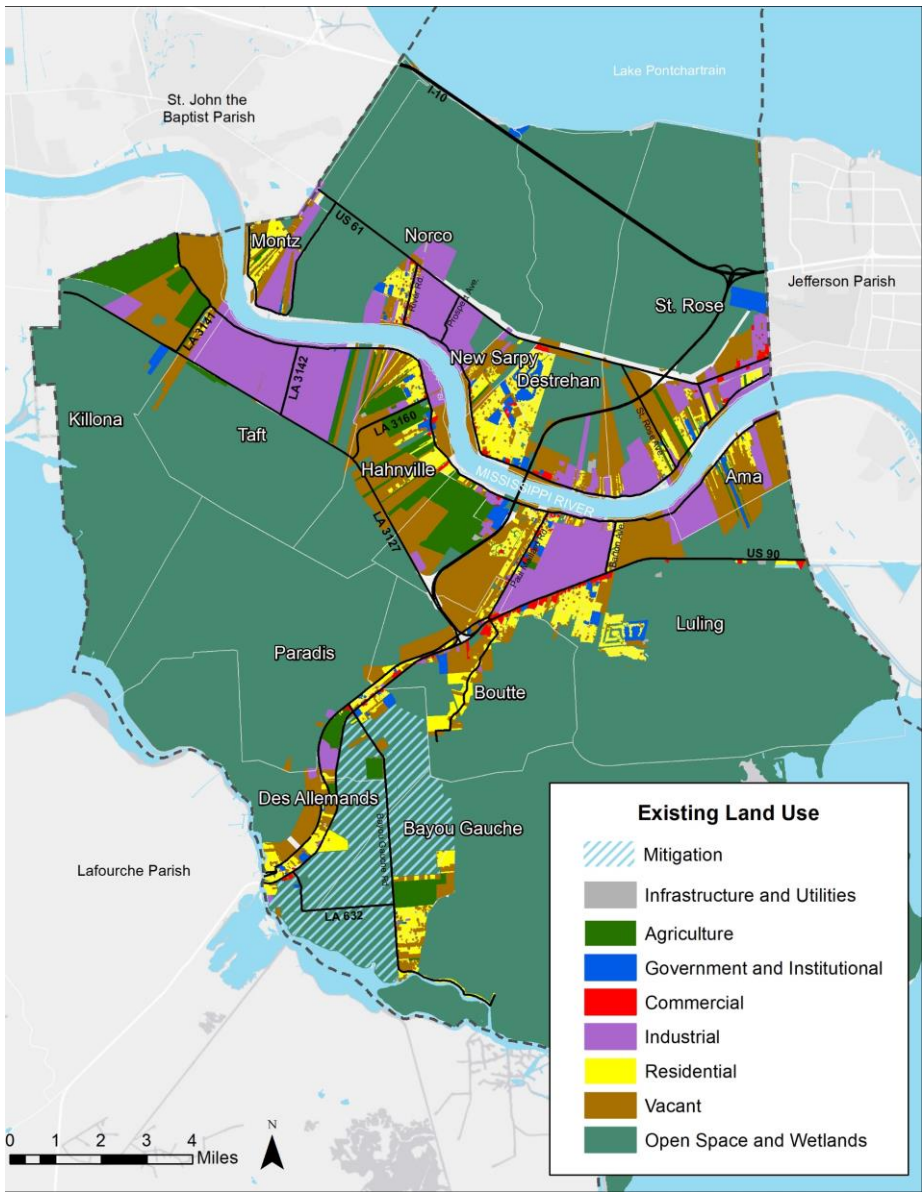
- ✓ Long-term Wastewater Master Plans are underway (see Infrastructure Element)

ED 9.2 Promote re-investment in mixed use development in transitional areas and those identified as potential mixed use activity centers and corridors in the Land Use Element

- ✓ Paul Maillard Road Revitalization Plan is adopted.



Existing & Future Land Use Maps



ECONOMIC DEVELOPMENT

Goals for Economic Development

1. **Promote a healthy, diversified, and balanced economy.**
2. **Build on and market the Parish's competitive advantages** to support success in the global marketplace.
3. **Foster local enterprise**—both existing and new businesses.
4. **Focus on serving the needs** of local residents, workers, and businesses.
5. **Invest in the Parish's human capital** and promote social equity.
6. **Continue to strengthen regional collaboration** and partnerships



Legacy Venue opening, St. Charles Parish

Priority Actions

Stakeholders identified the following priority actions that work to achieve the Economic Development goals and should be completed as soon as possible:

- » **Brand and market the Parish**, capitalizing on the community's natural advantages: its location, proximity to urban centers, superior public education, natural setting and quality of life.
- » **Establish a Small Business Division inside the Economic Development office** that focuses on assisting small- to medium-sized businesses with opening in St. Charles Parish.
- » **Establish the Parish as a go-to resource** for expertise in the areas of emergency planning, disaster recovery, coastal zone management, and education for riverine and maritime industries.
- » **Continue prioritizing connecting with and supporting Parish businesses** during emergency events.
- » **Evaluate and identify actions to improve the appearance of Airline Highway** in St. Rose, between I-310 and the Parish line.
- » **Target the following core industry sectors:** Alternate and Renewable Energy; Micro-Manufacturing; Petrochemical and Plastics; Trade, Logistics, and Distribution.
- » **Explore and support additional industries** which offer significant job opportunities, quality of life benefits, and growth potential: Food Processing, Tourism, Entertainment, and Healthcare and Medical Services.
- » **Assist existing core industries** in implementing strategies to develop appropriate complementary uses in large buffer areas.

LAND USE, AND HOUSING AND COMMUNITY CHARACTER

Goals for Land Use, and Housing and Community Character

1. **Provide for an orderly and cost-effective redevelopment** and growth pattern.
2. **Minimize incompatibilities** between different types of uses.
3. **Enhance community livability**, historical value, appearance and visual character.
4. **Provide a diversity of** well-designed, affordable, safe, and sanitary **housing choices** to serve all residents of the Parish.
5. **Recognize and respect** the sense of place, history, and identity of established communities and neighborhoods.
6. **Protect and maintain** rural character.
7. **Reduce development vulnerability** to storms and other disasters.



Priority Actions

Stakeholders identified the following priority actions that work to achieve the Land Use and Housing and Community Character goals and should be completed as soon as possible.

- » **Use the Comprehensive Plan policies and the Future Land Use Map** to evaluate zoning changes and development requests.
- » **Update the zoning ordinance** to implement the St. Charles Parish Comprehensive Plan and the Future Land Use Map:
 - Consolidate zoning districts
 - Create a new Mixed Use zoning district to promote quality, walkable town centers and mixed-use development
 - Require mixed-use and town center development to install walkable features such as street trees, wider sidewalks, pedestrian lighting and other amenities
- » **Support opportunities for on-farm energy** production techniques (e.g., methane, wind, solar, and other forms of power) as a way to enhance economic viability.
- » **Remove inadvertent impediments to sustainable development**, such as existing restrictions on uses or development standards, that may prevent the use of renewable energy production technologies. Review regulations that allow or encourage excessive impervious coverage.
- » **Promote mixing of various types of housing** (e.g., single-family detached and attached homes) in mixed-residential developments (consistent with the Future Land Use Map).
- » **Prioritize creating a connected street network** when reviewing development plans.

Implementation Framework

Status Key:

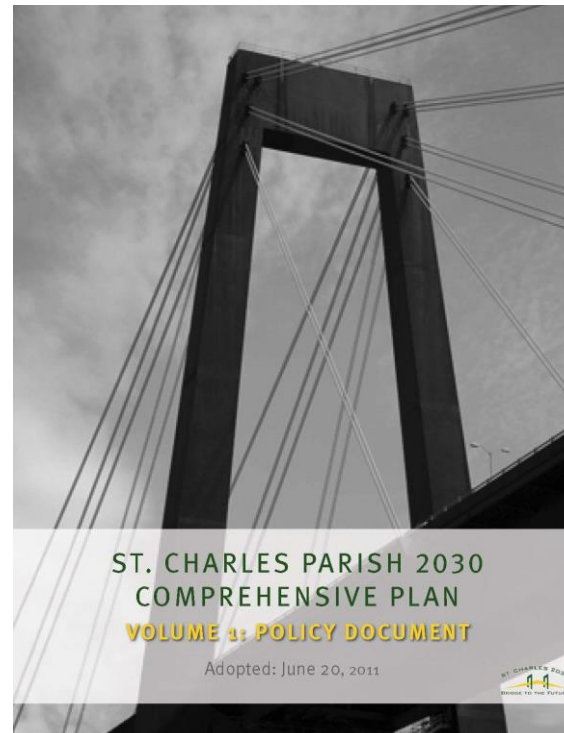
- Complete
- Ongoing
- Priority Short-Term Actions (1-4 Years)
- Mid- and Long-Term Actions (Over 5 Years)

LAND USE POLICIES AND ACTIONS

Action	Lead	Comments	Status
<i>LU 1 Amend regulatory tools to implement the plan</i>			
1.1 Prepare area plans for mixed use and town center areas.	DPZ	Paul Maillard Road Overlay District approved and provides development guidance.	Partially complete Priority Short Term
1.2 Review and broaden the existing R-1A, R-1B, R-2 and R-3 (residential) districts to accommodate multiple housing types, as may be appropriate. <ul style="list-style-type: none"> • Create a new Residential/Mixed Use zoning district (or Planned Development overlay) consistent with the FLUM and corresponding land use category. (Previously 1.3) • Create a new Business Park zoning district consistent with the FLUM. (Previously 1.4) • Review uses permitted in the existing B-1 (batture) zoning district to ensure consistency with the Riverfront Commercial Land Use category. Review the Zoning Map to ensure that existing B-1 and B-2 zoning districts are compatible with adjacent uses, and consistent with the long-term anticipated character of those areas. (Previously 1.5) • Review, strengthen and adjust the list of permitted uses in the existing C-1, C-2, and C-3 (commercial) districts to be consistent with the intent of the general Commercial and Neighborhood Commercial future land use categories. (Previously 1.6) 	DPZ	Completed subdivision ordinance updates. Update the zoning ordinance to streamline zoning districts and uses; and create mixed-use zoning district	Partially complete Priority Short Term (Update Zoning Ordinance)
1.3 Continue to use the policies and the future land use map in the Comprehensive Plan to evaluate zoning changes and development requests. Include this analysis in all reporting associated with development requests to the Planning and Zoning Commission and Council.	DPZ	New	Ongoing
1.4 Adopt administrative guidance to be used in evaluating how requests comply with the adopted Plan (see Rezoning & Development Decision Policy Guidance).	DPZ	New	Priority Short Term

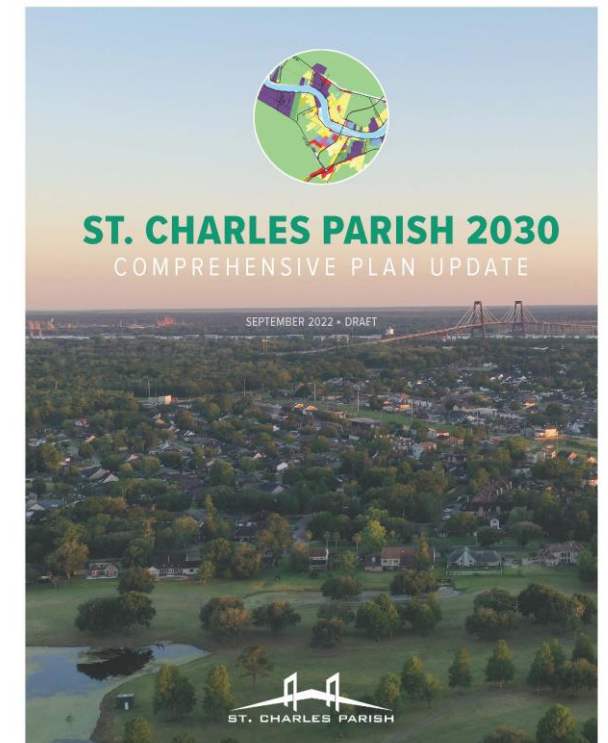
2011 Adopted Plan had 278 Actions

- 92 actions started and are ongoing
- 76 actions completed
- 5 actions partially completed
- 55 actions not started
- 50 actions deleted



2022 Plan Update has 172 Actions

- 55 actions from the 2011 plan
- 92 ongoing actions from the 2011 plan
- 25 new actions



Next Steps



CENTER for
PLANNING
EXCELLENCE

Parish Vision

Vision Statements in plans that have been built on a robust amount of public input should not substantially change throughout the planning horizon, as shared community values, needs and desires do not dramatically shift over a twenty-year period. What does change are the existing conditions and trends that have happened due to outside forces, as well as the policies, actions, and tools desired to achieve the vision.

During the Plan Update process the Comprehensive Plan Committee and the general public reviewed and provided input on the St. Charles Parish 2030 Vision. **The consensus of this input is that the 2020 vision statement and five major themes continue to represent the citizens' desires for their community** and express a shared vision of where their community should be in 2030. The vision is written from the perspective of 2020.

2030 Vision

In the year 2030, St. Charles Parish is a vibrant, friendly community, proud of its heritage and surrounded by unspoiled nature. We are a community that has taken advantage of its strategic location, and wisely managed growth and change to achieve:

- * **A strong, diversified economy** that offers ample, challenging job opportunities for all, allowing the Parish to retain its talented youth;
- * **A "small-town" way of life**, but enriched with a full array of educational, cultural and recreational opportunities;
- * **A sound infrastructure system** that offers reliable protection from natural disaster, provides for optimum mobility in a variety of modes of travel, and supports sound growth;
- * **A balanced development pattern** that offers a range of housing choices in livable neighborhoods, and commercial and civic activities and services that are needed by our resident population;
- * **A character of development** that reflects the value we place on our scenic natural beauty and our culture, heritage and community identity; and
- * **A community of educated, engaged and caring citizens** with diverse backgrounds sharing a common life and commitment to service.



ST. CHARLES PARISH COMPREHENSIVE PLAN UPDATE

Plan Element Land Use, and Housing and Community Character

Existing Land Use

As part of this Comprehensive Plan Update, the Parish completed an extensive, detailed land use analysis and inventory of vacant lands. This inventory resulted in some shifts in classification of existing land uses, especially related to vacant land, wetlands and vacant agricultural land.

St. Charles Parish has a relatively small land area available for development, as nearly 31 percent of the Parish is open water and 61 percent is wetlands. When assessed in the 2030 Plan, approximately 11 percent or 20,000 acres was potentially developable. Today, eight percent or 14,756 acres are available for development. During the eleven year period, land has been developed into subdivisions, business parks or is under the stewardship of industry.

Agriculture is no longer the most prevalent land use in the Parish since the 2030 Comprehensive Plan, being surpassed by industrial and residential development. The agricultural sector in the Parish has continued to decline, as agricultural acreage has



ST. CHARLES PARISH COMPREHENSIVE PLAN UPDATE

TRANSPORTATION

US 90 Corridor

US 90 is an east-west highway corridor that enters the West Bank of St. Charles Parish from Jefferson Parish and connects to LA 631, LA 632, LA 306, LA 3060 (Barton Road), LA 3127, LA 63, LA 52, and I-310. Businesses along the corridor include professional services, retail, and commerce. However, development has been scattered and lacks visual character. Adopting regulations to guide development can encourage cohesion, improve visual quality and character of the corridor, and drive further economic development. In addition, improvements to the US 90 corridor will improve corridor performance, enhance the visual quality of the corridor, and incentivize quality development along the corridor.

In July, 2021, St. Charles Parish submitted an application to the US DOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE)

Grant Program for the Highway 90 Comprehensive Main Street Corridor Plan. The project proposed to create a comprehensive long-range master plan that will prioritize improvements along a four-mile stretch of US 90 with a western boundary at the I-310 interchange in Boutte, Louisiana, and an eastern boundary at Willowdale Boulevard in Luling, Louisiana. The plan proposed to focus on improvements that will create a safe and efficient thoroughfare with a main street atmosphere that will enhance economic development and become a source of community pride.

Although the project did not receive RAISE Grant funding, once funded and completed, the Highway 90 Comprehensive Main Street Corridor Plan will help ensure unified and cohesive development along Highway 90 moving forward.

US 90 Corridor Improvement Recommendations

Existing Conditions for US 90

- » Principal Arterial
- » 4-lane, divided highway with a 55 MPH posted speed limit with 5-foot inside shoulder and 10-foot outside shoulder
- Western Parish line to LA 52 (20-25-foot median)
- Coronado Drive to eastern Parish line (8-foot median)
- » 5-lane section from Magnolia Ridge Road to Coronado Drive with a 35 MPH speed limit with 10-foot outside shoulder
- » AADT 37,000

Recommendations

- » Reduce visual clutter including site access and unified signage.
- » Execute a cooperative endeavor agreement with DOTD for enhanced landscaping, street lighting and pedestrian striping / signage.
- » Consider removing center turn lane and replace with median.
- » Full-access median openings are only allowed at signalized intersections.
- » Desirable spacing for passenger car median U-turn openings is ¼ mile.
- » Place major U-turn openings every two miles for WB-67 design vehicles.
- » Corner properties' access should be right-in / right-out with full access on the side street.
- » Locate bioswales in the depressed median.
- » Space driveways at 550 feet per DOTD Access Management Policy.
- » Driveway geometric design (width, turning radii, and throat lengths) should conform to DOTD Access Management Policy.
- » Due to volume and speed conditions, a 10-foot (8-foot minimum) multi-use path on either side of US 90 is recommended, where feasible, between Magnolia Ridge Road and Coronado Drive.
- » Development standards to require landscaping, access management and potential building standards for new development adjacent to US 90.

ST. CHARLES PARISH COMPREHENSIVE PLAN UPDATE

US 90 Corridor Potential

Before



After



US 90 Corridor Potential Improvement Examples

- Enhance landscaping, street lighting and pedestrian striping / signage
- Reduce visual clutter and bring signage into a quality aesthetic
- Consider removing center turn lane and replace with median in critical areas
- Full-access median openings at signalized intersections
- Access management per DOTD policy
- Bioswales to contain water where feasible
- 8- to 10-foot multi-use path where feasible between Magnolia Ridge Road and Coronado Drive
- Development standards to address landscaping, access management building siting for new development adjacent to US 90.



Timeline

