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This is the first in a series of documents focused specifically on the preparation of a master comprehensive land use plan for Lafayette Parish. Contracted with the planning consultant firm of HNTB, Inc. (Kansas City Office) Volume I includes the specific recommendations made by the Comprehensive Plan: Lafayette IN a Century (LINC) Steering Committee.

There are several key points made in Volume I. First, the proposed plan recommends a “performance based” system. Performance Based Land Use establishes buffers, incentives and disincentives to encourage plan goals and objectives without substantial prohibitions. The intensity of development and the degree of conflict provide options for the property owner developer. Second, performance based land use does not replace zoning in the City of Lafayette, but may serve as a supplement to the zoning ordinance. The plan is an alternative to zoning in the unincorporated areas of Lafayette Parish and the municipalities of Broussard, Carencro, Duson, Scott and Youngsville. Third, this document should not be viewed as a final proposal, but as a beginning of the land use plan.

There are substantial amounts of detail and consensus work remaining to be accomplished before a Comprehensive Land Use Plan can be adopted. For some land owners, what is proposed in this document is not strong enough and for others, it is too strong. Further study, debate and direction is needed in completing the next level in the plan preparation. It is anticipated work will begin on Volume II in 2004 if funding is available.

Transportation and Land Use Elements of the Comprehensive Plan (LINC) are critical components for the future of Lafayette Parish. The 2030 Transportation Plan will be nearing completion at the end of 2004. It should be readily apparent to many people that land uses and transportation infrastructure directly impact each other. Potentially, there is opportunity to coordinate the two elements.

Sincerely,

Michael Hollier, AICP
Planning Manager

CC: CPIC Committee Members
Planning Commission
MPO Committees (CAC, TTC, TPC)
City-Parish Elected Officials
Broussard Elected Officials
Carencro Elected Officials
Duson Elected Officials
Scott Elected Officials
Youngsville Elected Officials
Eleanor Bouy, Director (PZC)
Tony Tramel, Director (T&T)



Lafayette Parish Land Use Master Plan and Land Use Policy Plan Elements:

Acknowledgements

Chapter 1 Introduction

Chapter 2 Lafayette Parish History

Chapter 3 Existing Development Patterns and Municipal Policies

Chapter 4 Development Opportunities and Constraints

Chapter 5 Issues, Analysis and Alternatives

Chapter 6 Development Intensity Guidelines

Chapter 7 Guiding Principles

Chapter 8 Plan Recommendations

Appendix



**LAFAYETTE CITY-PARISH COUNCIL
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Bill Fontenot Louisiana Department of Transportation and Development



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for Mayor, City of Carencro – Tommy Angelle, Mayor
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- Bill Fontenot Designated Representative,
for Secretary, Louisiana Department of Transportation and Development, Dr. Kam Movassaghi
- Virgil Page Designated Representative,
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Pat Logan Technical Representative
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