



Guiding principles are the foundation upon which the Land Use Master Plan and Land Use Policy Plan are built. They represent the basic focus and direction for the LINC Comprehensive Plan with regards to the use of land and development throughout the parish. Each of these principles resulted in a careful consideration of existing conditions and issues identified by the subcommittee, public officials and concerned residents. These principles embody seven major principles:

The following pages present a detailed discussion of the specific recommendations for each Guiding Principle. These principles build on the core concepts developed from the preceding chapters and lay the groundwork for the 33 policy recommendations contained in Chapter 8.

I. Principle 1: Strengthen Core Areas

Encourage development, redevelopment and continued revitalization of downtown Lafayette and the traditional town centers of Broussard, Carencro, Duson, Scott and Youngsville.

A. Downtown Lafayette

Downtown Lafayette is the civic and cultural heart of the parish. The downtown area is home to a number of events and festivals, including Downtown Alive and Festival International de Louisiane. The former event draws thousands of people from around the world. Lafayette residents take pride in their downtown and view this area of the community as the central gathering place for important events.

Recommendations:

1. Prioritize Public Investments in Downtown.

LCG should prioritize public investments in Downtown to the greatest extent possible. LCG should strongly consider the downtown area when planning for new public comfort and conveniences.

2. Target Use of Incentives into the Urban Core.

LCG should prioritize the use of special incentives to promote in-fill and new development in the downtown area. Use of such incentives outside of the urban core should be discouraged.

3. Create a Special Benefit District for Downtown.

Benefit districts generally are self-imposed taxing districts for improvements in a specified area. Downtown property owners can chose to set up such a district to build and maintain streetscape, signage and maintenance. These districts also can provide marketing and promotion materials designed to retain and recruit businesses to the downtown area.

4. Restructure Zoning Ordinance to allow for Mixed-Use Buildings.

To encourage mixed-use development, LCG should simplify the existing zoning ordinance by com-



binning categories into a series of mixed-use categories allowed within the urban core. These categories should allow a mixture of residential, retail and other uses within a single building or structure.

5. Promote Downtown Housing.

LCG should encourage the restoration and/or conversion of downtown structures for residential use. Downtown housing should be a priority, as it is necessary to facilitate future development within the area.

B. Traditional Town Centers

Broussard, Carencro, Duson, Scott and Youngsville all have traditional town centers. These centers represent the civic heart of each community. Most, if not all civic functions within each of these communities, are centered within a one- to two-block area.

Recommendations:

The LCG does not have the authority to regulate specific policies for these five communities. Each community should seek to provide a set of goals and policies to designate these areas as unique assets for the entire community.

II. Principle 2: Focus New Development in Clusters

Focus development into clusters and areas where adequate infrastructure is available using an intensity-based planning tool. Use of nodes, development policy areas, special areas and special districts shall be the foundation of the land use elements of LINC Comprehensive Plan.

Recommendations:

1. Prioritize Growth

Public infrastructure investment needed to support development should be prioritized into focused Growth Areas. These areas are located along the urban fringe and adjacent to existing development where infrastructure can be easily extended in the mid-term. See *Exhibit 7.1 Priority Growth Areas* (see appendix page A-13).

2. Discourage Sprawl

Developments proposed beyond Growth Areas 1, 2 and 3 should be discouraged until adequate infrastructure is available.

3. Encourage Contiguous Development

New development areas should be encouraged to adjoin existing development where possible and



practical. Hopscotching development throughout the parish must be discouraged.

4. Cluster Commercial Development

Future commercial development in the parish should be clustered in nodes around the intersections of arterial streets as shown on the future development guide.

5. Cluster Residential Development

Residential development should be clustered to the greatest degree possible to allow for more permanent common green space.

6. Scale of Nodes

The intensity, size and location of nodes shall be determined based on characteristics identified in the *Buffer Guideline Development Matrix Table 6.3* (see page 6-8), the available capacity of infrastructure and the ability to achieve compatibility with surrounding development.

7. Node Design Criteria

A number of alternative design options for nodes should be considered to address a number of issues including: opportunities to promote multiple modes of circulation and access, site planning issues and building design issues.

8. Commercial Development Outside of Nodes

Commercial development beyond designated nodes shall not be prohibited, but when it occurs, it shall meet all requirements of nodal development with regards to access and compatibility. Additional requirements would, however, be imposed including: architectural, site planning and buffering to ensure compatibility with surrounding land uses and the overall UDIL requirements where the development is proposed. When used outside the nodes, 50-foot buffers must be provided along and fronting major and minor arterials developed for commercial land uses.

9. Encourage In-Fill Policies

Redevelopment of established urban areas and arterial corridors for higher density uses should be encouraged with a list of practical incentives.

10. Encourage Building Re-Use

Incentives must be established to preserve and re-use older structures of cultural or architectural value for practical uses.



III. Principle 3: Promote High Quality Development

Encourage development that meets high standards and contributes to the achievement of comprehensive planning goals. It should be recognized that the location, planning, appearance and intensity of development contribute to the overall character of an area. This contribution can be positive or negative depending on the sensitivities to local scale, surroundings and compatibility.

Recommendations:

1. Soften Parking Areas

New and existing parking areas should feature fewer parking spaces in favor of more green spaces and landscaping.

2. Locate Utilities Underground

Utility transmission and distribution lines should be placed underground along all corridors, as well as within development areas.

3. Corridor Design Standards

Major arterials should be constructed with raised medians and accommodations made to buffer the roadway from bicycle and pedestrian users.

4. Special Design Standards

Adopt context-sensitive design standards for use by new development in and around downtown Lafayette, town centers and unique districts.

IV. Principle 4: Promote Compatible Development

LCG should promote compatibility of development through use of performance-based development standards. These standards will address issues such as buffering and screening requirements between differing intensities.

Recommendations:

1. Promote Consistent Policies Across the Parish

Performance based development standards should be the foundation of the LINC Comprehensive Plan applicable in all governing jurisdictions of the parish.



2. Basis for Recommendations

Performance criteria should be based on recommendations suggested in Performance Zoning.

3. Buffers Used to Mitigate Conflicts

Buffers must be established and applied to all new development that would be incompatible with existing development when located within a Development Level 1, 2, 3, 4, 5 or 6 area as indicated on the Future Development Guide.

4. Protecting Residential Areas

Existing and future residential development areas should be identified and protected through performance-based development standards.

5. Responsibility for Buffering

Buffers must be built and maintained by the development creating a conflict with any existing development that surrounds it, regardless of its intensity. Industrial uses developed outside of Development Level 6 should be required to provide maximum buffering regardless of adjoining land use.

6. Buffering Methods

Buffers can include hedges, native trees, shrubs, grassed berms, bike paths, nature trails, coulees, boulevards and/or fences developed according to criteria identified in the Chapter 6.

7. Update Landscape Ordinances

Local landscape ordinances should be updated to establish and include criteria necessary to implement buffering standards proposed by the Comprehensive Plan.

V. Principle 5: Promote Responsible Development

Plan development to minimize impacts to adjoining roadways, utility services and the natural environment. Access management, environmental management and tree preservation are examples of strategies that should be employed for development.

Recommendations:

1. Adequate Infrastructure Requirement

The amount of development intensity allowed should be based on the capabilities and capacities of available infrastructure (utilities and roadways) and the Development Level designation on the fu-



ture development guide. Additional development intensity may be allowed if infrastructure systems are improved with private funds to acceptable levels to accommodate increased intensity and the development area is appropriately buffered from adjoining lesser intense development areas.

2. Compatibility with Adjoining Municipalities

Privately funded utility improvements, should meet the requirements of the nearest public utility service provider if within a municipality or within 2,000-feet of a municipality.

3. Commercial Development Criteria

Commercial development must tie into public utilities or provide funding for on-going maintenance of privately owned systems.

4. Requirements for Private Sewer Systems

Individual or private on-site or common sewage systems must meet appropriate local and state requirements on an ongoing basis. A means to fund on-going maintenance, repair and operation of these systems must also be provided for.

5. Storm Water Management

The impact of new development on watersheds must be minimized or mitigated by the construction of retention facilities. Options should be explored where the construction of such facilities can be paid for by local governments and supported by developer fees and dedicated utility fees for such purposes and maintained by the governing entity once constructed.

6. Multiple Use of Retention Ponds

Retention/Detention facilities should be planned for recreation purposes.

VI. Principle 6: Preserve and Enhance Important Corridors

LCG and area municipalities should develop specific plans for the enhancement of important transportation corridors.

Recommendations:

1. Plan for Future Corridors

A Corridor Preservation Plan and Program should be established for planned major arterials that focus on defining centerlines, rights-of-way, land use, access management and adequate setbacks in advance of construction at some point in the future.



2. Enhance Existing Corridors

LCG should develop specific plans for the enhancement of important commercial corridors. These corridors include but are not limited to Ambassador Caffery Parkway, Johnston and Cameron streets and Pinhook Road. These plans should include an operational analysis for future improvements, integration of access management standards (where applicable) and urban design issues.

3. Interstate and U.S. Highway Corridors

The I-10, future I-49 and U.S. 90 corridors are critical to the economic vitality of the parish. LCG and area municipalities should adopt specific plans for each of these corridors. Each plan should consider access (frontage/reverse frontage roads) and site development issues for adjacent developments including but not limited to landscaping, urban design and signage standards.

The University of Louisiana at Lafayette School of Architecture Community Design Workshop developed a planning and urban design framework document for the future I-49 Corridor. LCG is in the process of reviewing the recommendations provided in this document and adopting some of its recommendations. This planning process represented a collaborative process between the LCG and the university. It is recommended that this plan and process be utilized as a model for future planning efforts.

VII. Principle 7: Designate Plans for Special Areas

LCG should designate plans for special areas, including the Oil Center and other designated areas. The plans for these special areas will provide flexibility and a set of unique urban design solutions appropriate for these designated areas.

Recommendations:

1. Develop a special area plan for the Oil Center and surrounding neighborhoods. Utilize this plan as a model for future special planning areas.
2. Adopt the urban design concepts in the Planning and Urban Design Framework document provided by the University of Louisiana at Lafayette School of Architecture Community Design Workshop.