



Final Report

Adopted May 2022



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INTRODUCTION

Since St. Tammany Parish adopted the New Directions 2025 Vision two decades ago, the region has experienced enormous disruptions: the costliest natural disaster in American history; the largest oil spill in American history; the deepest economic recession since the Great Depression; and today, the most devastating public health crisis in a century.

These "shock" events have tested the resilience of our region's social, economic and ecological fabric. Nevertheless, St. Tammany Parish has thrived in many ways. It has attracted large employers, developed high-quality public facilities, and grown in population. Its combination of ample, undeveloped land, proximity to the New Orleans and Baton Rouge job centers, highly rated public school systems, and beautiful natural environment make the Parish an attractive destination for those displaced by disaster, retirees, or people seeking a high quality of life for raising a family. In effect, St. Tammany Parish has assumed the role of "receiver community" – a place where people can restore their lives and build their future.

Yet, rapid growth has brought growing pains to St. Tammany Parish. Higher levels of activity have strained the Parish's ability to move vehicles, stormwater, and wastewater safely and efficiently. Dense subdivisions are being constructed further and further away from the Parish's historic population and economic centers, such as Slidell, Mandeville and Covington, "leapfrogging" undeveloped and agricultural lands.

New Directions 2040 is the opportunity for today's St. Tammany Parish residents and businesses to define what it becomes over the next twenty years. The process poses the question: "How can St. Tammany Parish continue to grow and develop while preserving a high quality of life; minimizing costs to existing residents, businesses, and the environment; and maintaining its unique character?"

The Role of the Comprehensive Plan

A comprehensive plan is a community's foundational policy document. Its primary role is to guide public and private decision-making about changes in the community's physical development.

Comprehensive plans cover the full geographic area of a jurisdiction and identify a vision and goals to achieve over a designated period of time. These goals may cover economic development, housing, and other development goals. Formulation of a comprehensive plan includes input from residents and a diverse group of stakeholders. Community members' ideas and expertise help to ensure that the plan's goals reflect the vision of local residents, businesses, and organizations. Comprehensive plans also provide a guide for future land use, development regulations and capital improvement plans, and serve as the basis for zoning, subdivision, and land use codes. Jurisdictions implement comprehensive plans because they provide guidance for the orderly growth, development and physical appearance of the area; analyze community needs and evaluate how competing interests can be balanced; and build consensus and commitment from elected and appointed officials all interested stakeholders.

St. Tammany Parish's Home Rule Charter legally requires that the Parish "prepare, enact, enforce and maintain comprehensive plans for the development of the Parish."¹ It includes "an overall plan for land use by public, commercial and residential interests; traffic and transportation issues; economic and demographic growth; water and drainage concerns."²

This legal requirement is explicitly and clearly stated in Louisiana State Law in LRS:33.106:

"a parish planning commission shall make and adopt a master plan for...(the) parish."³

Furthermore, the Land Development Code of St. Tammany Parish supports the state statute and grants the legal authority to the Planning Commission to adopt a master or comprehensive plan "including graphics, narrative description and policies to guide and accomplish the coordinated, adjusted and harmonious development of the Parish."⁴

New Directions 2040 is an update of the Parish's previously adopted comprehensive plan, New Directions 2025, a visioning process that the Parish Police Jury initiated in 1998 and adopted by resolution in December 1999.

The Comprehensive Plan is intended to guide Parish officials in making decisions around land use, capital investments, and strategic direction. Instances of this decision making include:

- The Parish Council decisions on proposed new subdivisions and changes to zoning
- Planning Commission decisions on proposed new subdivisions
- Zoning Commission decisions on changes to zoning
- Board of Adjustment decisions to grant variances to the Unified Development Code or appeals to Planning and Development and Permitting Department decisions
- Parish Administration and Council annual budgeting for operating and capital expenditures

1 Section 1-04. General Powers. (B)

2 Section 4-07. Department of Development. (1)

3 Louisiana Revised Statutes 33:106

4 Code of Ordinance Section 120-51 (3)

How the plan was made

The vision, guiding principles, goals and strategies found within New Directions 2040 are the result of a 14-month-long, iterative process conducted collaboratively between: the Parish Administration; a Steering Committee of appointees representing every Parish council district; the Planning & Zoning Commission; dozens of civic, governmental and business organizations; and a public involvement process that garnered thousands of public comments.

Prior plans and studies adopted and accepted by the Parish and other local public agencies provided the foundation for updated comprehensive plan goals, policies, and strategies. In addition to New Directions 2025, these include:

- 2020 Multi-Jurisdictional Hazard Mitigation Plan Update
- Thrive2023 Economic Development Strategic Plan
- 2017 Community Needs Assessment
- 2019 Adaptation Strategy (LASAFE)

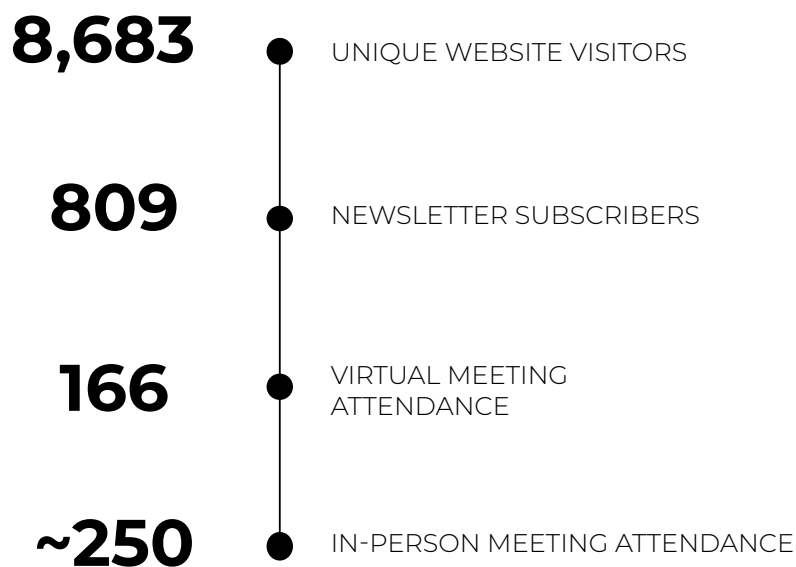
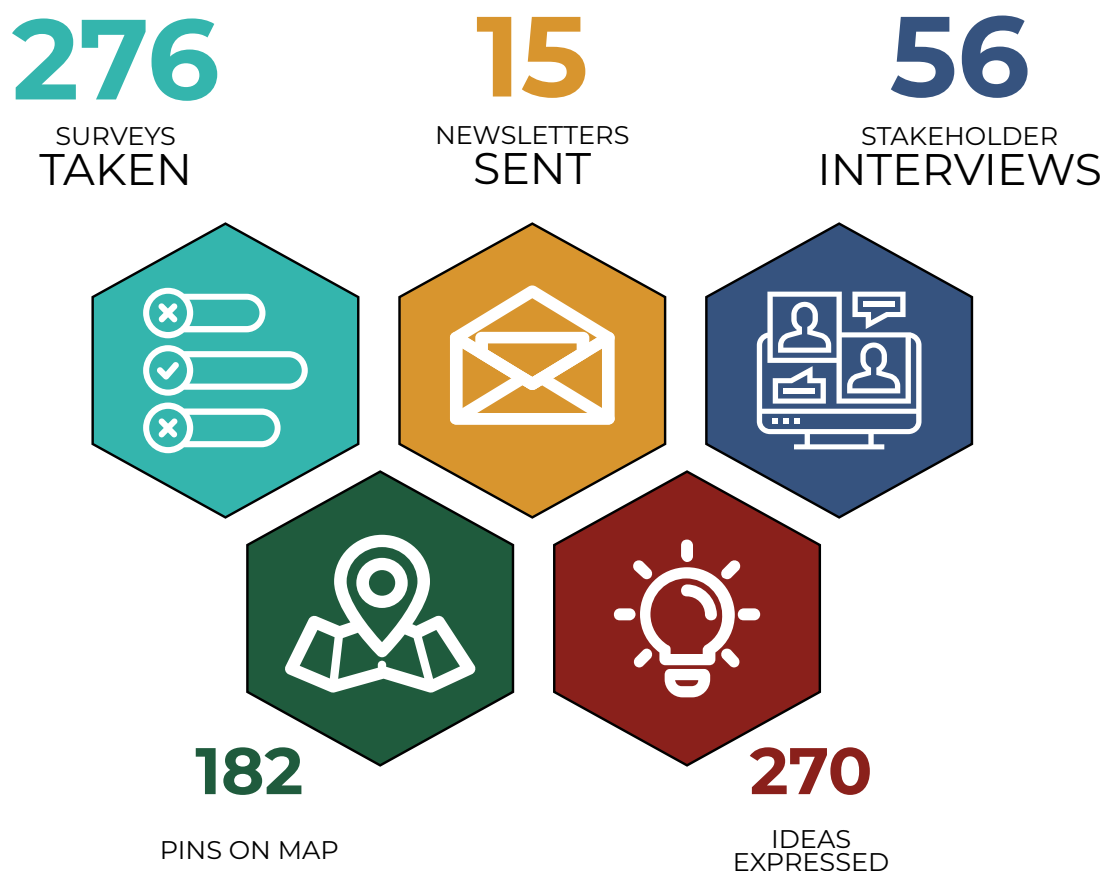
The Parish Council established a Steering Committee in fall 2020, which met five times during the process to guide the update process. Committee members served a critical role in bridging prior initiatives with the current update effort and providing perspectives into how current physical, political, and social conditions have evolved in recent decades.

Due to the COVID-19 pandemic, public involvement relied heavily on virtual engagement methods, including an informative project website featuring interactive tools, project documents, and recordings of previous meetings; a series of online public meetings held using videoconference “webinar” technology; and promotion of input opportunities, document availability, and awareness of planning issues via an email newsletter and Parish social media accounts.

In-person engagement events occurred during the visioning phase, in November 2020, at public markets and recreation areas, and again in June 2021 for a series of three growth scenario workshops.



Figure 1: Public Participation



Parish history and regional context

As the Pleistocene period ended about 11,000 years ago, glaciers retreating northward shaped the landmass we call St. Tammany Parish today. The Pearl, Bogue Chitto, and Tchefuncte Rivers then flowed and deposited sediments. Human settlement began in the area 8,000 years ago, and the Tchefuncte, Choctaw, Biloxi, Pensacola, Acolapissa, and Houma tribes resided in the region when European explorers and colonists first arrived at the turn of the eighteenth century. Following rebellion against Spanish authority, the independent West Florida Republic ruled the area for 74 days in 1810, before the United State annexed it. Governor William Claiborne drew the Parish boundaries and named it for Tamanend, a Delaware Indian chief. Descendents of Choctaw and other tribes continued to live in the parish through the twentieth century and today.

Until the late twentieth century, the Parish's land development largely followed a pattern of town and countryside. Country roads that often followed routes first established by indigenous peoples connected small villages through a countryside of open, longleaf pine woodlands, hardwood forests, marshlands, and farms. The compact street grids of Covington, Madisonville, Slidell and Mandeville developed around the Parish's historic transportation assets - water and rail - in the nineteenth century. These historic centers continue to serve as the Parish's civic and cultural hubs.

Beginning after the Causeway Bridge opening in 1956, and accelerating in the 1980s and 1990s, a third land use pattern grew rapidly: single-use suburbanization. In this pattern, undeveloped countryside became new subdivisions with dozens or many hundreds of single-family homes with on-site water and wastewater systems. This pattern of growth makes it necessary to drive longer distances to get between homes and schools, shopping centers and workplaces.

Tchefuncte Choctaw, Biloxi, Pensacola, Acolapissa, and Houma tribes inhabit the area



1789

Camp Salmen Lodge and Francois Cousin House are built on Bayou Liberty, where bricks are manufactured to rebuild New Orleans after the fires of 1788 and 1794

8000 BC to 1699 AD
First Nations

1699-1810
Colonial Era

8000 BC

Earliest known settlement of area by prehistoric humans

1748

Lacombe, established on Bayou Lacombe, becomes known as a refuge for runaway slaves

1699 AD

French explorer Pierre Le Moynes d'Iberville is the first European to visit the area, names Lake Pontchartrain after the Count de Pontchartrain, France's minister of finance under Louis XIV



1810

St. Tammany Parish was established out of the West Florida Rebellion against Spanish authority and was an independent nation for 74 days before US annexation. Governor William Claiborne draws the Parish boundaries and names it after Tamanend, a Delaware Indian chief.

1821

First steamboat crosses Lake Pontchartrain, marking the beginning of nearly a century of trips between New Orleans and the Northshore



1928

The first bridge constructed across Lake Pontchartrain opens, today the US Highway 11 Bridge



2016

Historic rainfall levels flood hundreds of properties in March and August



1995

Historic flood

1954

St. Tammany Parish Hospital established

1960s

Construction begins on Interstate 12

1969

Second Causeway Bridge span opens

1904

Folsom founded

1938

Fontainebleau State Park established

1898

Pearl River founded

1810-1956

Early American Era

1956-2020

Bedroom Suburb

1813

Covington founded

1834

Mandeville founded

1812

Louisiana becomes a state

1883

Slidell founded during the construction of a major new railroad from New Orleans to Meridian, MS.



1912

Town of Abita Springs chartered

1930s

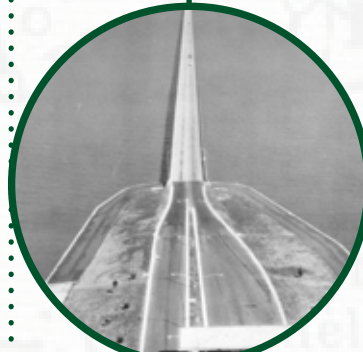
Majority of pine timber clear-cut for lumber production to supply the US and global markets.



1888

The East Louisiana Railroad connects New Orleans to Slidell, Lacombe, Mandeville, Abita Springs and Covington.

The Parish emerges as a health tourism destination, earning the nickname "the Ozone Belt."



1956

First span of Causeway Bridge opens

1936

Steamship service from New Orleans ends

1972

Zoning code enacted for St. Tammany Parish

2005

Hurricane Katrina floods coastal St. Tammany Parish

1999

Parish adopts Vision element of New Directions 2025

PARISH VISION AND GUIDING PRINCIPLES

The Parish vision articulates the St. Tammany Parish that residents, businesses, and stakeholders envision in twenty years, and the principles that will guide us there. The New Directions 2040 visioning process engaged hundreds of residents and Parish stakeholders in conversations about current challenges and opportunities to respond to them in the future. Activities included a series of in-person tabling events at markets and parks that followed state public health guidelines, virtual meetings, and online surveys, message boards, mapping tools that gathered several hundred responses, and over three dozen stakeholder interviews. The Parish published a draft vision statement, principles and goals in March 2020 and sought and incorporated feedback through the fall.

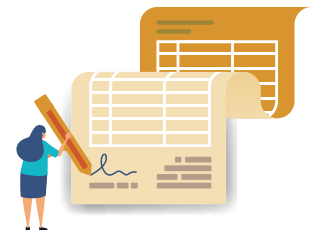
Vision Statement

"In 2040, St. Tammany Parish is a safe, thriving and healthy community. Residents take pride in the Parish's good governance, beautifully preserved natural environment, resilient transportation network, and growing businesses, where everyone has the opportunity to enjoy an exceptional quality of life. Louisiana and surrounding Gulf Coast communities view St. Tammany as a leader in sustainable growth and living with water."

Guiding Principles

1. We should foster a culture of excellent governance by building trusting relationships between residents, employers, property owners, municipalities, and regional and state partners.

St. Tammany is home to many civically active residents and businesses who care deeply about the Parish and its evolution. Public transparency will empower our community to hold decision makers accountable for sound governance, leading to trusting relationships.



- "Planning and zoning should reflect where we are as a community giving weight to the wishes and desires of existing residents."
- "Would love to see representation of a diversified group of residents with integrity that lives in the unincorporated Parish to voice their ideas and input that will move the Parish in a positive direction which can have a strong positive impact for this generation and the generation to follow."



2. Our land use and development should be efficient and sustainable.

This means meeting the needs of existing and future residents and businesses by using and conserving our many resources wisely.

- "Don't try to grow so fast, we don't need to compete with New Orleans."
- "We have a lot of small businesses, and other ideas of things that should open in our growing community, but we will need the infrastructure to support it."
- "I'd like to see the road infrastructure updated before more subdivisions and apartments are approved."
- "Address flooding and build responsibly to help prevent more flooding. For example, buildings in a flood zone should be raised homes, not slabs."
- "Please make an inclusion of intentional greenspace and create a one-to-one replacement of trees with quality counterparts."

3. Our infrastructure networks should be connected, reliable and resilient to safely and efficiently move water, people, freight, and other services.

These networks include our gray and green drainage systems, storm surge protection, roadway, electric, natural gas, water, wastewater, telecommunications, and railroad infrastructure.

- "We need to have more protections against storm surge."
- "I would like to see Green Infrastructures implemented to handle natural hydrology."
- "Public transportation, sidewalks, bike lanes and crosswalks. It's dangerous to move around without a car in most parts of the Parish, and keeps people from being able to get to work, recreation, or other places when they aren't using a car"
- "flooding is getting worse and increased, intense rainfalls are not helping."

4. Our uniquely beautiful natural environment and resources should be protected through vigorous stewardship and sensitive development.

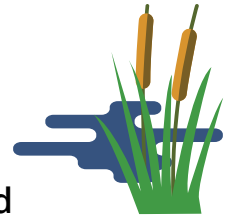
These include coastal wetlands, upland forests, bayous, rivers, and streams.

- "The Parish should purchase and set aside thousands of acres of undeveloped woodlands and wetlands, and designate them a permanent, perpetual nature reserve. If development continues at its current pace, we don't have any woods or wetlands left."
- "The North Shore is loved for it's pine air and nature feel. Please don't allow it to become like the South Shore"

5. People from all corners of the Parish should have the opportunity to live healthy and prosperous lives.

Our communities should be attractive places that allow people to live healthy, enriched lives and reach their full potential.

- "I would like to see more affordable housing built. Even higher density projects like apartments, townhouses, and garden homes. It takes all walks of life to support our Parish, not just the super wealthy."
- "I want to see more public recreation centers where people can spend quality time and are places for families and teenagers to hang out."
- "More effort and dollars should be spent on communities in poverty, to improve housing, maintain structures and infrastructure, and create a better quality of life for people of color in our Parish."
- "I want a place that attracts clean jobs (not more service industries and companies that destroy the environment) - I want my child to be able to live here AND have a good, clean high-tech job."



A PREFERRED GROWTH PATTERN

Between 2000 and 2020, the population of the unincorporated Parish jumped from 141,132 to 206,581 - about 46%. Most of this growth occurred in the western part of the Parish, between US-190 and the Tangipahoa Parish border. This Plan's framework for development over the next 20 years assumes that the Parish will continue to grow its residential population and supportive civic, commercial, and other job-providing land uses that support it. The Plan anticipates between approximately 31,000 to 41,000 additional residents in unincorporated

St. Tammany Parish - or approximately 12,000 to 17,000 new residential units. While this is significant, it represents a slowed growth rate compared to the first two decades of the century.

During the summer of 2021, the Parish invited the community to consider how and where this residential growth ought to occur, through a series of public in-person and online Growth Workshops. Participants learned about how land is planned and developed in the Parish, and gave feedback on three different growth scenarios.

Figure 2: Population Change 2000-2020

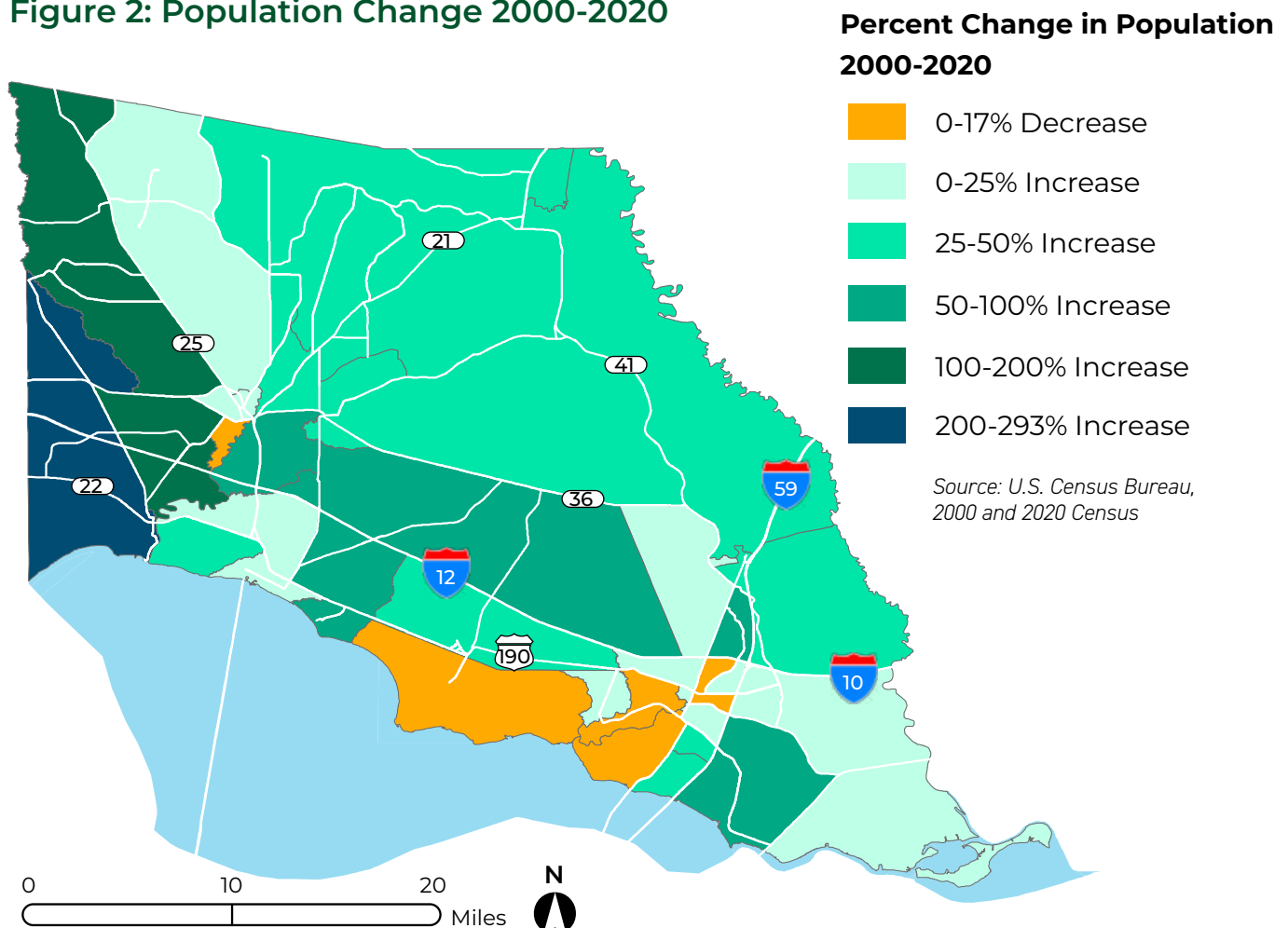
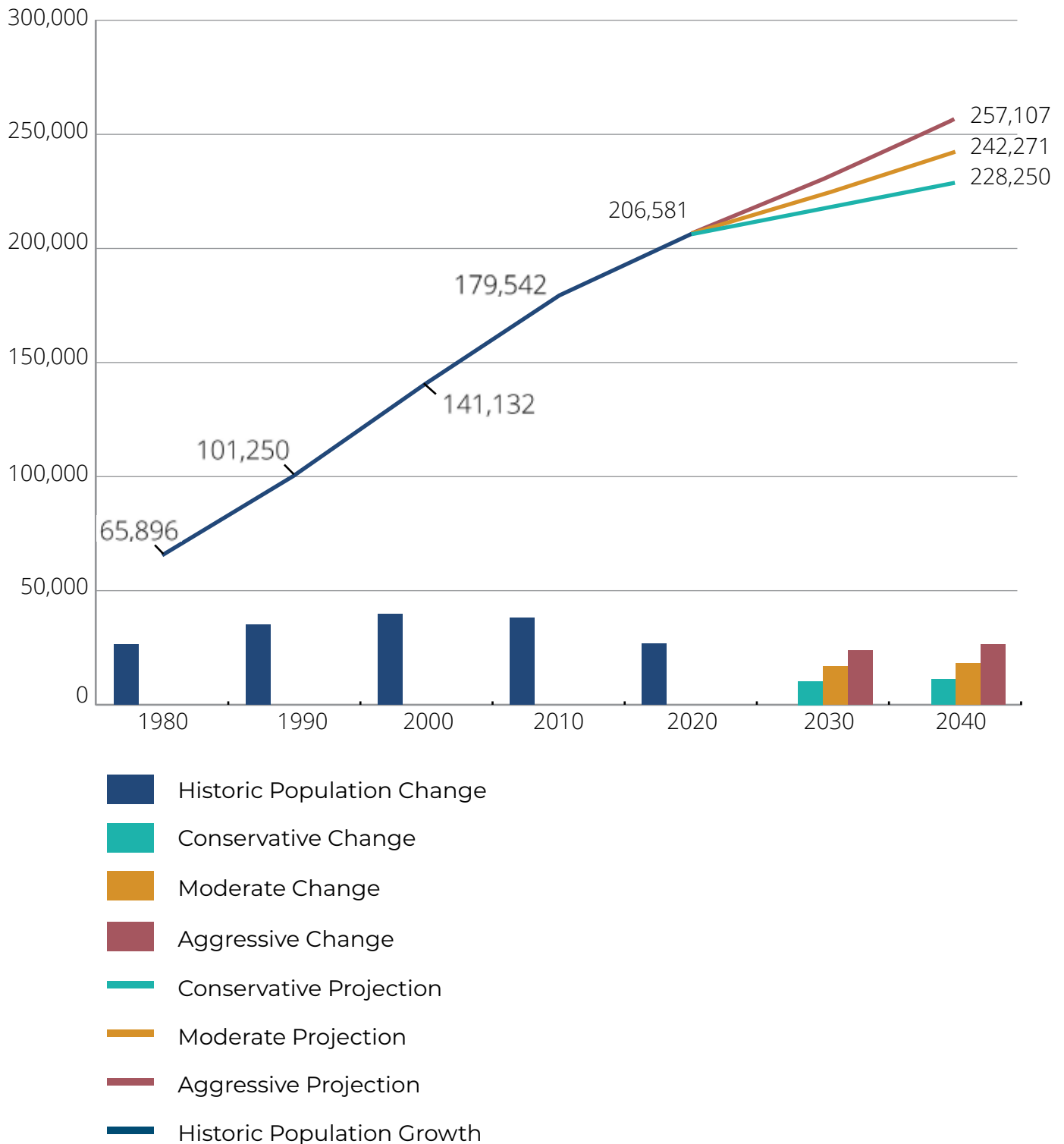
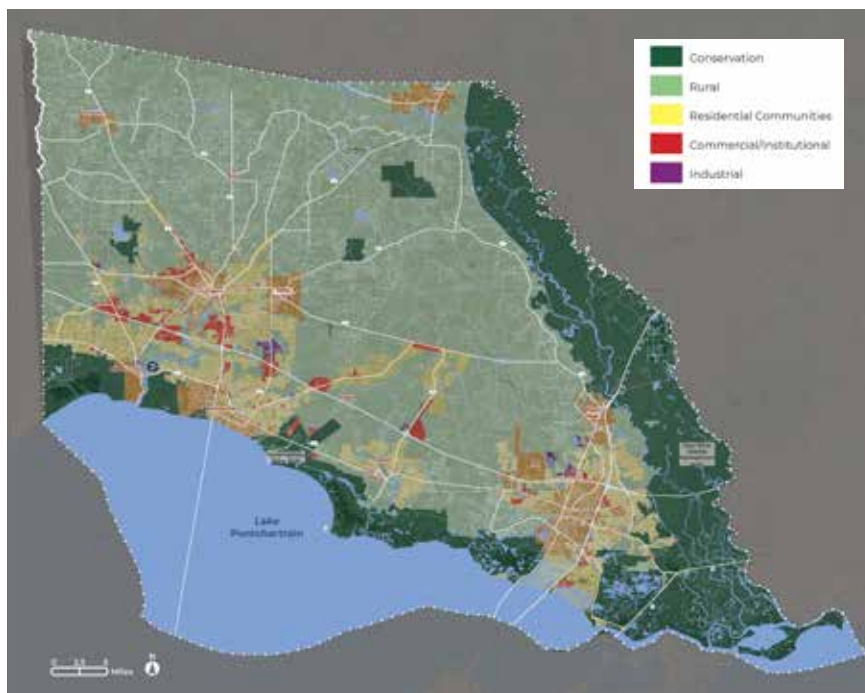


Figure 3: Population Growth Projections

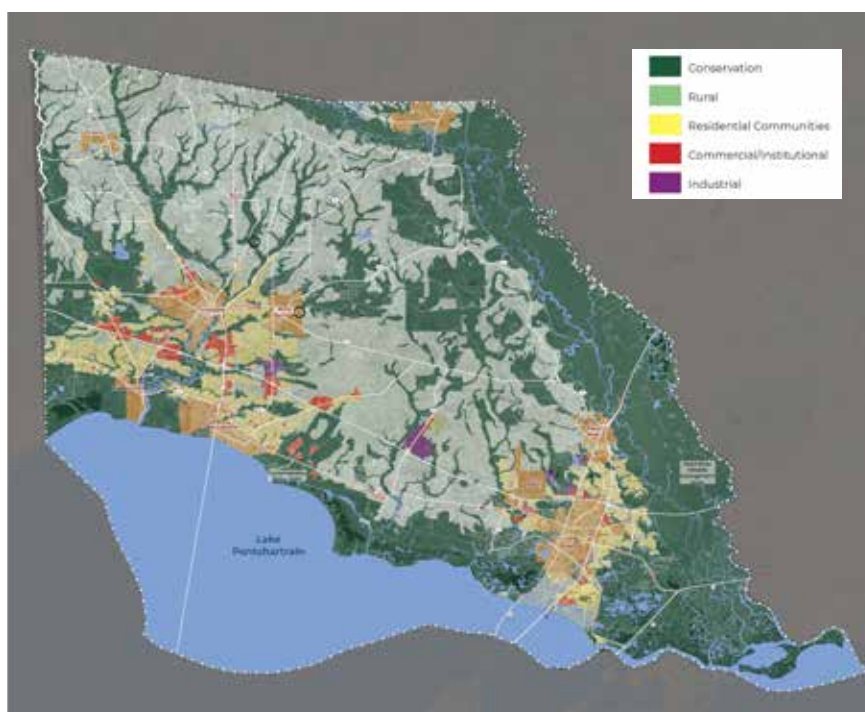


In the **Growth as Usual** scenario, no significant changes would be made to the way the Parish has grown in the last twenty years. This would continue development of residential subdivisions and Planned Unit Developments throughout the area south of the “urban growth boundary,” including areas within the Parish’s 100-year floodplain.



Growth as Usual Scenario

In the **Concentrate and Conserve** scenario, new residential growth was prioritized in undeveloped fragments of areas already served by public infrastructure and facilities, jobs, services, and amenities. Rural areas would be more easily within reach of current town centers. Furthermore, new development would occur only outside of the 100-year floodplain. The Parish would encourage the replacement of existing intense uses in the 100-year floodplain over time with less intense uses.

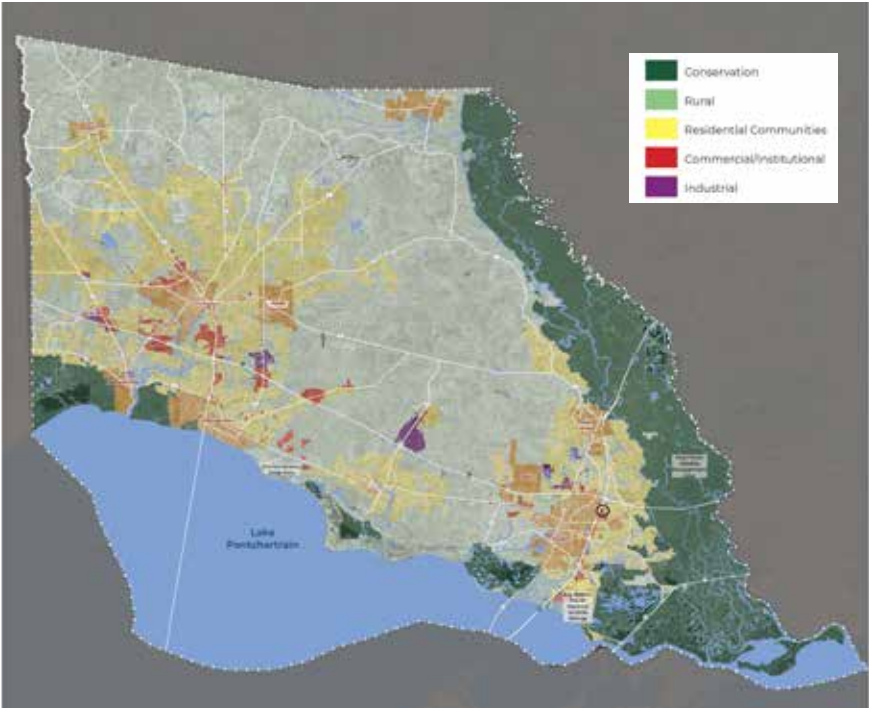


Concentrate and Conserve Scenario

In the **Space to Spread**

scenario, new residential development is permitted throughout the Parish outside protected parks and wildlife management areas. This policy would require increased public investment in new infrastructure to serve farther-flung areas, such as widening roads and building new drainage facilities, and relies more on on-site wastewater management facilities.

In all scenarios, commercial and institutional uses are limited to a handful of existing and potential future job and service centers, which are oriented around future transportation improvements. And, existing industrial areas are preserved and new industrial uses are located away from residential neighborhoods.



Space to Spread Scenario

Table 1: Comparison of Growth Scenario Metrics

Growth Scenario	New Land Consumption	Average Annual Miles Driven per Household	Dwelling Units in Coastal Flood Risk Area
Growth as Usual	7,269 acres	22,086	13,035
Concentrate and Conserve	6,575 acres	20,513	10,152
Space to Spread	8,320 acres	22,181	9,609

Arriving at a Preferred Vision

The scenarios illustrated the tradeoffs in community costs and benefits that occur depending on the different patterns of growth and development, and informed determination of a shared vision for how growth ought to occur in the next twenty years.

In the **Space to Spread** scenario, most new residential neighborhoods are located far from existing neighborhoods. While this strategy limits activity in existing neighborhoods, it is costly, whether measured by land consumption; the number of miles households must travel to get to jobs, schools and services; or the large scale of new public infrastructure to serve a larger geographic area. This strategy also allows new development in waterway floodplains that flow through downriver communities.

In the **Concentrate and Conserve** scenario, existing neighborhoods gain more neighbors, but in exchange, enjoy greater, sustained re-investment in public infrastructure, such as roadway enhancements, drainage improvements, and new public facilities within easier access. This scenario also allows the conservation of more wetlands and land that is susceptible to flooding.

The planned growth patterns reflected in this Plan's Future Land Use Map (pages 16-17) seeks to balance these concerns. The Map encourages new development along strategic corridors that connect to job centers and other destinations, and supports infill development in partially developed areas, in coordination with necessary supportive infrastructure. It also designates Municipal Growth Management Areas around the Parish's largest incorporated areas.

"Concentrate all new subdivisions and high-rise living quarters in more rural, undeveloped, central regions of St. Tammany."

"I am expressly concerned if new building happens 'upstream' of us we are going to be flooded out."

"Please consider developing the infrastructure needed for these additional homes and citizens of our area first. Don't put the cart before the horse."

"Flooding is constantly on the minds of those of us who live near or on the bayous. "

"It should be a priority to allow the communities of Mandeville, Covington and Slidell to annex developed areas into their community where they will be better able to control land use with all of the other planning and zoning controls they use more effectively than the Parish is able to do."

PLAN ELEMENTS



1.

Land Use and Development

Figure 4: Existing Land Use Distribution





Facts, Trends, Challenges, and Opportunities

Key Facts and Trends

- Demand for residential growth remains strong; Since 2013, about 1,200 new single family homes were permitted on average each year, with the lowest in 2009 at just over 500 to the highest in 2020 at nearly 1,600.
- St. Tammany Parish homes are predominantly owner-occupied - 78.9%, compared to the statewide average of 66.5%.
- Commercial development permits have lagged residential permits during this time, and have not returned to pre-Great Recession pace.
- State- and Parish-owned parks and wildlife refuge areas include the Pearl River Wildlife Management Area, Big Branch Marsh National Wildlife Refuge, St. Tammany Wildlife Refuge, Lake Ramsay Savannah Wildlife Management Area, Fontainebleau State Park, Pelican Park, Camp Salmen Nature Park, Coquille Parks and Recreation, and Fairview-Riverside State Park.
- Several thousand acres of the Parish are pine wetland mitigation banks. These mostly privately-owned areas help compensate for wetland loss from development and other land uses. They provide wetland storage, reduce storm-water runoff, improve water quality and ground-water recharge,, protect rare species and habitats, and improve air quality.



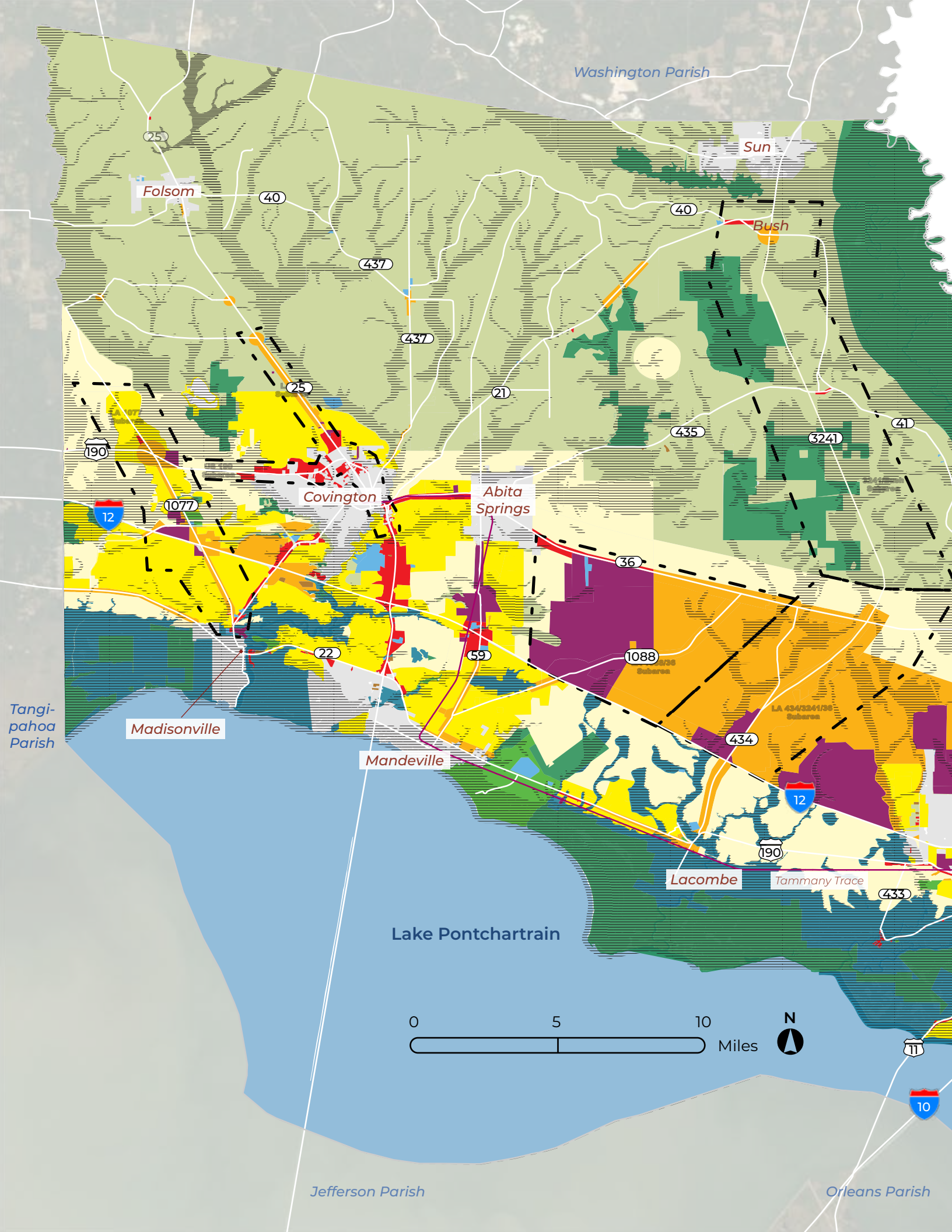


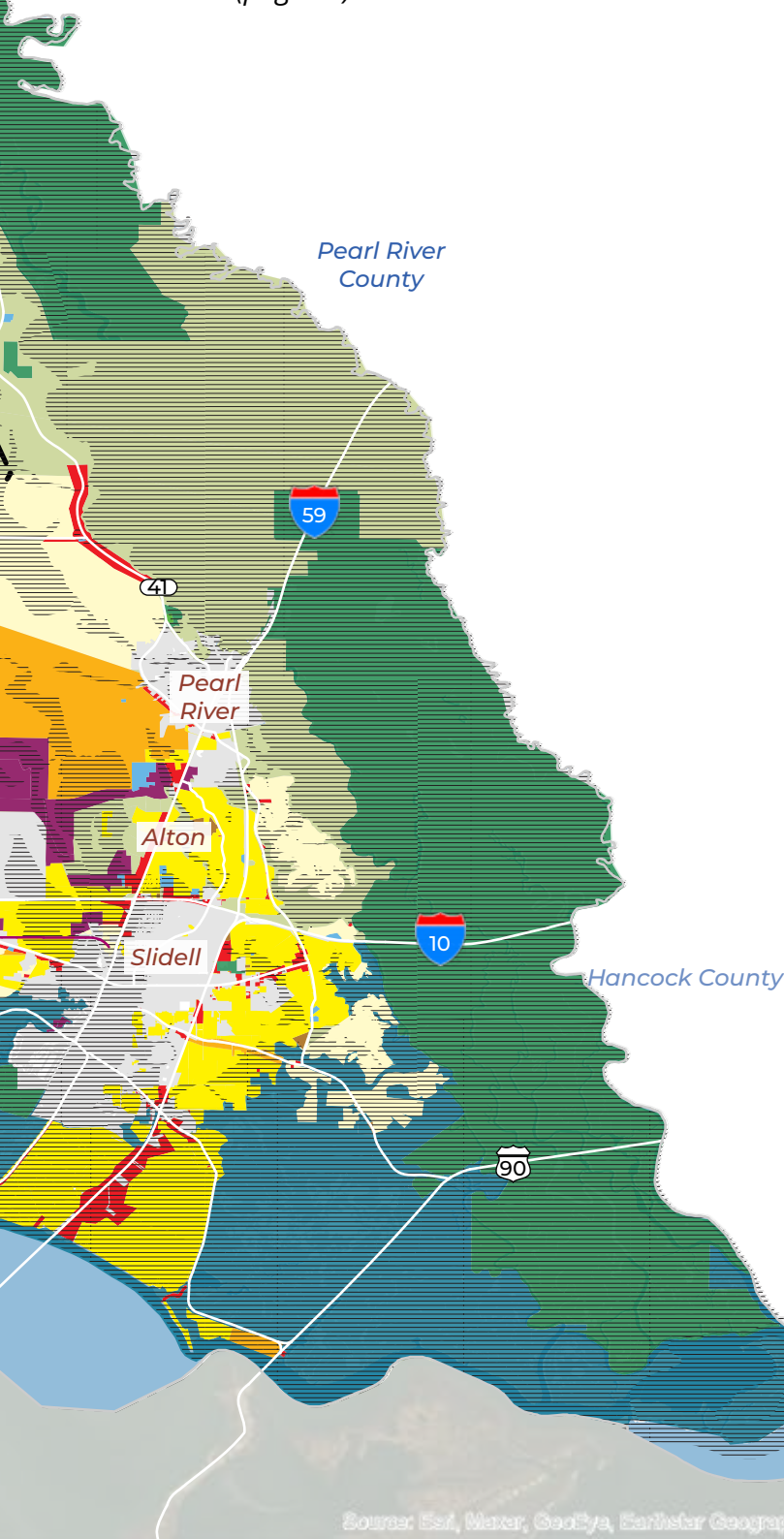
Figure 5: Future Land Use Map

The purpose of the Future Land Use Map (FLUM) is to provide decision makers and stakeholders with a tool for understanding our community's preferred pattern of growth.

Policies governing the Parish administration's usage of the FLUM are stated under Goal 2 of this section (page 22).

The Future Land Use Map illustrates St. Tammany Parish's patterns of historic settlement and preferred growth: an intertwined series of historic town centers, suburbanized corridors, and abundant countryside and wilderness. It shows generalized areas designated for future land uses by broad categories. Neither the FLUM nor this document constitute a "zoning" map or policy.

A high-resolution, annotated version of this map is available as a separate appendix to this report.



Future Land Use Categories

- Coastal Conservation
- Conservation- Protected
- Rural/Agricultural
- Parks and Open Space
- Low Intensity Residential
- Medium Intensity Residential
- High Intensity Residential
- Mixed Use
- Commercial
- Institutional
- Manufacturing and Logistics
- Special Flood Hazard Area
- Subarea Plan

Future Land Use Categories

This plan establishes several general categories for depiction of all lands within unincorporated St. Tammany Parish's boundaries in the Future Land Use Map. The term "intensity" is used frequently, and is defined as "the level of human impact on land and waters directly in use, on adjacent land and waters, and on areas beyond."

Conservation Protected areas are among the most ecologically sensitive in the Parish. Protected areas include public and private lands designated as parks, pine wetland mitigation banks, and habitat for endangered wildlife. Most types of development is generally prohibited in protected areas, but they may be used for regulated recreation or eco-tourism purposes.



Coastal Conservation areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land

uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

Rural and Agricultural areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.



Residential areas include a wide range of residential neighborhoods with varying character, from older neighborhoods immediately outside municipal boundaries, to modern subdivisions, mobile home parks, mixed use villages in which neighborhood commercial and civic uses are within easy walking distance of homes. Residential areas include three subcategories: Low Intensity, Medium Intensity, and High Intensity. While the predominant use in Residential Neighborhoods is housing, supportive community uses - such as parks and recreational facilities, trails, small churches, small businesses, daycare centers, fire and police substations, neighborhood restaurants, and primary and secondary schools - are also located in Residential Neighborhoods. This broader mix of uses is more appropriate in higher intensity Residential Neighborhoods.

Low Intensity:

Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.



Medium Intensity:

Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers

may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.



High Intensity:

High Intensity Residential Neighborhoods are predominantly attached homes, such as townhouses, and multifamily developments, but may also include detached homes on very small lots and mobile home parks. These areas are appropriate to locate adjacent to or near Commercial and Institutional areas, and should not be located far from existing or planned urban infrastructure, including higher capacity roadways, central water and sewer, and job and activity centers.



Mixed Use areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.



Commercial areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.



Institutional areas provide adequate space in central, accessible areas for provision of public and public-serving facilities and services, such as large health care facilities, higher education campuses, and large fire and police stations.



Manufacturing and Logistics areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high capacity transportation corridors.



The **Special Flood Hazard Areas Overlay** is the land in the floodplain subject to a one percent or greater chance of flooding in any given year, as established by current Federal Emergency Management Agency Flood Insurance Rate Maps, Flood Boundary Floodway Maps, and future amendments to them. Intense land use is discouraged in this area, as well as in areas with a significant amount of wetlands or repetitive property loss, though some may be appropriate for sensitive, low impact development due to circumstances such as proximity to existing activity centers and infrastructure.

Subarea Plans

Many parts of our Parish are expected to change quickly in the next twenty years, and require more careful planning. These include areas with:

- High market demand for residential, commercial, and manufacturing and logistics development;
- Critical and sensitive environmental resources;
- Underdeveloped transportation, drainage, and wastewater infrastructure

Additional land use and transportation planning beyond the scope of the New Directions should include:

- Close consultation with property owners, residents and businesses, elected officials, and state and local institutions and government agencies;
- Collection of the best available ecological data;
- Development scenario consideration

The Future Land Use Map indicates five subareas recommended for further, refined planning:

- LA 434/LA 3241/LA 36
- LA 3241/Bush
- LA 1077
- LA 1088/LA 36
- Covington Corridors (US 190 and LA 25)

1.

Land Use and Development Goals and Strategies

"Goals" are statements of desired outcomes. "Strategies" are methods for achieving goals.

Goal 1:

Our land use, land development, and land redevelopment decision-making, policies, and processes will be fair, transparent, and accessible to all Parish stakeholders.

Strategy 1:

Update the Development Code to better explain the appropriate and permitted uses under different zoning districts. This should include reducing the total number of zoning classifications.

Strategy 2:

Make land use studies, including hydrological and transportation studies, conducted by the Parish available in a public format.

Strategy 3:

Provide regular education to public boards, commissions, and representatives so they can make well-informed decisions.

Strategy 4:

Continue to provide adequate notification to adjacent residents and businesses in advance of Planning & Zoning Commission and Board of Adjustment meetings on decisions that will affect their neighborhood or property.

Strategy 5:

Educate the public about how taxation works in St. Tammany Parish.

Strategy 6

Amend the plan regularly to reflect changes in conditions, public support, and state laws.

Goal 2:

New development and redevelopment will be orderly, carefully planned, and predictable.

Policy 1:

The Future Land Use Map contained within the Comprehensive Plan shall predominantly guide the assignment of zoning districts throughout the Parish.

Policy 2:

The Unified Development Code and Subdivision Ordinances shall be updated continuously to reflect updated Comprehensive Plan goals, policies, and strategies.

Policy 3:

Parish staff and decision-makers shall reference the Future Land Use Map when considering changes to zoning designations, budgeting for capital improvements, and adoption of future plans and policies impacting land use in the Parish.



Goal 3:

The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

Strategy 1:

Locate manufacturing and logistics areas and other high intensity land uses at appropriate distances from Residential Neighborhoods, Conservation Areas, and sensitive ecological areas to create a gradual transition zone to minimize negative impacts.

Strategy 2:

Protect and preserve historic buildings, natural lands and wetlands, and waterways.

Goal 4:

Land and buildings will be developed in ways that lower the risk and incidence of flooding and flood damages caused by rainfall and storm surge.

Policy 1:

Any development permitted in the Parish's "area of special flood hazard" shall be "low-impact," employing systems and practices that use natural processes that promote infiltration, evapotranspiration or use of stormwater in order to reduce flood risk and protect water quality.

Strategy 2:

Elevate on piers where possible critical facilities that are located within the 100-year flood plain.

These are defined as those which provide essential services and functions, especially during and after a disaster, like hospitals, emergency shelters, assisted living centers, and police and fire stations.

Strategy 1:

Prevent intense new development and redevelopment in the Parish's "area of special flood hazard" unless extra environmentally sustainable mitigating steps are taken.

1.

Land Use and Development Goals and Strategies

"Goals" are statements of desired outcomes. "Strategies" are methods for achieving goals.

Goal 5:

Adequate infrastructure and utilities will be available in areas permitted for new development.

Policy 1:

Parish decision makers, including the Planning Commission, Zoning Commission, Board of Zoning Adjustments, and the Parish Council, should consider the impact of proposed changes to existing land use regulation on traffic and drainage in adjacent areas.

Strategy 1:

Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.

Strategy 2:

Locate high intensity land uses adjacent to high capacity transportation corridors.

Strategy 3:

Update transportation and drainage impact fees to reflect current costs of public service.

Strategy 4:

Consider the creation of special development districts to raise funding for infrastructure in areas planned for new development.



Goal 6:

New development and redevelopment will be environmentally sustainable.

Strategy 1:

Promote, encourage and sometimes require sustainable stormwater-management techniques, such as pervious pavement and elevation on piers, in site planning and new construction.

Strategy 2:

Encourage the planting of wind-firm native tree species and work to eradicate non-native, invasive species.

Strategy 3:

Encourage traditional neighborhood developments featuring attractive, compact, walkable, mixed-use patterns throughout the Parish by maintaining zoning classifications and districts that permit traditional neighborhood development at various scales.

Strategy 4:

Minimize the amount of impervious surfaces on new development

Develop impervious cover regulations/restrictions for all new Parish development and require stormwater bill for impervious cover for all new development.

Explore parking alternatives, such as shared lots, public parking lots near popular commercial areas, and parking space maximums, to reduce the amount of paved surface in new development.

Strategy 5:

Offer incentives for developments, such as expedited permitting and discounted fees, that meet high energy efficiency standards and draw energy from renewable sources.

1.

Land Use and Development Goals and Strategies

"Goals" are statements of desired outcomes. "Strategies" are methods for achieving goals.

Goal 7:

Resilient building and land development practices will reduce or eliminate the potential impact of flood and wind hazards, particularly at critical facilities.

Strategy 1:

Update guidance in unified development code for permitted drainage and flood-mitigation measures, including green measures, and associated performance levels.

Strategy 2:

Encourage use of green infrastructure - including but not limited to bioretention facilities, rain gardens, vegetated rooftops, rain barrels and permeable pavements - that exceeds minimum requirements in private development through incentives.

Strategy 3:

Adopt green building practices in Parish government facilities, such as energy efficiency and "Living with Water" measures and proofs of concept.

Strategy 4:

Define "critical facilities" in the Parish Land Development Code to be inclusive of essential services, hazardous materials, and at-risk population facilities.

Strategy 5:

Invest in hardening of critical Parish facilities, including emergency shelters, through elevation of electrical systems, backup power sources, and additional flood-proofing measures.

Strategy 6:

Discourage or disallow slab-on-fill construction in the Parish's Area of Special Flood Hazard.

Strategy 7:

Encourage building to the 500-year floodplain height in the Parish's Area of Special Flood Hazard through the use of incentives such as discounted fees.

Goal 8:

A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Strategy 1:

Maintain zoning classifications for mixed-use development at various scales and intensities.

Strategy 2:

Invest in programs to support elevation of existing homes and properties vulnerable to flooding.

Strategy 3:

Continue efforts to ensure that renters and homeowners have access to healthy housing without the presence of housing quality problems. Educate landlords about required standards of quality in their rental properties and warn them about potential violations of fair housing rules.

Strategy 4:

Adopt a Property Maintenance Code with strict anti-retaliation provisions for St. Tammany Parish and allocate operating funds to conduct inspections of rental properties at tenants' request in the next 10 years, given current resource constraints that reduce the ability to add inspectors.

Strategy 5:

Support property owners who receive environmental fines and cannot afford to repair septic systems.

Strategy 6:

Work with non-profit partners to make a Home Repair Plan for the Parish that provides a dedicated home repair program for all areas of the Parish.

Goal 9:

Our building stock will be maintained in stable condition, with minimal vacant, blighted, or abandoned properties

Strategy 1:

Adequately fund code enforcement staff and operations to inspect and process code violations.

Strategy 2:

Encourage infill development on vacant lots in existing neighborhoods.

Strategy 3:

Encourage redevelopment and adaptive reuse of existing, vacant buildings.

2.

Mobility, Transportation, and Utilities

Facts, Trends, Challenges, and Opportunities

Mobility, transportation, and utility infrastructure and facilities include roadways, bridges, drainage systems, trails and paths, park-and-rides, railroads, maritime ports, airports, energy-distribution systems, wastewater facilities, drinking water facilities, and communications networks.

The Parish's Department of Public Works maintains 4,348 roadways (equivalent to 1,548 miles of roads) and 144 bridges in unincorporated areas of the Parish. Ongoing roadway improvement projects are visible on the interactive map on the [Progress page](#) on the Parish's website.

Traffic congestion demands improvements to connectivity of the roadway network, especially in the east-west direction. In 2017, the St. Tammany Parish Major Street Plan (Thoroughfare Plan) was drafted, yet not adopted. Conducting a complete update of the Major Street Plan is therefore a critical strategy within this Plan (Goal 1, Strategy 2).

The Major Street Plan should identify priority projects to fund with future public revenues. Table 2 lists funded, near-term construction projects in various stages of completion; these are also shown on the Future Land Use Map.





Table 2: Near term construction projects

Project	Cost Estimate	Status
Repave Sault Street from LA 1088 to US 190 and create enhanced turning lanes	\$2.6 million	Completion expected spring 2022
Widen Interstate 12 from four lanes to six lanes - Phase 1: LA 59 to US 190	\$55.1 million	Completion expected late 2022
Widen Interstate 12 from four lanes to six lanes - Phase 2: US 190 to LA 21	\$60. 4 million	Completion expected late 2022
Widen Interstate 12 from four lanes to six lanes - Phase 3: LA 21 to LA 1077		
Widen Collins Blvd. overpass from Front Street to Lee Road (LA 437)		Construction expected to begin in summer 2022
Build Mandeville Bypass Road, a 3.5 mile, two-lane road connecting LA 1088 and US 190 with potential roundabouts, to access to Pelican Park		Property acquisition underway
Build divided, four lane Highway 3241 - Phase 1: LA 40/41 to LA 435 (5.5 miles)	\$55 million	Completion expected fall of 2023
Build divided, four lane Highway 3241 - Phase 2: LA 435 to LA 36 (8.2 miles)	\$75 million	Completion expected fall of 2023
Build roundabout at intersection of LA 22 and LA 1085	\$1 million	To be contracted in spring 2022
Widen LA 22 to three lanes from Bedico Creek to Pine Creek Drive	\$5.6 million	To be contracted in fiscal year 2023-2024
Build divided, four lane Highway 3241 - Phase 3: LA 36 to LA 434	\$80 million	To be contracted in fiscal year 2023-2024
Widen Interstate 12 from four lanes to six lanes - Phase 3: LA 21 to LA 1077	\$38 million	Contract date to be determined

2.

Mobility, Transportation and Utilities Goals and Strategies

"Goals" are statements of desired outcomes. "Strategies" are methods for achieving goals.

Goal 1:

A connected grid of roadways will reduce congestion and provide multiple routes to destinations.

Strategy 1:

Provide adequate funding for current "shovel-ready" projects.

Strategy 4:

Acquire land for future roadway development.

Strategy 2:

Update the Parish Major Street Plan that identifies high-impact projects to improve connectivity and reduce congestion.

Strategy 5:

Require new roads in developments to connect with roadways serving adjacent areas where feasible to improve network connectivity.

Strategy 3:

Maintain roadway infrastructure including pavement and markings, signals, signage, and associated drainage.

Strategy 6:

In new residential, commercial, and mixed-use developments, require walking and biking connections to existing, adjacent networks.

Goal 2:

Roadway function, design, and capacity will be compatible with and support existing and anticipated land uses in adjacent areas.

Strategy 1:

Enhance operations and improve traffic flow on corridors facing highest congestion.

Strategy 4:

Pursue MOU/CEA and other agreements with utility providers to develop roadways.

Strategy 2:

Expand capacity or flow of existing roadways to lower peak congestion.

Strategy 5:

Collaborate with the Regional Planning Commission to study anticipated changes in growth corridors and identify necessary transportation infrastructure enhancements.

Strategy 3:

Pursue transfer of key roadways from DOTD through Road Transfer Program when fiscally responsible.

Goal 3:

Parish rights-of-way will provide safe, accessible, and connected facilities for people to walk and bike to destinations.

Strategy 1:

Build sidewalks or shared use trails as part of the construction, reconstruction, or expansion of major and minor arterial and collector roadways that connect residential neighborhoods to destinations.

Strategy 2:

Retrofit existing, "incomplete" roadways with the construction of sidewalks, crossings, and bikeways.

Strategy 3:

Raise awareness and educate the public of other users right to the road, such as through "Share the Road" signage.

Strategy 4:

Adopt a "Complete Streets" policy and approach that requires future roadway projects to accommodate the needs of all road users, including people walking and biking.

Goal 4:

Our Parish and state-owned roadways will be safely operated, with fewer traffic crashes, injuries, and fatalities.

Strategy 1:

Regularly report and evaluate trends in roadway crashes, focusing on locations with concentrated incidents of resulting in serious injuries and fatalities.

Strategy 2:

Apply for Highway Safety Grants to fund projects to remediate safety challenges identified in crash analysis.

Goal 5:

The Tammany Trace will serve as the spine of a network of connected, off-street trails throughout the Parish.

Strategy 1:

Create a Parishwide comprehensive trails plan that identifies corridors connecting the Trace to surrounding destinations.

Strategy 3:

Improve safety and comfort for Trace users at intersections with major streets.

Strategy 2:

Extend the Tammany Trace to Heritage Park.

Strategy 4:

Promote existing bike-sharing businesses along the Tammany Trace.

2.

Mobility, Transportation and Utilities Goals and Strategies

"Goals" are statements of desired outcomes. "Strategies" are methods for achieving goals.

Goal 6:

Convenient transit and mobility services will be available to local and regional job centers, health care services, and other destinations to households without personal vehicles.

Strategy 1:

Continue to provide reliable demand-response public transit service through collaboration with service providers.

Strategy 2:

Support commuter rail connecting St. Tammany Parish from Slidell to the New Orleans Central Business District, Louis Armstrong International Airport, and Baton Rouge.

Strategy 3:

Maintain Park-and-Ride facilities and promote carpooling among commuters.

Goal 7:

Rail, maritime, and aviation systems will operate safely and efficiently to support freight and passenger movement within the Parish and across boundaries.

Strategy 1:

Grow the St. Tammany Regional Airport and maintain in a state of good repair.

Strategy 2:

Coordinate with Parish railroad owners and operators to ensure safe operations, particularly at roadway crossings.

Strategy 3:

Explore and promote opportunities for potential passenger transportation in Parish waterways.



Goal 8:

All Parish communities and businesses will enjoy reliable energy service from the Parish's energy grid, energy providers, and distributed energy resources.

Strategy 1:

Where feasible, bury electrical wires and consider requirements for in-ground utilities in new development to reduce risk of power loss during high wind storms.

Strategy 2:

Assess underutilized manufacturing and logistics areas for potential use as renewable energy sources.

Strategy 3:

Support energy self-generation through incentives and establishment of permitted usage for technologies such as solar energy storage, wind turbines, waste heat to power technologies, pressure reduction turbines, microturbines, gas turbines, and fuel cells.

Goal 9:

Affordable broadband internet service will be widely available throughout the Parish.

Strategy 1:

Partner with local internet service providers to apply for state grants funding infrastructure.

Strategy 2:

Coordinate with providers to build "fixed wireless" broadband facilities that extend the network connectivity to rural areas of the Parish.

3.

Living with Nature

Facts, Trends, Challenges, and Opportunities

Key Facts and Trends:

- St. Tammany Parish is a coastal community on the Gulf of Mexico and Lake Pontchartrain, one of the largest estuaries in the U.S. As a result, the Parish is subject to tropical storms, subsidence, and sea level rise.
- A U.S. Geological Survey study found a 25% loss in coastal wetlands in Louisiana from 1932 to 2016, making marsh areas one of the most critically threatened environments in the area.
- More rain falls on St. Tammany Parish and its northern Gulf Coast neighbors than almost anywhere else in the U.S.: approximately 64 inches a year. Climate scientists predict more frequent, more intense downpours over shorter time periods, due to a warming climate and Gulf of Mexico.
- Wetlands and surface water make up about half of the Parish's area. The southern half of is relatively flat and poorly drained largely due to its geology, topography and soil types. Elevations range from about 295 feet above sea level on the terrace upland to about three feet below sea level in former marshes drained for development along the lake.
- Almost 100 percent of drinkable water use comes from groundwater, with less than 1 percent withdrawn from surface water sources. Public supplies account for approximately 70 percent of water withdrawn with 28 percent for domestic use.
- On average, three to four hurricanes make landfall in Louisiana each decade, and due to the general size of a hurricane, the effects of climate change, and the size of Louisiana, if a hurricane affects the state, it will likely affect St. Tammany Parish.
- St. Tammany Parish has reported 36 tornadoes since 1989 and is likely to experience one tornado a year.
- With detailed data, proper planning and use of green infrastructure, the Parish will continue to grow and thrive while living with nature.
- St. Tammany Parish is responsible for a great proportion of Louisiana's biodiversity and supports more than 175 species of rare, threatened, and endangered species and natural communities (such as the Gopher Tortoise, *gopherus polyphemus*, pictured below, found only in Northshore parishes in Louisiana).





Threats and challenges:

- Tropical storms (hurricanes) and flooding, making up the majority of the disaster declarations, are the most severe hazards facing the Parish in terms of property damage and impact on the area's economy.
- Wetland loss, land subsidence, and sea level rise will exacerbate the tropical storms and flooding that challenge the area. Even strong, prolonged southeast winds can cause flooding and slow drainage of our rivers, resulting in more upstream flooding.
- Localized, repetitive flooding is a large threat to the Parish, and has a high risk to property damage and medium risk to people. Inland wetland loss has been a significant cause of rain-induced flooding.
- St. Tammany Parish is at high risk for tornadoes; the major threat in the Parish from tornadoes is property damage and injury.
- St. Tammany Parish is at high risk for fog; fog is responsible for more deaths each year than any other natural hazard. It can be a major problem on roadways that cross Lake Pontchartrain, such as the Causeway and other roads near the lake. Poor visibility causes traffic crashes, leading to injuries and deaths.
- In St. Tammany Parish there are approximately 16.7 extreme heat days per year, compared to 10.7 as a national median.

Heat coupled with other natural disasters can have major effects on communities.

Throughout the Parish, different communities have suffered from flooding caused by heavy rainfall and by coastal storms. Flood risk must be addressed for long-range plan growth and development of communities in St. Tammany, especially as the Parish receives households displaced from other flooded, coastal communities. It is also important to ensure that investment in storm surge protection is done equitably across the Parish in ways that focus on the most vulnerable areas and populations. The water systems within the Parish include Lake Pontchartrain, river, bayous, canals, ditches, retention and detention ponds which are inextricably connected to privately owned drainage infrastructure.



3.

Living with Nature Goals and Strategies

"Goals" are statements of desired outcomes. "Strategies" are methods for achieving goals.

Goal 1:

A robust, integrated system of publicly-owned, non-structural and structural flood protection and drainage infrastructure will minimize flash, riverine, and coastal flood risk and the frequency and severity of flood damage.

Strategy 1:

Create a Parishwide drainage master plan that identifies and prioritizes flood risk reduction projects - including flooding from flash, riverine, and coastal storm surge - that deliver the highest protection benefit against financial, social, and environmental costs. The plan should include updated hydrology and hydraulic studies of the Parish's watersheds, rivers, bayous, and other waterways.

Strategy 2:

Invest in the construction, preservation and maintenance of green infrastructure and natural barriers that protects human settlement while stabilizing natural systems, such as the New Orleans Land Bridge.

Strategy 3:

Obtain permission from the U.S. Army Corps of Engineers and Louisiana Department of Wildlife and Fisheries' Scenic Rivers Program to comprehensively desnag navigable parts of rivers that serve critical drainage functions while preserving their ecological integrity.

Strategy 4:

Collaborate with federal, state, and private entities to leverage broader public funding opportunities.

Goal 2:

Viable examples of our critical and sensitive areas, including native plant and animal habitats, tree resources, and wetlands, will be conserved, protected, stable, and flourishing.

Strategy 1:

Identify, acquire and designate critical and sensitive natural areas as nature reserves, river headwaters, recreation areas, and wildlife conservation areas, through:

- Preserve undeveloped lakefront land adjacent to Mandeville as accessible park space.
- Designate the headwaters of Bayou Lacombe as a historic preserve.
- Restore LongLeaf Pine habitat where possible and maintain through prescribed fire
- Avoid and minimize new development in wetland areas.

Strategy 2:

Restrict development within proximity of critical and sensitive areas through appropriate designation of zoning.

Strategy 3:

Educate our communities, including households, officials, developers, builders, and business leaders, on the nature, status, and location of critical and sensitive areas and resources.

Goal 3:

Our waterways, watersheds, floodplains, and groundwater will be protected, maintained, and restored to maximize water quality and sustain a drinkable water supply.

Strategy 1:

Promote the reduction of water use by buildings and landscapes.

Strategy 2:

Avoid and minimize development of intense land uses in floodplains.

Strategy 3:

Minimize construction of impervious surfaces in new development and redevelopment to reduce stormwater runoff.

Strategy 4:

Participate in regional, state, and interstate planning efforts to properly manage watersheds that cross jurisdictional boundaries, such as the Louisiana Watershed Initiative.

Strategy 5:

Avoid damage to our marshes, sea-grass beds, and rangia clam areas in Lake Pontchartrain to promote water quality and important fisheries.

3.

Living with Nature Goals and Strategies

"Goals" are statements of desired outcomes. "Strategies" are methods for achieving goals.

Goal 4:

Our air quality will be healthy for all to breathe and our Parish's "carbon footprint" will be reduced.

Strategy 1:

Prioritize fuel-efficiency and emissions reduction when procuring Parish vehicles for fleet expansion or replacement.

Strategy 2:

Develop a strategy to install publicly-accessible electric vehicle refueling stations throughout the Parish, prioritizing high-traffic locations.

Strategy 3:

Support and promote mobility options that have a lower impact on air quality than personal vehicle usage, such as public transportation, private commuter shuttles, and carpooling.

Strategy 4:

Support use of innovative, renewable energy technologies and sources to minimize greenhouse gas emissions resulting from powering buildings through incentives.

Strategy 5:

Position the Parish to receive public and private investment in carbon sequestration technology projects .



Goal 5:

Existing onsite wastewater treatment systems will be upgraded and maintained to meet modern standards, preventing pollution of local water bodies.

Strategy 1:

Require homeowners with on-site septic systems to conduct proper operation & maintenance of their systems.

Strategy 5:

Educate homeowners in proper operation and maintenance of home septic systems.

Strategy 2:

Offer technical and financial support to low-income, elderly, and disabled homeowners, including mobile home owners, in need of maintaining or repairing septic systems.

Strategy 6:

Require private, centralized sewer system operators to maintain and update systems.

Strategy 3:

Encourage new development and redevelopment, and owners of existing property with septic systems, to connect to centralized sewerage systems.

Strategy 7:

Encourage new subdivisions to use wastewater treatment companies with favorable operating records from the Louisiana Department of Environmental Quality.

Strategy 4:

Identify all non-functioning sewage treatment and septic systems and assist in bringing them into compliance with existing standards.

3.

Living with Nature Goals and Strategies

"Goals" are statements of desired outcomes. "Strategies" are methods for achieving goals.

Goal 6:

Solid waste will be managed and reduced to minimize reliance on landfills, and recycling will be a common practice across the Parish.

Strategy 1:

Start a recycling program available for commercial, institutional, and residential properties.

Strategy 4:

Establish public locations for households to dispose waste and continue to host hazardous waste collection.

Strategy 2:

Continue litter abatement through Keep St. Tammany Beautiful programs, including "clean sweeps" and litter-to-art programs.

Strategy 5:

Recycle natural storm debris into mulch for restoration projects and other public uses.

Strategy 3:

Foster coordination between private solid waste services to reduce inefficient duplication of services in neighborhoods.

Goal 7:

Light and noise pollution will be minimal.

Strategy 1:

Consider adoption of a dark skies lighting policy that reduces light pollution, prioritizing regulation of intense land uses including commercial, institutional, and manufacturing and logistics.

Strategy 2:

Enforce and update, as needed, the Parish's Noise and Sound ordinance.



4.

People and Communities

Facts, Trends, Challenges, and Opportunities

- St. Tammany Parish is home to over 17,800 veterans – about one of every ten adults. About 9% of veterans earned income below the poverty line in 2018, and nearly one out of three veterans in the Parish live with a disability
- St. Tammany is one of the state’s wealthiest Parishes, yet approximately 12% of our people — almost 30,000 individuals - live below the poverty line, including 16% of all children
- According to the 2020 County Health Ranking Report, St. Tammany Parish ranks first in health factors, e.g. diet and exercise, access to care, social and economic factors, physical environment, etc. and second in health outcomes, e.g. length and quality of life.
- About 20,000 residents (mostly adults 18-65) do not have health insurance
- Access to health care for low-to-moderate income residents and residents in rural areas is a concern



4.

People and Communities Goals and Strategies

"Goals" are statements of desired outcomes. "Strategies" are methods for achieving goals.

Goal 1:

Our communities' landscapes, culture, history, and traditions will be preserved and strengthened.

Strategy 1:

Preserve and maintain the Parish's historical sites. In the near term, partner with Friends of Camp Salmen Nature Park to continue the restoration of Camp Salmen Lodge as a destination for multicultural heritage tourism.

Strategy 2:

Beautify Parish public rights-of-way through:

- Planting and maintaining native trees and landscapes
- Installing "Gateway" art and signage at Parish highway entrances
- Installing attractive, modern lighting in activity center rights-of-way and active open spaces, including the lakefront



Goal 2:

Our neighborhood design will support physical activity and healthy living for people of all ages and abilities, helping maintain our status as one of the state's healthiest communities.

Strategy 1:

Support family recreation activities through continued stewardship and expanded funding for enhancements of public recreational assets, including the Tammany Trace, St. Tammany Fishing Pier, boat launches, and Camp Salmen Nature Park.

Strategy 2:

Add bicycle parking provisions, requirements, and incentives to Unified Development Code for high-intensity commercial, institutional, and residential uses.

Strategy 3:

Build sidewalks or shared use trails as part of the construction, reconstruction, or expansion of roadways that connect residential neighborhoods to destinations, including major and minor arterial and collector roadways, and roadways within subdivisions.

Strategy 4:

Require the provision of accessible, active recreational spaces or facilities - such as playgrounds, trails, swimming pools, or ballfields - within large-scale residential and mixed use developments.

Strategy 5:

Strengthen accessible parking policies in the Unified Development Code, especially for health care and other institutional uses, by increasing the minimum required number of accessible off- or on-street spaces.

4.

People and Communities Goals and Strategies

"Goals" are statements of desired outcomes. "Strategies" are methods for achieving goals.

Goal 3:

Neighborhoods throughout the Parish will share high access to quality public facilities and services, including schools, public safety facilities, recreation facilities, and libraries.

Strategy 1:

Coordinate with and support St. Tammany Parish Public Schools in siting of new elementary and high schools.

Strategy 3:

Expand broadband and high speed fiber internet access throughout the Parish, focusing on unserved rural areas.

Strategy 2:

Coordinate with the Parish's Fire Districts to identify newly developed or other areas lacking adequate fire protection.

Strategy 4:

Expand parks and recreation facilities in areas with low standards of services.

Goal 4:

Our residents - particularly vulnerable groups such as people with disabilities, elderly people living alone, and veterans - will have access to resources to ensure their health, safety, and basic needs.

Strategy 1:

Co-locate essential social services, including physical and mental health care, emergency housing, and education and employment assistance, to assist low- and moderate-income residents with unmet needs.

Strategy 3:

Strengthen temporary shelters and expand permanent, stable housing for people experiencing homelessness.

Strategy 2:

Continue to support SafeHaven in building a training and education center and crisis receiving center, and offering housing and veterans housing.

Strategy 4:

Strengthen the capacity of the Grants Department to apply for state, federal, and foundation grant opportunities to provide social services.

The background of the page is a photograph of a two-story house on stilts over a body of water. The sun is setting behind the house, creating a warm, orange glow. The house has a porch and a balcony. The water is calm, and there are some reeds in the foreground.

Goal 5:

People of all ages and backgrounds will feel safe and secure in their homes, neighborhoods, and throughout the public realm.

Strategy 1:

Invest in projects, programs and policies that will reduce crime and injuries to the general public.

Strategy 2:

Provide and maintain adequate police, fire, and emergency medical facilities and services for all neighborhoods as the Parish develops and grows in population.

Strategy 3:

Ensure that new development and redevelopment does not price out and displace long-term residents, elderly and poorer residents.

5.

Business and Economy

Facts, Trends, Challenges, and Opportunities

- Nearly 13,000 businesses and employers provide about 87,000 jobs in St. Tammany Parish
- Between 2002 and 2018, St. Tammany gained over 35,000 jobs. Job growth was concentrated around the incorporated cities of Slidell, Covington, Pearl River, and Mandeville.
- Since 2000, the healthcare, retail, lodging and food service, and education sectors have been the Parish's largest employers, and provide over half of the Parish's jobs.
- Half of employed residents typically commute out of the Parish for work. The growing "work-from-home" trend accelerated the COVID-19 pandemic creates an opportunity for workers to live in St. Tammany Parish without commutes
- The Parish's proximity to two international airports, over 20 local airports, Interstates 10, 12, 59, and 55 make it strategically positioned to attract and grow transportation and logistics industries.
- Northshore Technical Community College is one of the ten fastest growing community colleges in the nation, and provides workforce training and transfer opportunities to students through over 100 degree and certificate programs



5.

Business and Economy Goals and Strategies

"Goals" are statements of desired outcomes. "Strategies" are methods for achieving goals.

Goal 1:

The Parish will designate adequate land served by supportive infrastructure for use by businesses and industries seeking to begin or expand.

Strategy 1:

Reserve land fronting existing, undeveloped corridors for commercial uses.

Strategy 2:

Maintain existing manufacturing and logistics areas, including Highway 59, and establish an industrial park around the interchange of Interstate 12 and Highway 434 or Highway 1088.

Strategy 3:

Maintain manufacturing and logistics uses and use designations in areas served by rail, maritime, and intermodal facilities.

Goal 2:

St. Tammany Parish will attract and grow businesses that expand the Parish's tax base and provide living wage jobs to residents of varying skill levels.

Strategy 1:

Collaborate with local economic development officials to develop formal programs establishing incentives for businesses that offer living-wage jobs to low- and moderate-skill workers and meet other Parish policy goals.

Strategy 2:

Recruit national employers, including federal government agencies, to locate facilities and offices in St. Tammany Parish.

Goal 3:

Local and small businesses will receive efficient and supportive Parish services.

Strategy 1:

Maintain affordable permit fees for small businesses to open, operate, and modify business operations.

Strategy 3:

Conduct an evaluation of Parish administration business practices, and institute reforms to improve efficiency.

Strategy 2:

Collaborate with local economic development partners to offer business case services to small, locally-owned businesses.

Goal 4:

A productive, educated, and competitive workforce will be available to current and potential businesses.

Strategy 1:

Collaborate with Northshore Technical Community College to increase public awareness and expand the reach of its programs and services.

Strategy 3:

Partner with educational institutions to explore establishment of an International baccalaureate program, to attract international companies.

Strategy 2:

Promote and work with large employers to organize job fairs that connect our workforce to local employment opportunities.

Strategy 4:

Actively promote opportunities for business and civic leadership to members of the Parish's racial and ethnic minority groups.

Goal 5:

The Parish will engage and coordinate closely with local, regional, and state economic development partners to unify and leverage resources.

Strategy 1:

Engage the Port of New Orleans to grow transportation, warehousing and logistics businesses in the Parish.

Strategy 2:

Collaborate with local, regional, and state economic development and tourism partners and officials to develop major event attractors, including an amateur athletics complex and a hotel adjacent to the Harbor Center.

IMPLEMENTATION AND ADMINISTRATION

The Implementation Table that follows identifies specific actions to be taken to implement the strategies and policies of each of the Comprehensive Plan Elements: Land Use and Development (LUD); Mobility, Transportation and Utilities (MTU); Living with Nature (LN); People and Community (PC); and Business and Economy (BE). The table is divided into two sections: 1) Near-term actions to be taken within the next five years to advance specific projects, policies and programs; and 2) Actions to be taken on an ongoing or annual basis. Each action identifies a responsible entity, funding source, and at least one Plan strategy the action fulfills. Because the Comprehensive Plan is a broad overview of Parish policy priorities, specific projects costs and tasks for each item are not included.

The primary implementing ordinances of the Comprehensive Plan are contained within Part II of the Parish's Code of Ordinances: the Land Development Code.¹ This includes regulations, standards and requirements intended to "promote the health, safety, morals, and general welfare of the Parish."²

Monitoring Progress and Updating the Plan

To maintain New Directions usefulness to Parish decision-makers over time, the Planning & Development Department should conduct annual progress reports and communicate results to the Planning Commission, Parish Council, and public. These annual reports should consider:

- The Parish's progress in implementing the Plan
- Changes in conditions that form the basis of the Plan, such as those revealed in Parish hydrological or other environmental studies;
- Changes in community support for the Plan's goals and strategies;
- Changes in state laws pertaining to land use, transportation, environment, and economy;
- Identified areas of conflict

No more than once each year, the Planning Commission should consider amendments to the Comprehensive Plan's goals, strategies, Implementation Table, and Future Land Use Map, and hold one or more public hearings to solicit the opinions of citizens from throughout the community. If amendment is required, the Commission should prepare and recommend amendments or comprehensive revisions and readopt the Plan.

At least once every five years, the Planning Commission should conduct a thorough review, revision, and update of the Comprehensive Plan.

¹ Available at https://library.municode.com/la/st._tammany_Parish

² Section 130-1.(c)(1)

Table 2: Implementation Table

Actions	Responsible Entity(ies)	Funding Source	Relevant Strategies
Five Year Action Plan			
Facilitate process to update the Development Code through collaboration with key stakeholders, including builders, Fire Districts, and land use experts. At a minimum: - Update zoning districts to clarify permitted uses - Reduce the total number of total zoning districts - Develop pervious cover requirements for new development.	Planning & Development Department	Parish Operating Budget	LUD 1.1; LUD 2; LUD 3.1; LUD 4.1; LUD 6.3; LUD 6.4; LUD 7.1; LUD 7.4; LUD 8.1; LN 3.2;
Facilitate process to update Chapter 125: Subdivision Regulations through collaboration with key stakeholders, including builders, Fire Districts, and land use experts	Planning & Development Department	Parish Operating Budget	MTU 1.3; MTU 1.6;
Conduct study to recommend local regulations for low-impact development in flood-vulnerable areas	Planning & Development Department	Parish Operating Budget	LUD 6.1
Facilitate process to revise zoning designations of land fronting high capacity corridors to comply with the Future Land Use Map	Planning & Development Department	Parish Operating Budget	LUD 5.2
Update the Parish Thoroughfare Plan through collaboration with Regional Planning Commission and DOTD to recommend future alignments and priority expenditures for short- and long-term roadway improvements	Planning & Development Department	Parish Operating Budget	MTU 1.2; MTU 1.5; MTU 2.1; MTU 2.2; MTU 2.4
Conduct study of current development impact fees and adopted recommended updates to reflect new infrastructure needs and costs.	Planning & Development Department	Parish Operating Budget	LUD 5.3
Adopt a Property Maintenance Code with anti-retaliation provisions and allocate operating funds to conduct inspections of rental properties at tenants' request	Department of Health and Human Services	Parish Operating Budget	LUD 8.3
Conduct assessment of critical facility needs and allocate appropriate funding in annual capital budgets to upgrade existing facilities	Department of Facilities Management	Parish Capital Budget	LUD 4.2; LUD 7.5
Develop framework for granting development incentives based on Comprehensive Plan goals, including but not limited to tax abatements, payments in lieu of taxes, expedited permitting, and fee waivers.	Planning & Development Department	Parish Operating Budget	LUD 6.5; LUD 7.2; LUD 9.3; LUD 8.3; LN 4.4; PC 2.2; BE 1.1; MTU 8.3

Table 2: Implementation Table cont'd

Actions	Responsible Entity(ies)	Funding Source	Relevant Strategies
Five Year Action Plan (continued)			
Update internal staff reporting templates to address traffic and drainage impacts of proposed changes	Planning & Development Department	Parish Operating Budget	LUD 5.P1
Develop guide to taxation practices in St. Tammany Parish explaining how public services are funded	Planning & Development Department	Parish Operating Budget	LUD 1.5
Create a publicly accessible database of land use, transportation, and drainage studies through the Parish website	Public Information Department	Parish Operating Budget	LUD 1.2
Develop subarea plans for the following corridors: - LA 434/LA 3241/LA 36 - LA 3241/Bush - LA 1077 - LA 1088/LA 36 - Covington Corridors (US 190 and LA 25)	Planning & Development Department	Parish Operating Budget	LUD 5.1; LUD 5.2
Develop a bicycle master plan to guide development of a Parishwide network of bikeways and shared-used trails	Planning & Development Department	Parish Operating Budget	MTU 5.1; MTU 5.2; MTU 5.3
Update the population projections, future land use map, and implementation table for the Comprehensive Plan at a minimum of every five years	Planning & Development Department	Parish Operating Budget	LUD 1.1; LUD 1.2; LUD 1.3
Develop a parish-wide parks and recreation plan that identifies underserved areas and capital projects to expand offerings.	Planning & Development Department; Recreation Districts	Parish Operating Budget	PC 3.4
Allocate appropriate funding in annual operating budget to adequately cover Plan priorities	Parish President and Parish Council	Parish Operating Budget	LUD 7.5; LUD 9.1
Collaborate with non-profit partners to identify and repair homes of vulnerable residents, including elderly, disabled, and veteran homeowners.	Department of Health and Human Services	Federal Community Development Block Grants (CDBG), Community Services Block Grants, and Rural Development Grants	LUD 8.5; LUD 8.6
Identify the Parish's Critical and Sensitive areas.	Planning & Dev.	Parish Operating Budget	LN 2.1

Table 2: Implementation Table cont'd

Actions	Responsible Entity(ies)	Funding Source	Relevant Strategies
Continuous/Annual Actions (continued)			
Promote and organize training and education sessions for Planning & Zoning Commission members through collaboration with RPC and American Planning Association Louisiana Chapter	Planning & Development Department	N/A	LUD 1.3
Coordinate the annexation of underutilized properties adjacent to incorporated areas with municipalities.	Planning & Development Department	N/A	LUD 5.1
Educate landlords about required standards of quality in their rental properties and warn them about potential violations of fair housing rules.	Department of Health and Human Services	Parish Operating Budget	LUD 8.3
Incorporate energy efficiency and stormwater management performance requirements into Parish building specifications in procurement for facility construction, renovation and maintenance	Department of Facilities Management	Parish Operating Budget	LUD 7.3; LUD 8.4
Apply for state, federal and philanthropic grants and disseminate opportunities through community outreach.	Department of Health and Human Services; Grants Department	Parish Operating Budget	LUD 3.2; 8.2; MTU 1.1; MTU 9.1;
Review and update current notification methods as new methods become available.	Planning & Development Department	Parish Operating Budget	LUD 1.4
Allocate appropriate funding in annual capital budgets to adequately cover Plan priorities.	Parish President and Parish Council	Parish Capital Budget	MTU 1.1; MTU 1.4;
Receive land donations and obtain conservation easements through collaboration with the Land Trust of Louisiana and other partners	Planning & Development Department	N/A	LN 2.1
Collaborate with the Regional Planning Commission to continuously update the St. Tammany Transportation Improvement Program to ensure consistency with the FLUM and improve existing roadways	Planning & Development Department	N/A	MTU 1.2
Coordinate educational awareness campaigns with local water quality advocacy organizations	Planning & Development Department	Parish Operating Budget	LN 2.3; LN 3.1; LN 5.5
Consider amendments to the Comprehensive Plan's goals, strategies, Implementation Table, and Future Land Use Map	Planning Commission	Parish Operating Budget	LUD 1.6

