



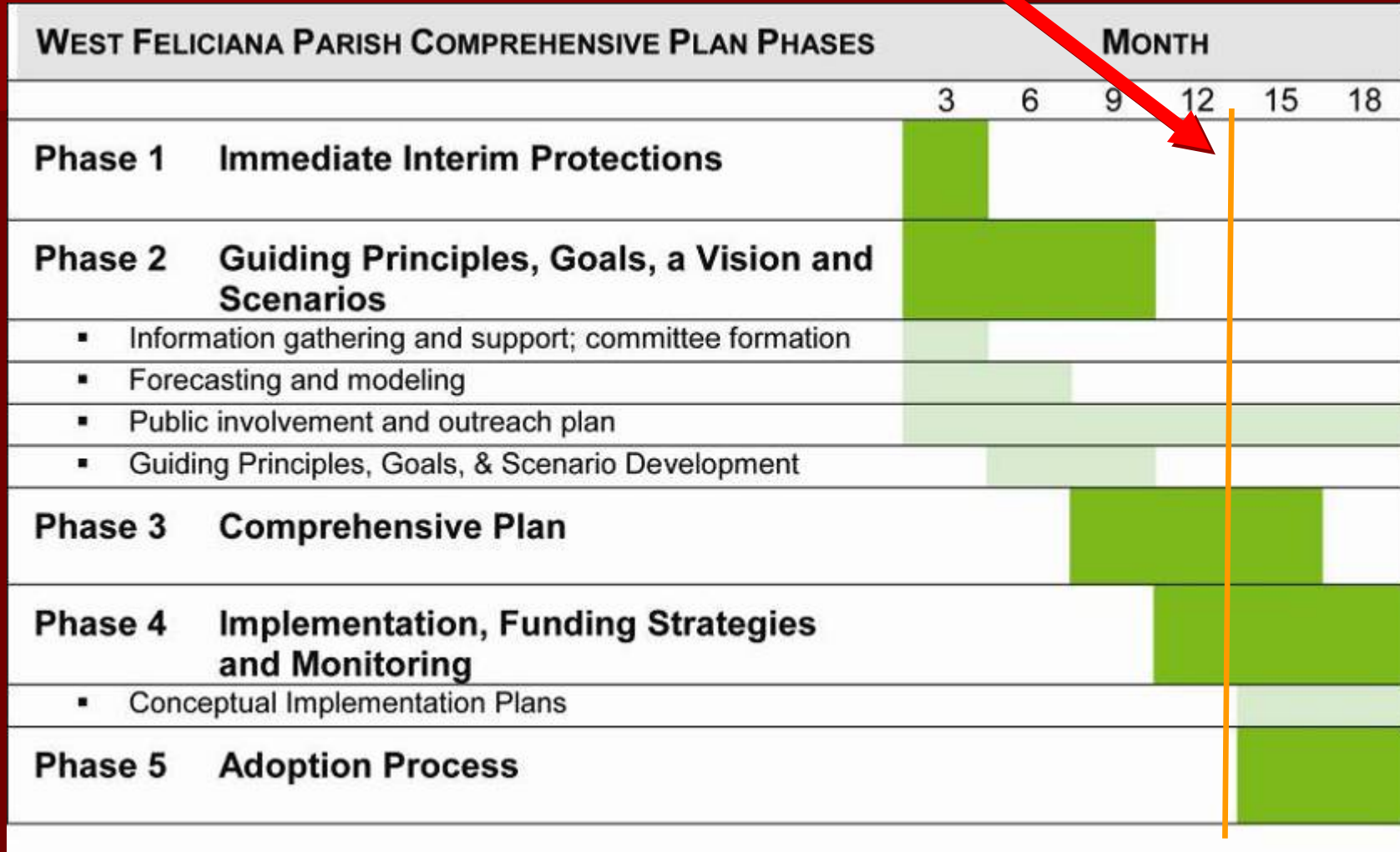
West Feliciana Parish Comprehensive Plan

Implementing the Community's Vision
Support Committee – May 22, 2008

Agenda

- Project Timeline
- Review Small Area Workshop Results (Solitude)
- Discuss Comprehensive Plan Policy Comments
- Next Step – June 19 – brief Police Jury and Planning Commission
- Committee draft review

Project Timeline



The Workshop Results



Workshop Analysis



All 20 maps were converted to computerized scenarios

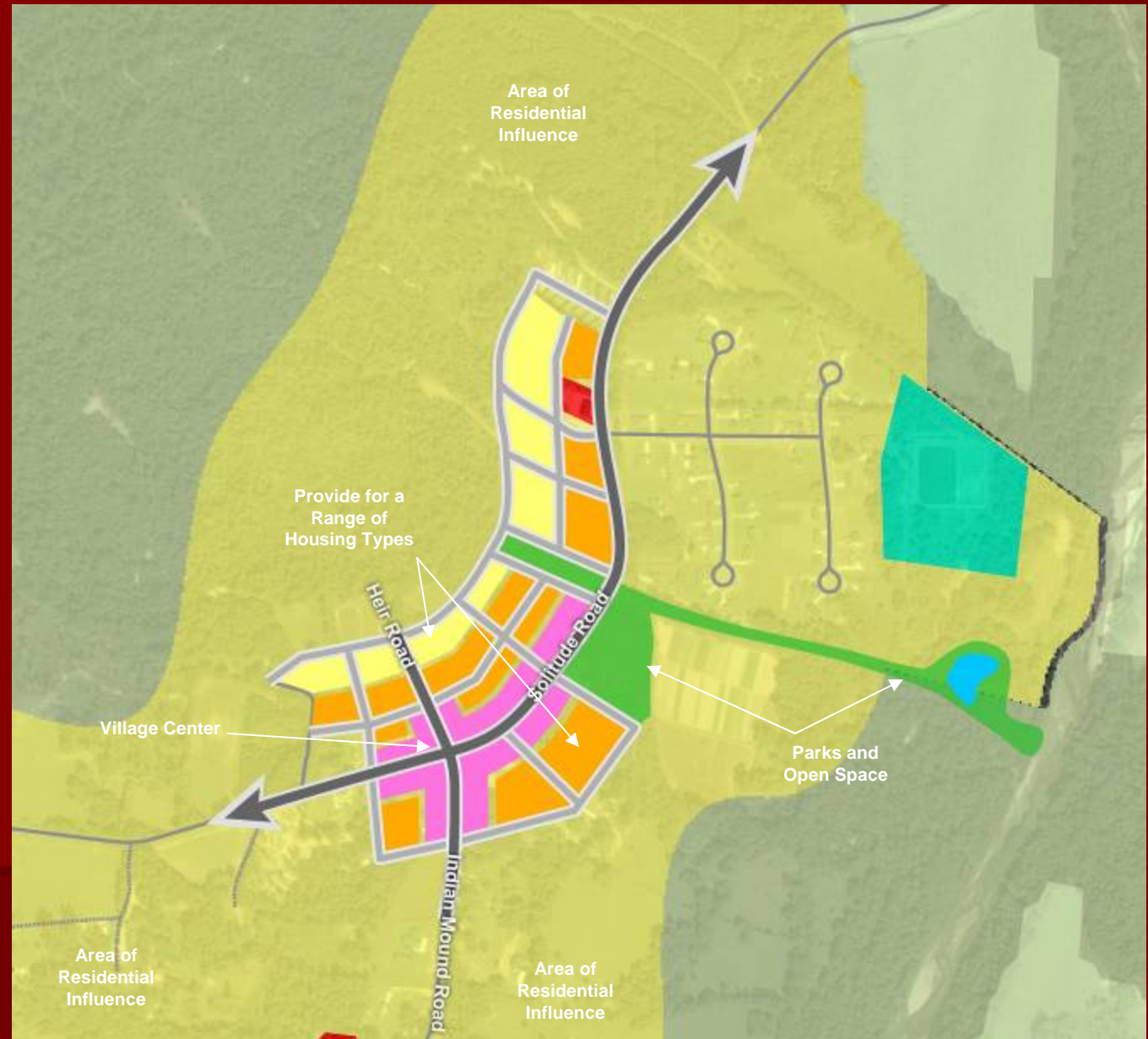




Solitude Vision

Strategies:

- **Housing Improvement Strategy**
 - New affordable housing
 - Replace existing trailers with manufactured housing on foundations
- **Housing Maintenance Program**
 - Low interest loan program
- **Commercial Service Area**
 - Special zone for in-home businesses in the commercial center of Solitude
- **Road improvement program**
- **Strengthen Connections to St. Francisville**
 - Address low water bridge on Tunica Rd
- **Incorporate Open Space**
 - Community park
 - Trail to water features



Solitude Strategies

Housing Improvement Strategy

- New affordable housing
- Replace existing trailers with manufactured housing on foundations

Housing Maintenance Program

- Low interest loan program



Solitude Strategies

Commercial Service Area

- A special zone for in-home businesses in the commercial center of Solitude



Solitude Strategies

Road Improvements Program

Strengthen Connections to St. Francisville

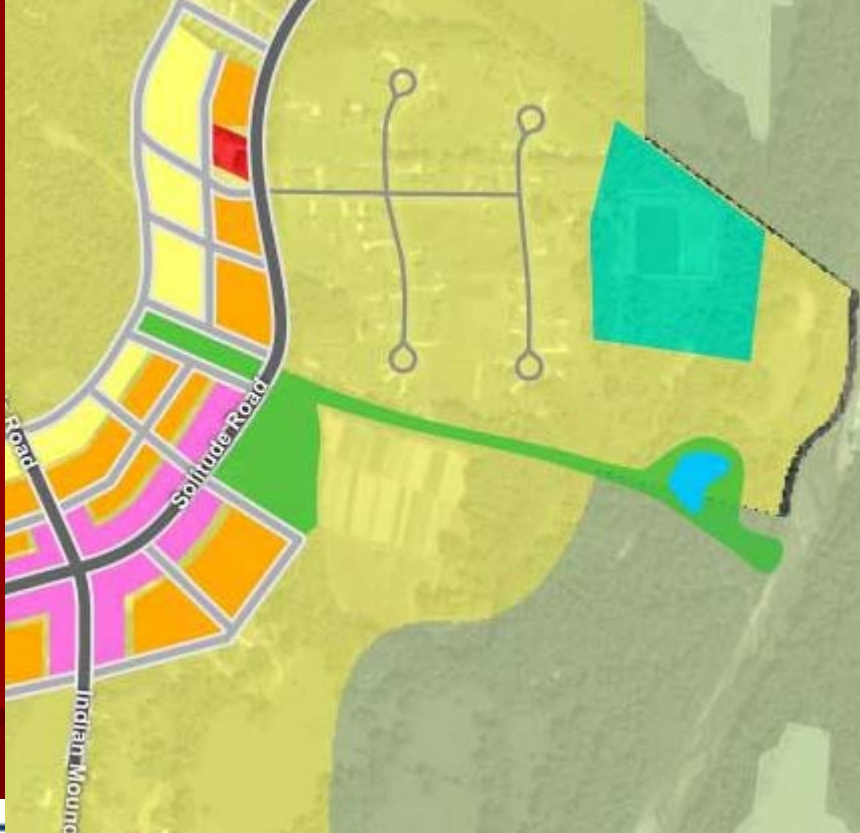
- Address low water bridge on Tunica Rd



Solitude Strategies

Incorporate Open Space

- Community Park
- Trail connections to water features



Review of policies Comments

Define “Rural”

Policy 1A: Identify the features that together define West Feliciana’s “rural character”

- West Feliciana’s rural character is defined as having a predominance of green spaces – pastures, ponds, forests and fields, heavily treed land, and agricultural elements such as barns, fences and animals. The West Feliciana rural environment has hills and hollows; country roads lined with trees and tree canopies; and expansive rural vistas from the roadways. The parish’s rural landscape also contains an eclectic mix of land uses and building types, with buildings of various designs and age, and is characterized by a creative use of local natural resources that together create this special environment.

Traditional highway commercial: many curb cuts onto highway, limited housing type options, housing is far from retail and not walkable

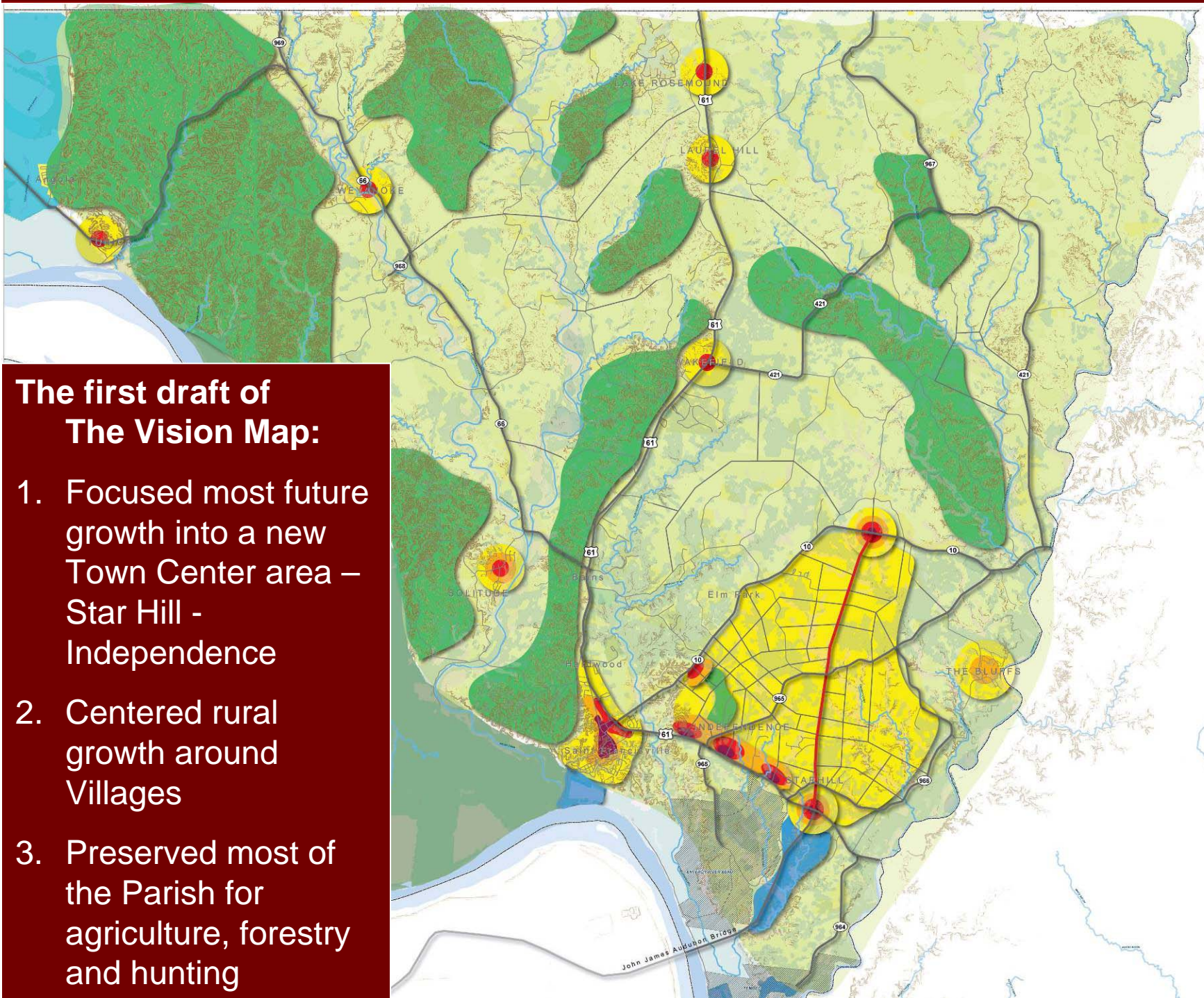


Alternative “Town Center” Design: uses much less land, variety of housing types, housing close to main street, walkable



Future Development

- Area of concentrated development
 - tie to infrastructure not size
- What we look like in future



**The first draft of
The Vision Map:**

1. Focused most future growth into a new Town Center area – Star Hill - Independence
2. Centered rural growth around Villages
3. Preserved most of the Parish for agriculture, forestry and hunting

What we look like in future

How we want the Parish to look - desired development types

Describe and illustrate:

Rural housing/uses

Clusters [that can't be seen from road]

Village

Main Street

Neighborhood– variety of housing with streetscapes

Work at home - live and work in same place

Streetscapes

Parkway

Rural road

Main Street

Neighborhood streetscape

Transportation

- Standards for each type of road/use planning toolkit
- Access standards – state and local
- Connections – include connectivity plan with adoption
- Rural roadbeds/gravel roads

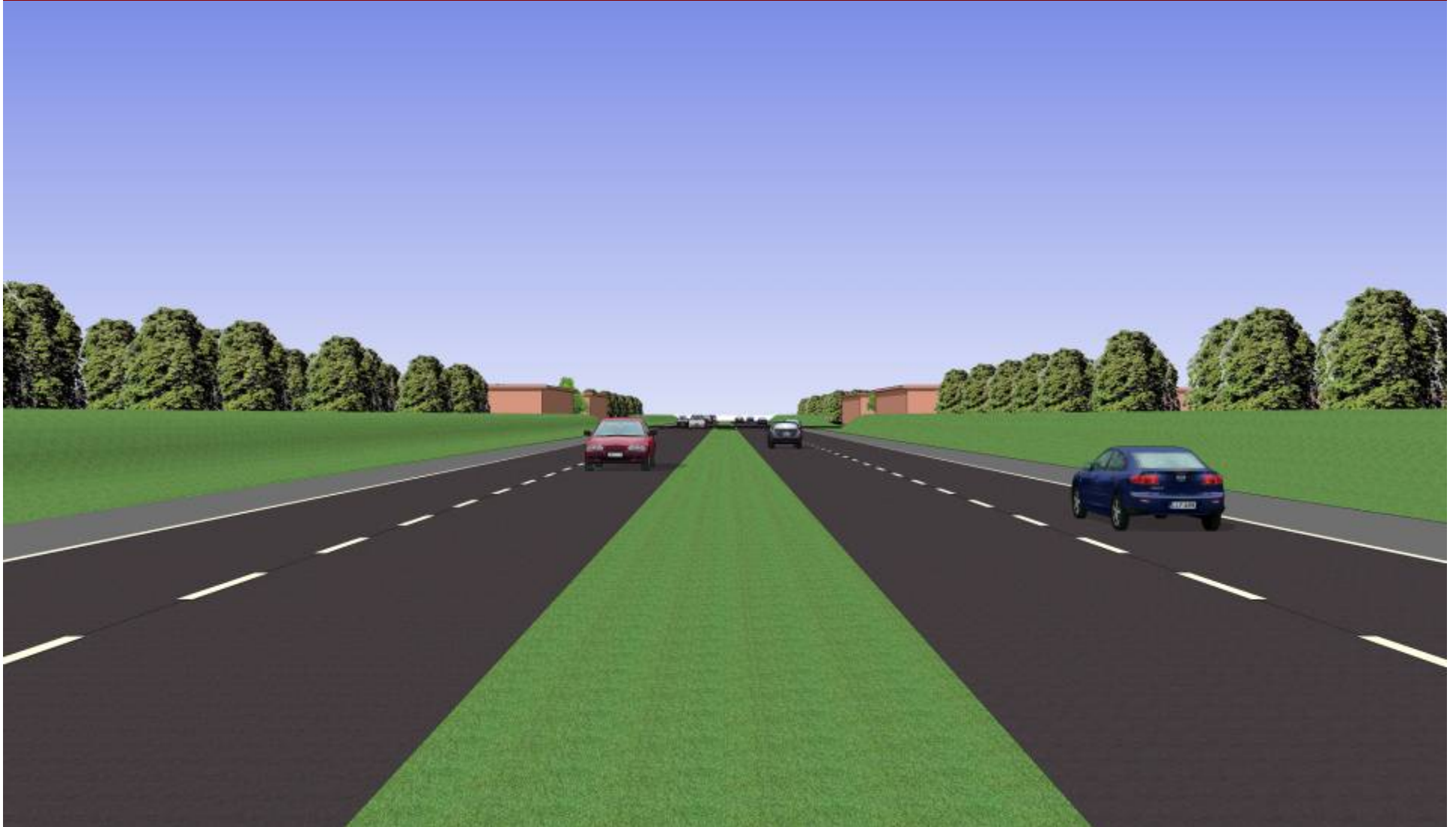
Highway standards to protect rural character:

Large tree buffers and berms



Highway standards to protect rural character:

Limit intersections onto highway (Access Management)



Highway standards to protect rural character:

Allow for limited retail frontage, screen parking and other buildings with roadside tree buffer to preserve rural highway character



Main Street standards:

Storefronts face main street, most parking in the rear with additional short-term on-street parking, wide walkable sidewalks, street trees



Residential Street standards

Houses oriented towards the street to promote community, sidewalks on at least one side to allow for walking, street trees or grassy landscape strip buffering sidewalk from roadway



Traditional highway commercial with adjacent residential:

- many curb cuts, must use car to access commercial, limited housing types



Alternative “Town Center” design:

- limited curb cuts, rural highway character preserved, walkable main street, residential connected to commercial, variety of housing types



Zoning Issues

- Cluster zoning/subdivision regs
- Form based code/hybrid tools for towns and villages
- Design Guidelines

Additional Comments

- Villages/Communities
- Volunteer Capacity/involvement
- Non-profits to organize community centers/civic associations
- Language consistency – “Adopt land use map...” vs. future action items
- Incentives vs requirements
- Use of “Vision”

Administrative

- Use of plan - -"may" vs "shall"
- State law: