

# Livingston Parish Master Plan Update

Land Use Charette

June 18, 2025

Live Oak High School



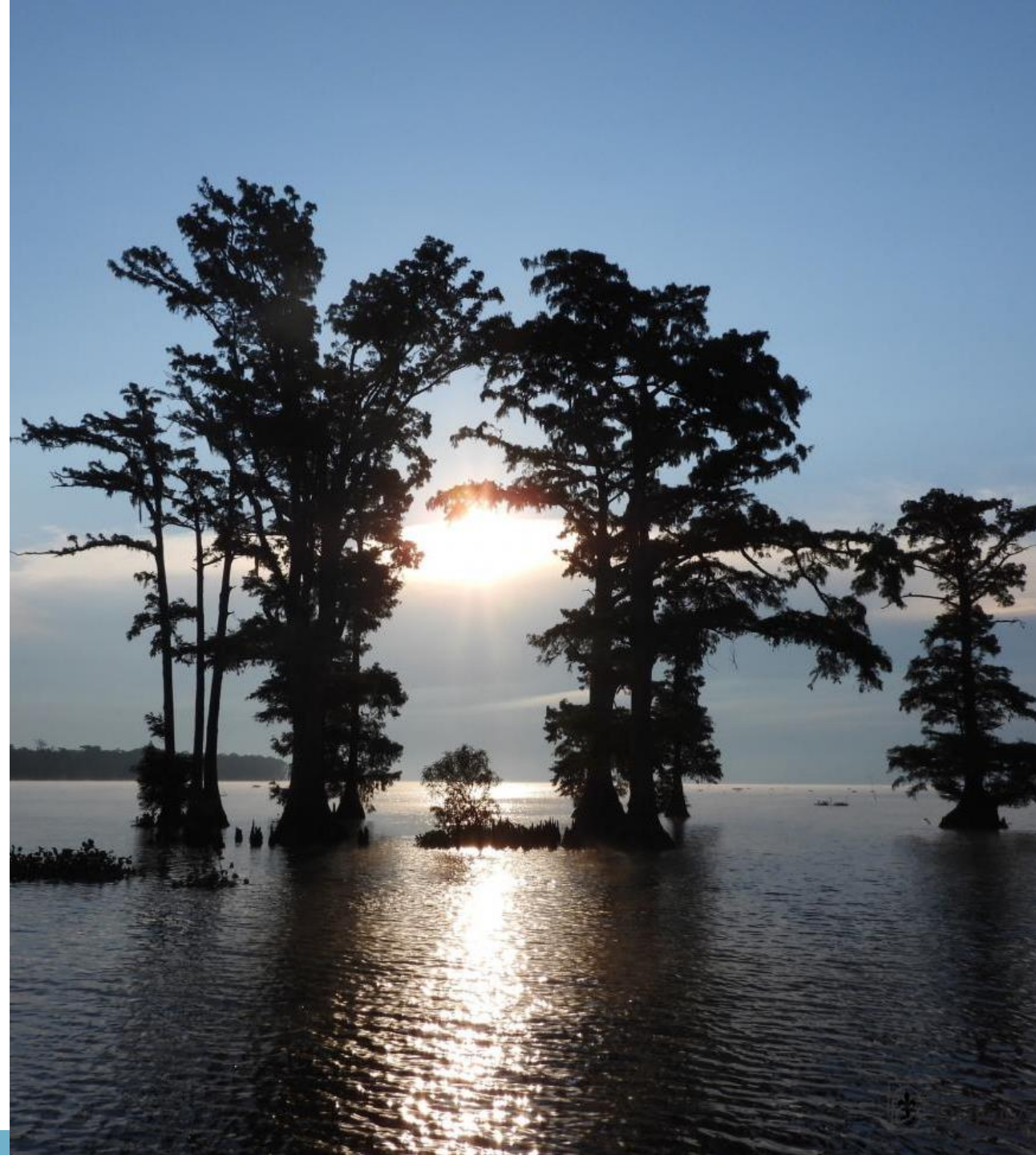
# Agenda

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- **Introduction**
- **What to Expect Today**
- **Project Background**
- **Understand Land Use**
- **Your Role in Today's Workshop**
- **Thank You**

# What to Expect Today

- Introductory presentation (10 min)
- Review the boards at each station to see key planning themes for consideration with land use (30 min)
- Map your Livingston Parish (30 min)
- Come back together for discussion (30 min)
- Next steps and closing remarks (10 min)





# Project Background



Previous Master Plan completed in 2013

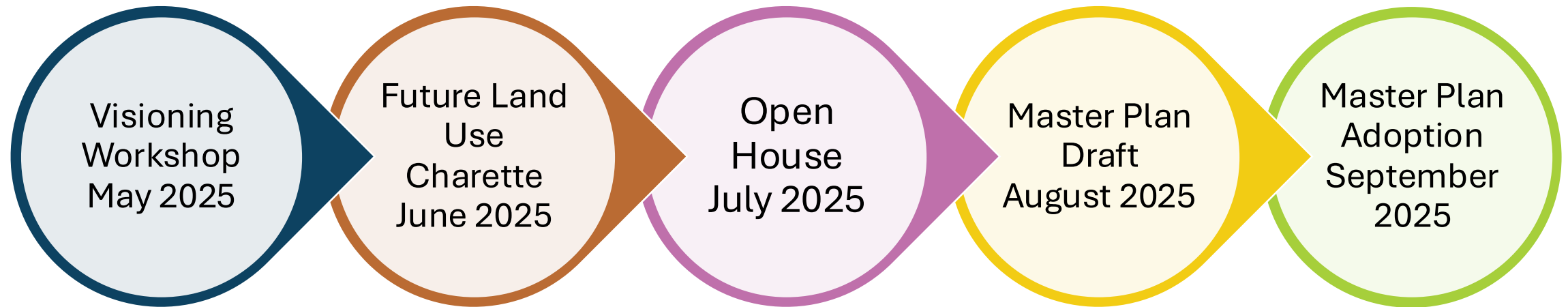
Population growth, development pressures, drainage needs, and infrastructure gaps demand a forward-looking land use vision.

Land use has changed over the past 20 years, and this is an opportune time to provide the structure and guidance needed

This charrette is a key step in shaping the plan—with your ideas, concerns, and priorities at the center.

# Project Timeline

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# What We've Heard from You

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Keep  
Livingston  
Parish rural

Drainage and  
flooding are  
our biggest  
concerns.

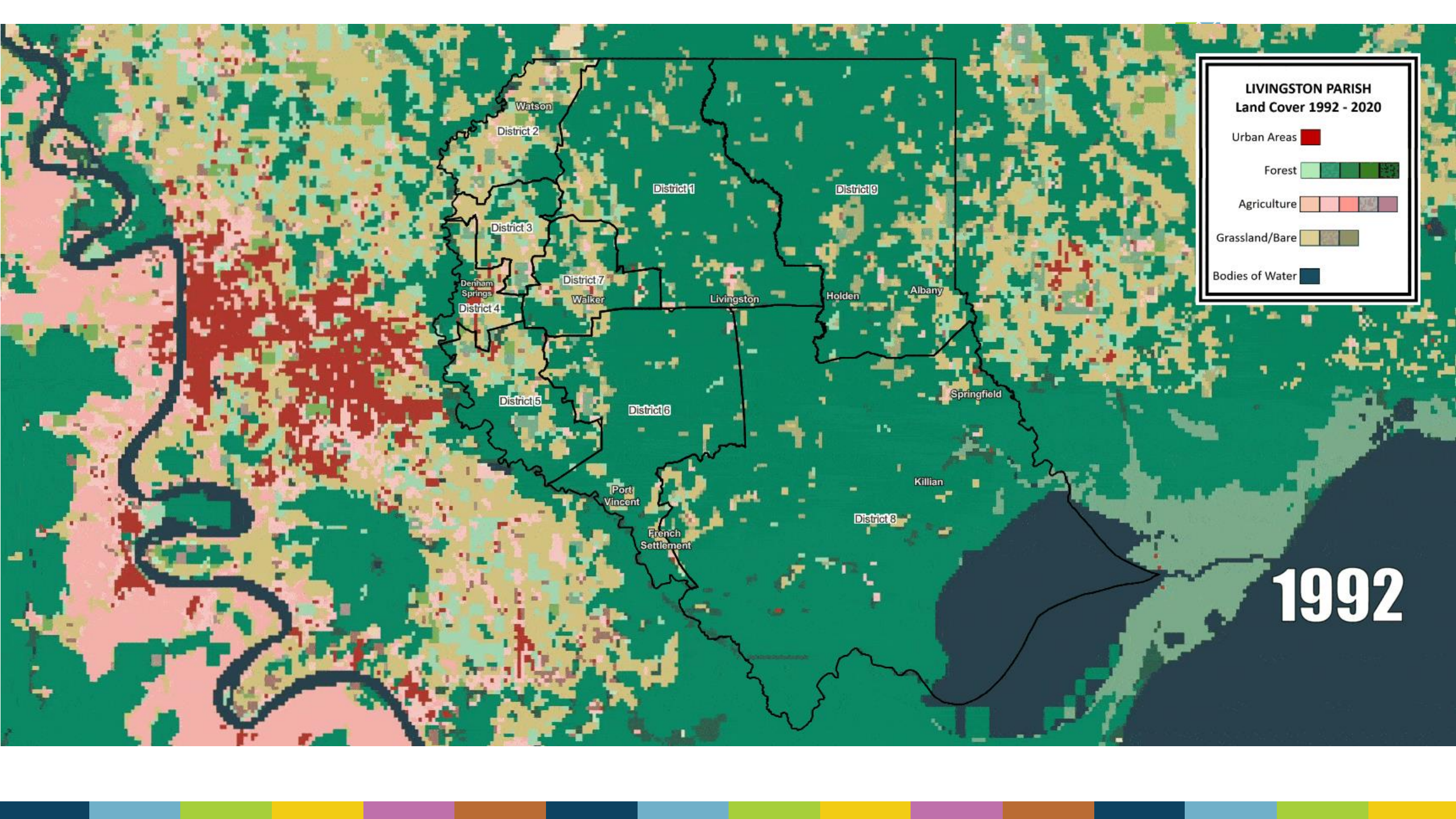
Give us more  
parks,  
sidewalks, and  
family-friendly  
spaces.

Growth is  
happening too  
fast and without  
enough planning

Plan for schools,  
drainage, and  
traffic before  
building more  
homes

We need better  
roads, traffic  
flow, and safer  
connections.





LIVINGSTON PARISH

Land Cover 1992 - 2020

Urban Areas

Forest

Agriculture

Grassland/Bare

Bodies of Water

1992



# Land Use vs Zoning

- Land use refers to the general *planned* purpose of land. It is a planning tool that provides broad guidelines for the types of different areas within a municipality.
- Outlines the overall vision for how a community will develop
- Zoning is **specific** set of *regulations* that dictate how land can be used. Zoning ordinances govern what types of buildings and business are allowed, etc.
- Translates the overall vision from land use into specific rules

## Key Differences:

Scope  
Enforcement  
Flexibility





# Understanding Land Use



## Open Area / Conservation

Land primarily reserved for conservation or passive recreational uses like parks and nature trails. Development is discouraged.



## Mixed-Use Corridor

Development areas along major roads allow for a blend of commercial uses and higher-density residential development. Blend of commercial, residential, and small offices.



## Waterfront Development

Development located near water bodies. These areas are subject to stricter regulations due to environmental and flood risk considerations and may include a mix of residential, recreational, or low-impact commercial uses.



## Commercial / Industrial

Areas designated for commercial and industrial development, primarily located along major transportation routes. Primary uses support regional commerce and logistics.



## Suburban Living

These areas are identified for future growth and may include low-intensity, neighborhood-serving commercial uses that are compatible with residential living.

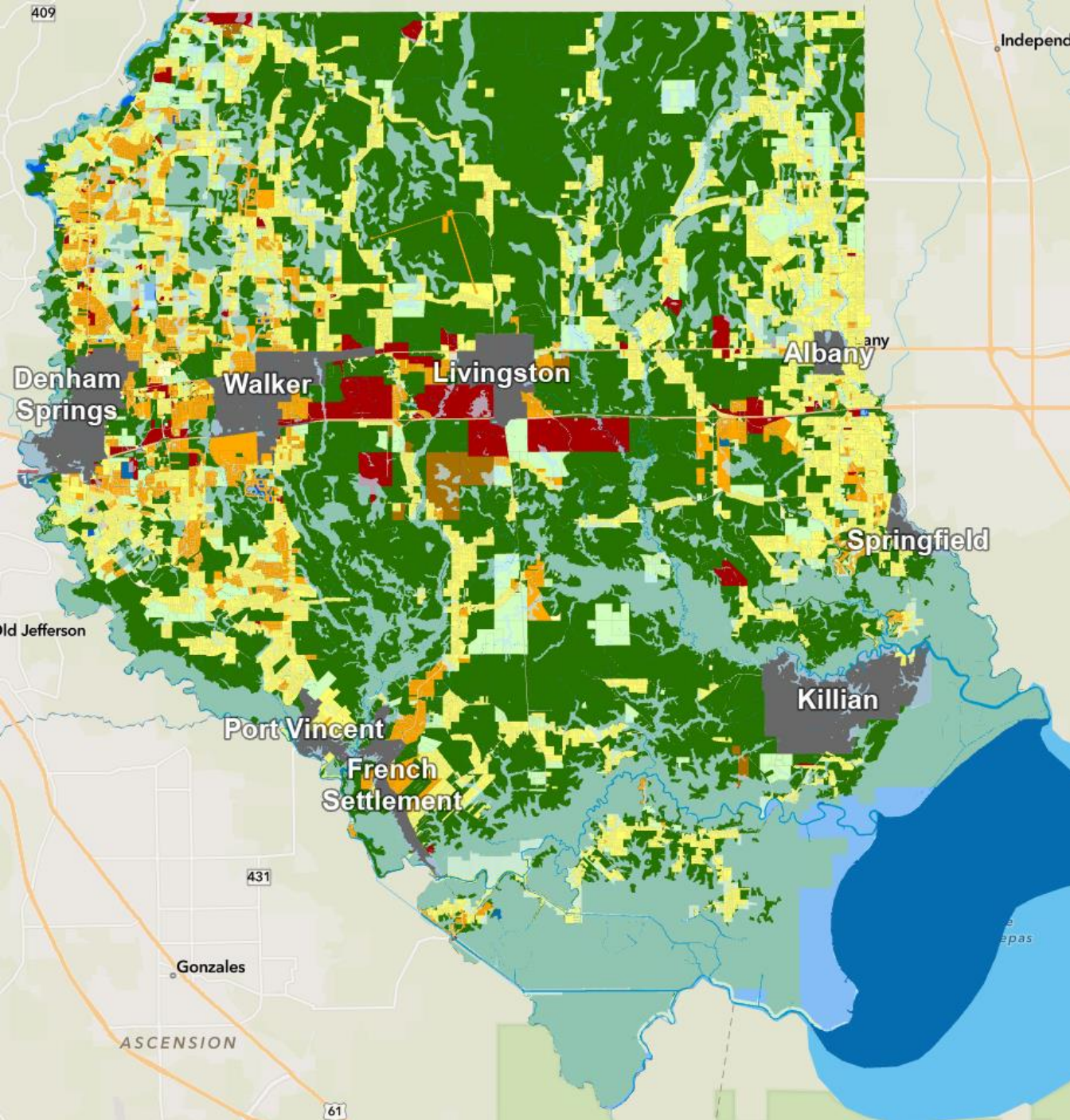
# Defining Rural vs Suburban

## Rural Estates

- Large-lot residential areas. Some accessory agricultural uses are allowed. Larger-lot subdivisions expected.
- Lower density neighborhoods than suburban
- Examples of Non-Residential : Hobby farming

## Suburban Living

- Mixed – use area, identified for future growth, may have smaller neighborhood-serving commercial uses that are compatible with residential living
- Higher density neighborhoods than rural
- Examples of Non-Residential : Golf courses, restaurants, daycare



# Current Land Use

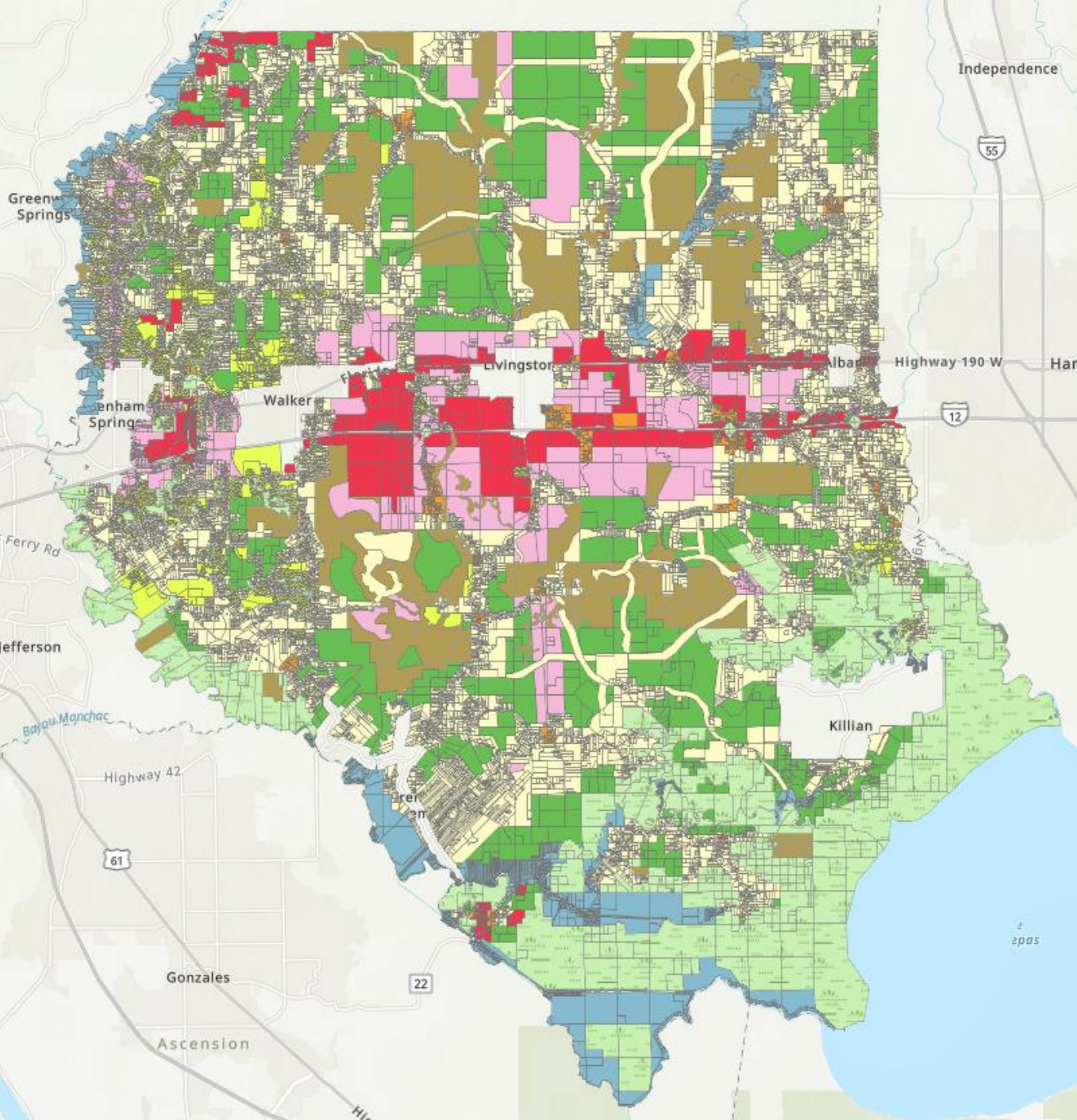




# Character Area Summary Table

Character Area	Description of Character	Compatible Residential Character	Compatible Nonresidential Uses
Open Area/ Conservation	Land primarily reserved for conservation or passive recreational uses like parks and nature trails. Development is discouraged.	Residential uses are uncommon due to prevalent floodplains and wetlands	Wetlands, passive recreation, nature preserves, trails, golf courses
Timber	Actively maintained forestry lands.	Residential uses are uncommon	Active farming, timber production, pastureland, timber support services
Agricultural/ Rural	Agricultural, farming, and low-density residential areas. These lands encompass areas intended for low- density residential, some agricultural uses, related to rural enterprises. Any non-residential uses of the land aim to support working landscapes and rural economies. Subdivisions requiring the construction of public roads are discouraged.	Very low density residential	Farm stands, agricultural support services, home based business, pastureland, plant nurseries, home-based businesses, equine centers
Rural Estates	Large-lot residential areas. While commercial agriculture is not common, accessory agricultural uses are allowed. Large lot subdivisions are expected.	Low density residential	Hobby farming
Rural Corridor	Rural crossroads or intersections that are intended to serve as small-scale commercial hubs. These nodes provide basic goods and services to surrounding rural populations.	Mixed - use area, primarily commercial in nature	Gas stations, general stores, cafes, local retail, convenience services, minor substations
Suburban Living	Mixed –use area characterized by housing typologies. These areas are identified for future growth and may include low-intensity, neighborhood- serving commercial uses that are compatible with residential living.	Mixed - density residential	Golf courses, club houses, parks and open spaces, day cares, restaurants, minor substations
Mixed – Use Waterfront	Development located near water bodies, including floodways and flood zones. These areas are subject to stricter regulations due to environmental and flood risk considerations and may include a mix of residential, recreational, or low-impact commercial uses.	Residential and recreational uses near water bodies	Small- scale marinas, bait shops, eco-tourism services, minor substations
Mixed - Use Corridor	Development areas along major roads allow for a blend of commercial uses and higher-density residential development. Blend of commercial, residential, and small offices.	High - density residential neighborhood	Restaurants, retail shops, co-working spaces, large- scale retail, service industry businesses, minor substations
Commercial/ Industrial Corridor	Areas designated for commercial and industrial development, primarily located along major transportation routes such as Interstate 12 and LA Highway 190. Primary uses support regional commerce and logistics.	Residential uses are discouraged	Warehousing, manufacturing, hospitals, logistics centers, auto repair, wholesale suppliers, gravel pits, minor substations

# Future Land Use





# Your Role in Today's Workshop

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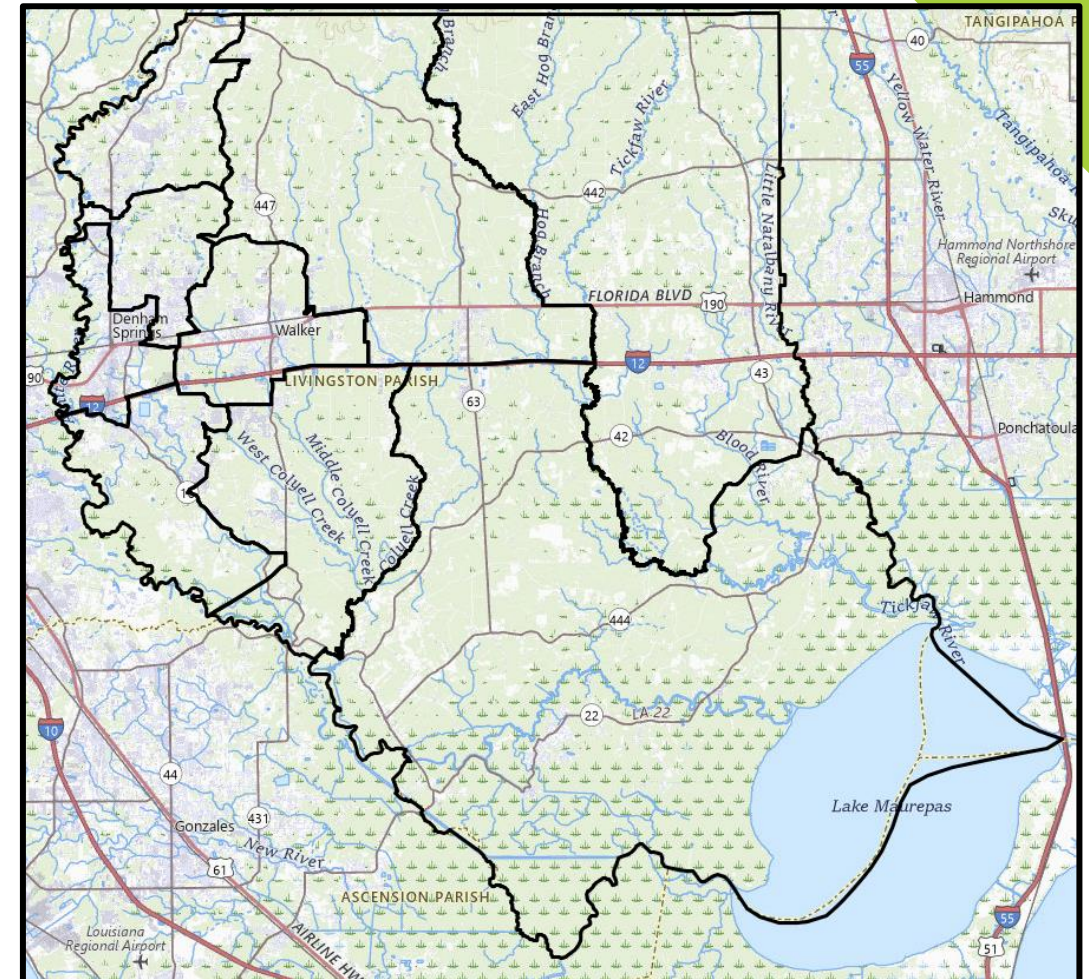
- Residential Development
  - Vote on where you would like to see growth and future neighborhoods
- Commercial and Industrial Growth
- Transportation and Infrastructure
- Environmental and Resilience Planning
- Community Amenities and Services





# Map Your Livingston Parish

- Areas for growth or redevelopment
- Areas to preserve
- Infrastructure needs
- Community assets needed in different areas



# **Group Discussion Interactive Activity**

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# Join the Discussion

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Join by Web

[PollEv.com/lparish944](https://PollEv.com/lparish944)

Join by Text

Send **lparish944** and your message to **22333**

Join by QR code  
Scan with your camera app





## What are your priorities for the land use of Livingston Parish?

Preserve Open Area/Conservation Space

Encourage Commercial/Industrial Growth

Limit Urban Sprawl

Plan for Schools and Infrastructure First

Encourage Mixed-Use Walkable Communities

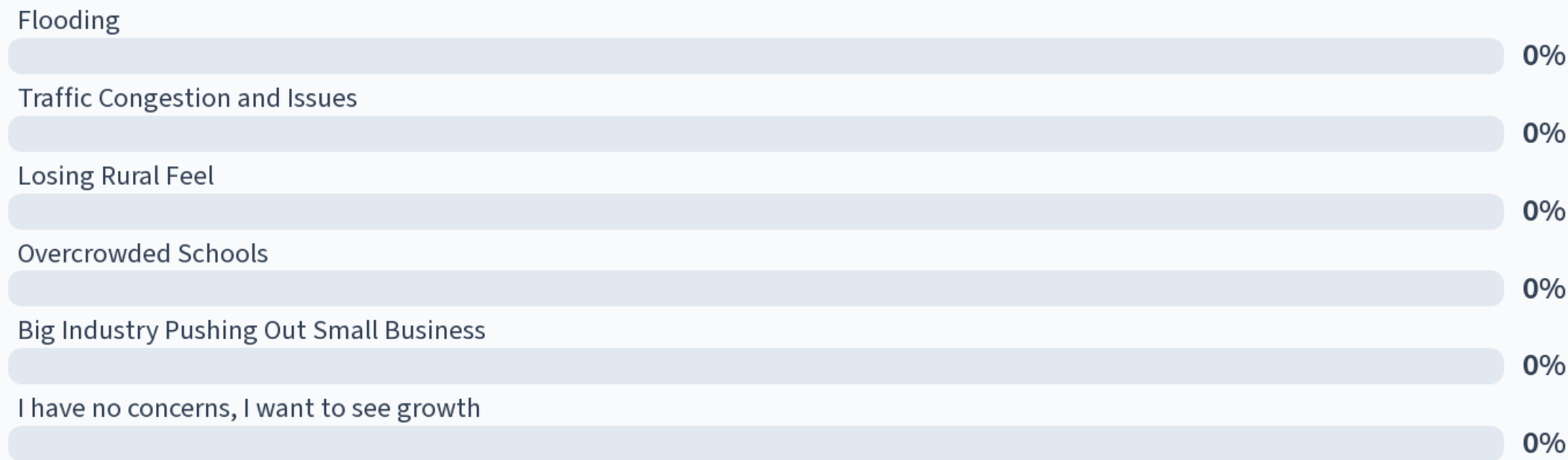
Support Local Businesses and Job Growth

What's one word you want us to plan for in Livingston Parish?

Nobody has responded yet.

Hang tight! Responses are coming in.

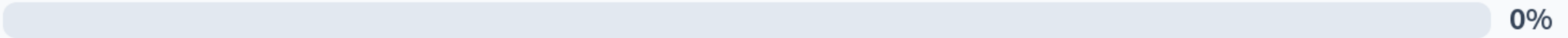
# What's your biggest concern about growth in Livingston Parish





## What character area would you like to see more of?

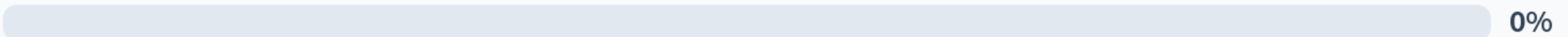
Open Area/Conservation



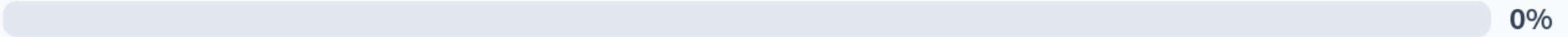
Rural Estate/Agricultural



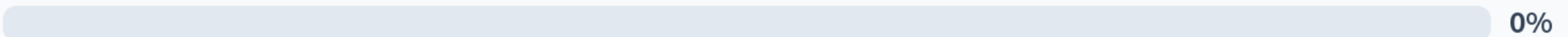
Rural Corridors



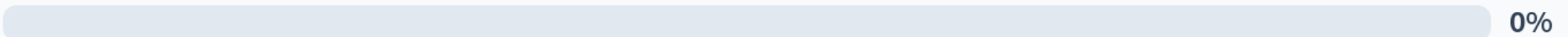
Suburban Living



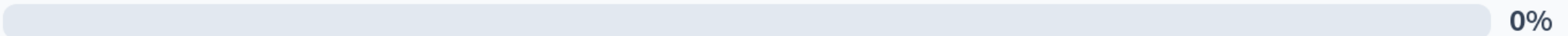
Mixed-Use Waterfront



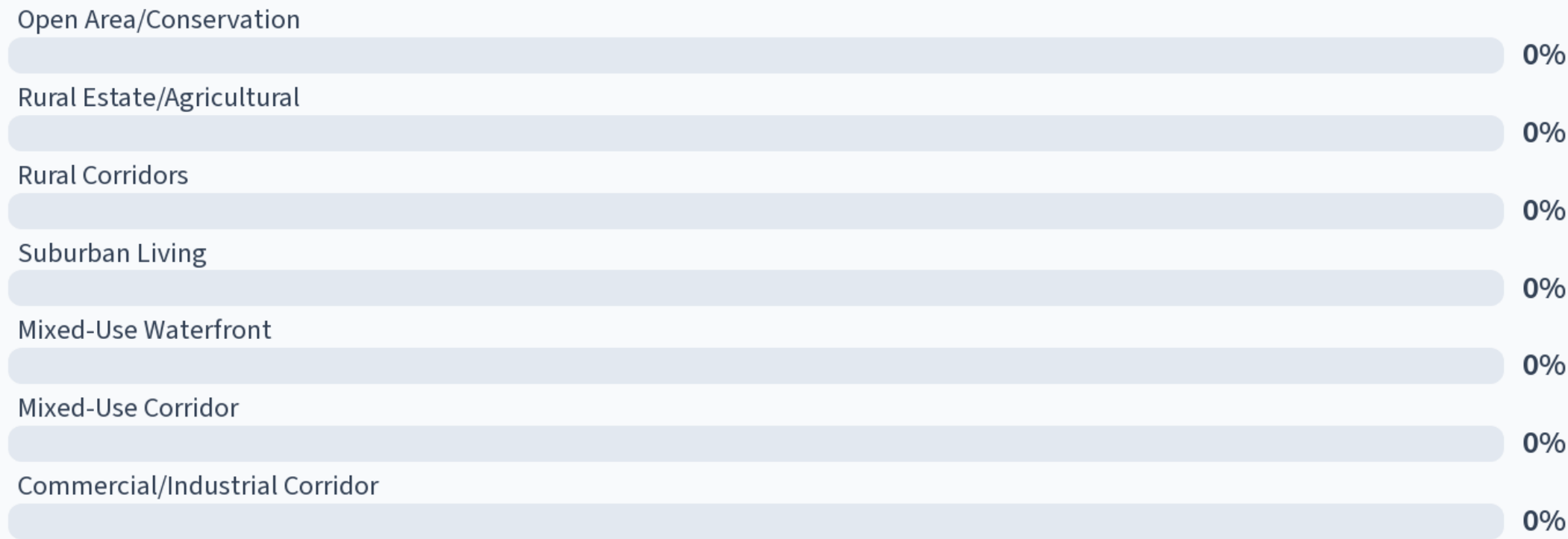
Mixed-Use Corridor



Commercial/Industrial Corridor



# What character area would you like to see less of?



In one word, what do you want the future of Livingston Parish to feel like?

Nobody has responded yet.

Hang tight! Responses are coming in.



What's something you wish decision-makers knew about your community?

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Nobody has responded yet.

Hang tight! Responses are coming in.

# Share Your Feedback Today

- Comment Cards for written detailed comments with at the sign in Table
- Engage with the team at the boards to provide verbal feedback and ask questions

Provide your feedback online

Livingston Parish Master Plan &  
Zoning Code Update



# How to Stay Engaged

## Project Webpage

[Livingstonparishcouncil.com/council/page/zoning](http://Livingstonparishcouncil.com/council/page/zoning)



## Project Facebook

Livingston Parish Master Plan and  
Zoning Update





# Thank You!

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