



Livingston Parish MASTER PLAN

September, 2025



ACKNOWLEDGEMENTS

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TETRA TECH

Foreword from the Parish President

As Parish President, it is my honor to present the updated Livingston Parish Master Plan. It is a blueprint for our community's future that reflects the values, aspirations, and voices of our residents.

This plan is the result of months of collaboration, public engagement, and thoughtful analysis. From the earliest visioning meetings to the detailed land use charrettes, our residents have shown a deep commitment to shaping the future of Livingston Parish. Their input has guided every step of this process, ensuring that the plan is not only technically sound but also rooted in the lived experiences and hopes of our people.

Livingston Parish is growing, and with growth comes opportunity and responsibility. This Master Plan provides a framework to manage that growth wisely, protect our natural resources, strengthen our infrastructure, and preserve the character of our communities. It addresses critical issues such as transportation, housing, economic development, and environmental resilience, and it lays the groundwork for a more connected, vibrant, and sustainable Parish.

A major milestone in this effort was the unanimous adoption of the parish-wide zoning code by the Livingston Parish Council in February 2025. This historic vote reflects our shared commitment to responsible land use and long-term planning.

I want to thank our Planning and Development Department, our consultants, the Livingston Parish Council, and our Planning and Zoning Commissioners for their dedication to this effort. Most importantly, I thank our residents for their active participation and unwavering support. Together, we have created a plan that honors our past, responds to our present, and prepares us for a promising future.

Sincerely,

Randy Delatte
Parish President
Livingston Parish





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EXECUTIVE SUMMARY

The 2025 Livingston Parish Master Plan is a comprehensive framework for guiding the parish's growth, development, and resilience over the coming decades. Developed through extensive public engagement, technical analysis, and intergovernmental coordination, the plan reflects the values and priorities of Livingston Parish residents while addressing the challenges of rapid suburbanization, environmental vulnerability, and infrastructure strain.

This updated plan builds upon the 2013 "Envision Livingston" initiative and responds to significant changes in demographics, land use, and environmental conditions. A major milestone in this process was the adoption of the first parish-wide zoning code in February 2025, which provides a consistent legal foundation for land use decisions across the unincorporated areas of the parish.

The plan is organized into the following major sections:

- Introduction and Background outlines the legal authority, planning history, and rationale for updating the master plan.
- Public Outreach summarizes the community engagement process, including surveys, public meetings, and stakeholder interviews.

- Parish Profile provides a detailed snapshot of Livingston Parish's demographics, land use, housing, transportation, economy, and environmental conditions.
- Vision, Goals, and Objectives articulates the community's long-term aspirations and strategic priorities across key domains.
- Implementation and Recommendations offers actionable strategies for land use planning, infrastructure investment, hazard mitigation, and community development.

The plan includes technical appendices, maps, and tables that support data-informed decision-making. It emphasizes adaptability, transparency, and accountability, with mechanisms for tracking progress and updating policies as conditions evolve.

Livingston Parish stands at a pivotal moment. With thoughtful planning and community-driven action, this Master Plan provides the tools and strategies needed to shape a future that honors the parish's heritage while embracing opportunity, equity, and resilience.





INTRODUCTION AND BACKGROUND

Like all communities, Livingston Parish continues to evolve in response to a range of factors, including socioeconomic shifts, state and federal policy changes, population growth, and environmental impacts. It is the responsibility of Parish Government to guide this change by developing and updating policies and plans that reflect local needs, identify opportunities, and outline clear steps for achieving community goals.

The State of Louisiana and federal law provide the foundation for local master planning. Communities such as Livingston Parish are required to prepare plans that are informed by public input, reflect current and future challenges, and identify tools and procedures for implementing land use, development, and infrastructure policies. (See “Authority” section)

Livingston Parish’s most recent comprehensive master plan, *Envision Livingston: A Comprehensive Master Plan for Investing in Our Future*, was adopted by the Parish Planning Commission on April 17, 2013, and by the Parish Council on May 23, 2013. This plan, funded through a FEMA community recovery grant following the 2005 hurricane season, served as a critical response to significant demographic changes and rapid population growth in the Baton Rouge metropolitan area.

Two of the plan’s first key recommendations were:

- 1. Use the Anticipated Land Use Map as an initial/interim guide for where and how development is likely to occur and to make land use and infrastructure decisions.
- 2. Adopt zoning, and basic design guidelines in the critical Hwy 190/1-12 “economic corridor” to encourage needed, quality economic development (employment and commercial uses)

These recommendations laid the groundwork for Livingston Parish’s first steps toward formal zoning regulation. The implementation process focused on adopting zoning maps district-by-district, aligned with Council District boundaries. Table 1 summarizes zoning adoption activity by Council District and how zoning applicability has evolved with the 2025 code update. The district-based approach to zoning adoption introduced significant challenges. Because Council District boundaries change over time, it became difficult to track which parcels were subject to which zoning ordinance. By 2024, hundreds of parcels were no longer located in the same districts in which their zoning had been originally applied.

In response to the pressures of increasing residential development and the inconsistencies in the zoning system, the Livingston Parish Council enacted a 160-day moratorium on Stage I preliminary plat approvals in September 2023. This pause gave the Parish time to reevaluate its zoning framework and revisit the broader vision established in the 2013 Master Plan, which was now overdue for an update.

The moratorium was scheduled to expire on January 31, 2024, but was extended by 12 months on January 24, 2024. Later that year, the Parish contracted with a planning consultant team to lead a three-phase effort:

- Phase I – Revise and Adopt a Parish-Wide “Interim” Zoning Code
- Phase II – Update the Master Plan
- Phase III – Reorganize Livingston’s Code to Provide a Unified Land Development Code

A final extension of the moratorium was adopted in January 2025 to extend its duration through April 30, 2025, providing time to implement the new zoning code. On February 27, 2025, the Parish Council officially adopted the first-ever Parish-wide zoning code, signed by the Parish President on March 5, 2025, completing Phase I of the planning initiative.

This document represents the completion of Phase II: the updated Comprehensive Master Plan. The following sections outline the legal foundation for the plan, a snapshot of current conditions in Livingston Parish, key issues and opportunities, and a coordinated set of recommendations organized by topic areas such as transportation, housing, land use, infrastructure, and environmental resilience.

Council District	Public Hearing on Zoning	Adoption of Zoning	Status of Zoning in 2024	Status of Zoning After March 5, 2025
District 1	11/10/2022	11/10/2022	Adopted	2025 Zoning Code Applies
District 2	-	-	-	2025 Zoning Code Applies
District 3	-	-	-	2025 Zoning Code Applies
District 4	-	-	-	2025 Zoning Code Applies
District 5	1/12/2023	1/12/2023	Not Enforceable*	2025 Zoning Code Applies
District 6	-	-	-	2025 Zoning Code Applies
District 7	10/13/2022	10/13/2022	Adopted	2025 Zoning Code Applies
District 8	10/27/2022	10/27/2022	Adopted	2025 Zoning Code Applies
District 9	8/25/2022	Never Adopted	Never Adopted	2025 Zoning Code Applies
*As a result of a lawsuit settled in 2023, the zoning map for District 5 was rescinded				

Table 1 – Livingston Parish Council Actions on Zoning by District

HOW THE PLAN IS USED

The Comprehensive Master Plan (CMP) serves as a guiding document for Livingston Parish. While it is not a regulatory ordinance, it plays a critical role in shaping decisions about how the Parish grows, informing land use, infrastructure, and investment choices made by the Parish Council, Planning Commission, Parish staff, and the broader community.

At its core, the plan provides a shared vision for the future, grounded in community values and practical goals. It helps ensure that decisions are not made in isolation, but are coordinated to promote compatible development, efficient infrastructure, and quality of life.

It is helpful to think of the CMP as a flexible framework with many uses:



A Blueprint for Growth: It provides a big-picture guide to where and how development should occur, encouraging compatibility between neighboring uses and alignment with infrastructure capacity.



A Coordination Tool: It helps various agencies, property owners, developers, and businesses make informed decisions that contribute to a unified vision for the Parish.



A Living Checklist: The Plan includes key objectives that Livingston Parish aims to achieve over time – these form the basis of the implementation strategy.



A Reference Library: The CMP connects and integrates other important planning efforts, including small area plans, corridor studies, parks and recreation strategies, transportation priorities, and historic preservation goals.

Because the CMP is general by design, the finer details are often resolved through ongoing processes, such as:

- **Project Review:** During the Parish’s normal development review process, specific issues like access, drainage, or design can be addressed.
- **Local-Level Planning:** More detailed plans – led by neighborhoods or community sub-areas – can supplement the CMP with specific recommendations or strategies tailored to local context

To remain relevant and effective, the CMP must be kept up to date. If the Plan no longer reflects current development trends, community goals, or infrastructure conditions, its usefulness will fade. A stagnant plan leads to fragmented, case-by-case decision making that can erode public trust and long-term coordination.

HOW THE PLAN IS AMENDED

Livingston Parish is growing and changing and so too must its planning tools. The Comprehensive Master Plan is designed to be adaptable over time, updated as conditions shift and new information becomes available. Modifications to the plan are usually categorized as “major” or “minor” and require different procedures and levels of review. See “*Land Use Implementation Strategies*” section for additional details regarding updates to the master plan.

Livingston Parish follows a structured process for updating its master plan, "Envision Livingston," to guide future development and land use decisions. This timeline provides a detailed overview of the steps involved, from initial consultations with the Planning Commission to the final implementation of the updated plan. By engaging with the community and adhering to established procedures, Livingston Parish ensures that its master plan remains relevant and effective in addressing the evolving needs of its residents.



Figure 1 - Timeline for Updating the Master Plan

Major Amendments

Major amendments are substantial changes to the Comprehensive Master Plan (CMP) that alter its foundational goals, land use policies, or strategic direction. These amendments would be initiated by the Parish and reflect a shift in the community’s long-term vision.

These are significant revisions that adjust the Comprehensive Master Plan’s goals, land use policies, or core direction initiated by the Parish. Major updates may be necessary when:

- Community priorities shift in a meaningful way
- New infrastructure opens up areas to development
- Major environmental or economic events change growth patterns

Because these updates can influence many aspects of the Parish’s development, they should be accompanied by robust public engagement. Community voices are essential to ensure the Plan continues to reflect the values and vision of its residents. (See the appendices for an example of extensive community outreach.)

Minor Amendments

Minor updates are initiated by the Parish but are less comprehensive and are typically technical in nature. These include:

- Correcting clerical errors
- Updating maps or demographic data
- Clarifying language to improve understanding
- Adjustments to reflect community-led refinements, such as a neighborhood voluntarily preserving open space in place of residential development

Minor updates can be made more frequently and may be handled administratively, with appropriate notification to the Parish Council, Planning Commission, and the public. This approach ensures the CMP stays responsive without requiring a full rewrite each time a small adjustment is needed.

Applicant Initiated Future Land Use Amendments

These amendments are proposed by individuals, developers, or organizations seeking changes to the Future Land Use Map to support a specific project or vision. While these requests originate outside the Parish government, they must be evaluated within the broader context of the Comprehensive Master Plan (CMP). Considerations include:

- Compatibility with surrounding land uses and community character
- Alignment with long-term goals and infrastructure capacity
- Potential impacts on traffic, environment, and public services

- Consistency with adopted policies and community priorities
- Applicant-initiated amendments require a formal review process, including public hearings and recommendations from the Planning Commission and Parish Council. Approval is not guaranteed and depends on whether the proposed change supports the overall integrity and intent of the CMP.

AUTHORITY

Livingston Parish’s Comprehensive Master Plan is authorized under the Louisiana Revised Statutes (LRS), which provide clear guidance on the role, scope, and implementation of local master plans.

"[A Master Plan is] a statement of public policy for the physical development of a parish or municipality adopted by a parish or municipality."
- Louisiana Revised Statute 33:101.

Under LRS 33:101, a master plan is not a regulatory document, but a guiding policy framework – one that expresses a community’s vision for its future and informs decisions about land use, infrastructure, and investment. This includes:

- Transportation networks, such as roads, highways, bridges, railroads, and public transit;
- Public infrastructure, including water systems, sewer, utilities, and public buildings;
- Open space and recreation, such as parks, greenways, playgrounds, and public waterfronts;
- Housing and redevelopment, including public housing, neighborhood revitalization, and the replanning of blighted areas;
- Utilities and services, both public and private, such as sanitation, power, and communication infrastructure.

A comprehensive master plan may also recommend changes to the location, character, or extent of these features, and guide their

removal, expansion, or reconfiguration. In addition, the law allows a parish planning commission to adopt and update the plan in parts over time, ensuring that it remains responsive to changing conditions and community needs.

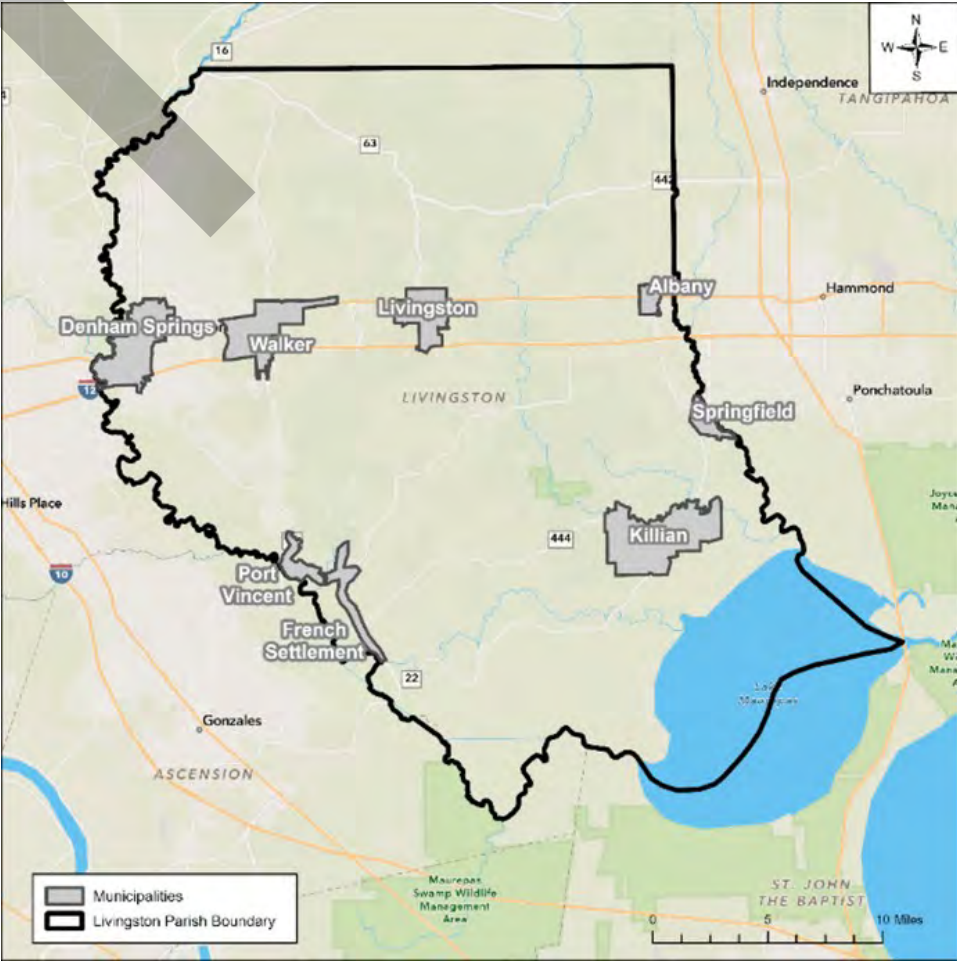


Figure 2 - Map of Incorporated Places in Livingston Parish

Jurisdiction and Planning Area

Livingston Parish’s Comprehensive Master Plan applicability is limited to the unincorporated areas of the Parish, or those areas not governed by an incorporated municipality.

This limitation is based on the legal framework established under Louisiana State Law, which grants incorporated municipalities independent authority over zoning and land use regulation within their respective boundaries. The Parish cannot enforce its master plan or zoning code within these areas unless specifically invited to do so by the municipality. Livingston Parish does not possess

the legal authority to impose land use policies, zoning ordinances, or future land use designations within the following incorporated municipalities (See Figure 2):

- Denham Springs
- Walker
- Livingston (town)
- Albany
- Springfield
- French Settlement
- Killian
- Port Vincent

However, coordination with these municipalities remains essential. Their growth patterns, infrastructure, land use decisions, and local planning efforts directly influence the surrounding unincorporated areas. This plan is therefore developed with a full awareness of these jurisdictions and aims to complement and coordinate with municipal plans wherever possible. Shared corridors, infrastructure systems, school catchment areas, environmental resources, and economic development initiatives all cross jurisdictional lines and benefit from collaborative planning.



Figure 3 - Basic Timeline for Zoning Decisions

PLANNING & ZONING PROCEDURES

Zoning decisions are crucial for managing land use and development within a community. This timeline outlines the essential steps involved in the zoning decision process, from the initial consultation with the Planning Commission to the final implementation of approved plans. Each stage is designed to ensure that proposed developments align with the community's comprehensive master plan (CMP) and other relevant ordinances, while also incorporating public input and stakeholder feedback.

Required Notices:

1. **Posted Notice:** For all proposed changes (except comprehensive zoning changes and text changes), a printed notice in bold type must be posted for at least 10 consecutive days prior to the public hearing conducted by the Parish Planning and Zoning.
2. **Public Hearing Notice:** Notices of public hearings must be published in the official journal of the Parish and posted at the Parish Council Chambers.
3. **Notification to Adjacent Property Owners:** Adjacent property owners must be notified of the proposed zoning changes and public hearings.

INTERGOVERNMENTAL COORDINATION

Coordination and deep relationships are necessary for effective governance in Livingston Parish. Complications often arise when roles are not assigned, communication is ineffective, and distrust is rampant. When all levels of government work together and strong relationships exist, projects are regularly done on time, on budget, and have few complications. Ways to improve these relationships are through strong interlocal agreements, joint planning commissions, and regular sharing of data and information. Robust relationships will be vital as the Parish grows and navigates future planning projects.

Strong intergovernmental coordination creates effective implementation of shared planning goals. This section outlines the existing relationships in Livingston Parish, the jurisdictional overlaps, and coordination measures for implementation.

Existing Relationships

Livingston Parish regularly collaborates with municipal governments on several issues. These issues include road maintenance that crosses municipal boundaries, emergency services, and drainage. Local law enforcement often partners with the Sheriff’s Department for traffic incidents and investigations. An example of these existing relationships in practice is a Cooperative Endeavor Agreement between Livingston Parish and the Village of French Settlement. This agreement allows Livingston Parish to administer paperwork regarding applications for future Village building permits within the municipal limits of French Settlement.

COORDINATION FOR IMPLEMENTATION



Coordination and deep relationships are necessary for effective governance in Livingston Parish. Complications often arise when roles are not assigned, communication is ineffective, and distrust is rampant. When all levels of government work together and strong relationships exist, projects are regularly done on time, on budget, and have few complications. Ways to improve these relationships are through strong interlocal agreements, joint planning commissions, and regular sharing of data and information. Robust relationships will be vital as the Parish grows and navigates future planning projects.

The Parish also coordinates with the Capital Region Planning Commission. They often coordinate with one another regarding transportation projects that receive federal funding. Additionally, the Parish will coordinate on planning-related issues such as watershed planning and economic development for the region.

Finally, the Parish coordinates with the State of Louisiana. The Parish has relationships with several state departments and agencies. Coordination with LaDOTD remains prominent since several federal and state highways run through the Parish.

Existing Jurisdictional Overlaps

In Livingston Parish, responsibility for roads, land use, and law enforcement is shared among several levels of government. The Louisiana Department of Transportation and Development maintains major highways that cross the parish. The parish government is responsible for roads in unincorporated areas. Each municipality manages its own local streets within its boundaries. Coordination between these entities and the Capital Region Planning Commission is necessary for transportation projects that span multiple jurisdictions.

Land use and zoning authority also varies. Incorporated municipalities have independent authority over zoning and land use regulation within their boundaries. The parish government manages these responsibilities in unincorporated areas. Law enforcement duties are divided, with local police departments operating within municipalities and the Sheriff’s Department providing services in unincorporated areas. The Sheriff’s Department also assists with traffic incidents and investigations.

These overlapping responsibilities require ongoing communication and collaboration. This approach helps ensure that projects are completed efficiently and that services are delivered effectively. If municipal boundaries change in the future, such as through annexation or incorporation, intergovernmental coordination will become even more important. In these situations, the parish and affected municipalities will need to work together to clearly define planning, zoning, and infrastructure responsibilities. Collaborative management will help prevent confusion and avoid duplication of efforts. This process also ensures that residents continue to receive consistent and high-quality services, even when jurisdictional boundaries shift.

LIVINGSTON PARISH COUNCIL

LIVINGSTON
PARISH
COUNCIL CHAIRMEN



MASTER PLAN PUBLIC OUTREACH

THE COMMUNITY ENGAGEMENT PROCESS

Understanding the Livingston Parish Community’s perception, vision, and desires was an important element for this plan to be successful. The project team took a multi-pronged approach to ensure the Parish community was not only aware of the work but also had various ways to engage and share their input throughout the process. The approach included:

- Zoning Code Task Force Engagement
- Stakeholder Engagement
- Public Meetings
- Master Plan Survey
- Social Media Communications
- Collaborative Messaging



Figure 5 - Task Force Meeting at Parish Council

Zoning Code Task Force

Starting early in the process, the project team worked with the Parish Council to identify key community members, who had a variety of technical experience, to make up a task force. This task force was established specifically to engage with the project team throughout the zoning code update process, providing feedback and guidance. The varied experience of task force members allowed the discussions to be somewhat technical. In addition to the monthly meetings with the task force, members were also asked and encouraged to connect with their local networks to promote public project meetings and help carry key messages and information about the project to their communities.

The task force was able to provide valuable insight to the project team and engage in important discussions around various zoning particulars including land use types, zoning designations, and more.

Stakeholder Engagement

For stakeholder engagement, the project team worked to identify key stakeholders throughout the Livingston Parish community. These stakeholders were asked to advise and provide feedback on key master plan and zoning topics; to clarify existing conditions and vision for various organizations, demographics, and communities in the Parish; and to assist the project team in sharing key information and updates to the greater Parish community.

For each stakeholder who agreed to participate, the project team reached out to set up a stakeholder meeting. Stakeholder

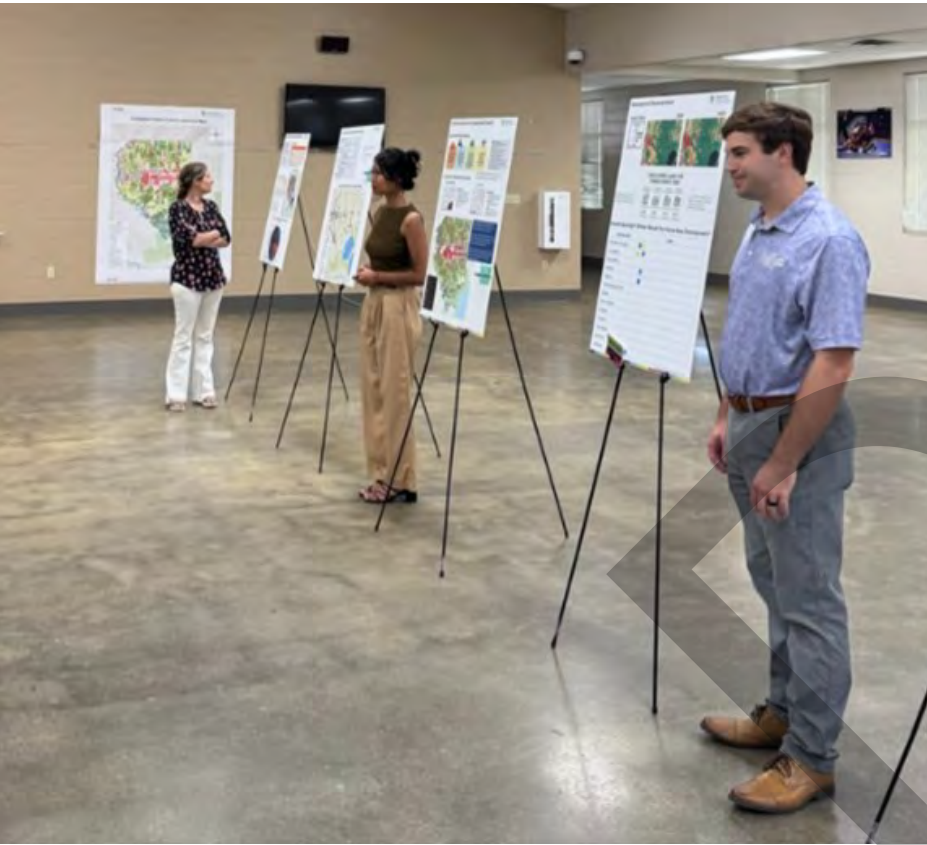


Figure 4 - Land Use Public Meeting Charette - Live Oak High School



Figure 6 - Land Use Public Meeting Charette - Livingston Parish Library (South Branch)

Master Plan Survey

The Master Plan survey was an ongoing feedback opportunity for Livingston Parish community members. The project team developed a survey to gather key information and feedback from community members related to the Master Plan. The survey was conducted on an independent website, www.lpmasterplan.com that was built by the project team. In addition to the 42-question survey that collected feedback on land use, housing, transportation, infrastructure, and future development, the site had an interactive mapping tool to further engage and get feedback from the community about key areas of concern and opportunities.

The map and survey collected over 600 responses and reached nearly 2,500 community members. The results from the survey and feedback from community input both helped influence the project team’s understanding of wants and desires for the Parish as well as key areas of concern and priorities. This information was used to complete the Master Plan, having a better understanding of priorities and vision of the Livingston Parish community.

Social Media

For this Master Plan and Zoning Code Update project, a Facebook page was created and managed by the project team. This Facebook page was used as an additional resource to promote the project, share key project updates, and provide key public information about public meetings and surveys.

The Facebook page grew at a steady pace and reached over 254 followers including Livingston Parish News and Livingston Parish Government; the page’s posts reached and were re-shared by many including Parish Council members.

Most of those who engaged with the page were community members from various parts of Livingston Parish. Over the course of the outreach effort, the page had over 120,000 views. The page was able to share content and post in key Parish Facebook groups including:

- LP Voters
- Livingston Parish Voters
- Livingston Parish Rants and Raves and
- Albany Rants and Raves

Pushing key updates through these channels even furthered the reach of updates as these Facebook groups had from 2,000 members (LP Voters) to 91,000 members (Livingston Parish Rants and Raves).

Collaborative Messaging:

The project team worked directly with Livingston Parish Council staff to ensure key updates and materials were made available on the Parish Council Website. The Council website was one of the key locations community members were directed to for project information and materials. Materials shared through the Council website included:

- Meeting presentations
- Project One-pager
- Link to interactive zoning map
- Land use and zoning code definitions

Engagement Summary

From the various engagement efforts, the project team received a great amount of feedback from the Livingston Parish Community. Over 500 people took the survey, sharing their opinions and desires on various topics ranging from housing, land use, transportation, future development and infrastructure. From the survey, a few subjects were shown as being of highest priority and a concern to almost all survey respondents. Flooding and drainage is a clear priority for community members of the Parish. Flood management and infrastructure maintenance are two areas where the community wants to see planning and improvement.

While flooding and draining is the most consistently emphasized subject, another area of strong interest to respondents is growth. Growth is shown to be a concern if and when it is not managed



Figure 10 - Public meeting at Levi Milton School on January 15, 2025

strategically. Respondents are in full support of growth in density/ population and commercial development. Most respondents suggest growth needs to be focused in areas that have the infrastructure and utilities to accommodate it, and others are of the opinion that large-scale growth should be slowed and/or restricted in certain areas. A datapoint worth noting is the perception of Livingston Parish as a place to live: 40% of respondents stated the opinion that in five years, Livingston Parish will become a worse place to live. This seems to align with concerns about unrestricted, large-scale growth.

As it relates to land use and future development, the community overwhelmingly supports greenspace, parks and recreational amenities such as trails. Other subjects are mentioned in varied responses. There is a desire by some for affordable housing and smaller lot sizes, while others are of the opinion that the parish has enough affordable housing and small lot sizes.

Other themes shown through engagement include:

- Sentiments that the schools are at or over capacity
- Sentiments that the Parish has some lacking infrastructure, including sidewalks

Sentiments that the maintenance of Parish infrastructure could be better maintained, including roadways, rivers, canals, etc. A detailed summary of the survey results can be found in the appendix.

FEEDBACK RECEIVED FROM STAKEHOLDER ENGAGEMENT

Economic Development and the Airport

Stakeholders described the new Livingston Parish Airport as a project with the potential to transform the local economy. Many community members believe the airport will attract new aviation-related industries and bring in additional business opportunities. The airport is expected to create jobs for residents and increase the parish’s visibility as a regional destination. Several participants noted that the airport’s development could help Livingston Parish compete more effectively with neighboring regions for investment and talent.

Infrastructure, Connectivity, and Public-Private Partnerships

Improving infrastructure and connectivity was a recurring priority in stakeholder discussions. Many people emphasized the need for better access roads, especially those leading to industrial parks such as Holden. There was a strong call for collaboration between public agencies and private companies to address these infrastructure needs. Some stakeholders suggested that working with neighboring parishes could help Livingston Parish make the most of limited funding and achieve larger-scale improvements. The community expressed a desire for infrastructure that supports economic growth and reduces the need for long commutes.

Environmental Concerns and Rural Preservation

Environmental stewardship was a major concern for many stakeholders. Participants stressed the importance of protecting wetlands and managing flood risk, especially as new development occurs near sensitive areas. Flooding and drainage were described as ongoing challenges that require sustainable solutions. Some community members advocated for careful management of fill dirt in flood-prone areas to prevent future problems. There was also a strong interest in preserving the parish’s rural character and maintaining open space and agricultural land as development continues.

"Creating local jobs is critical to reduce commuting. Focusing on distribution and warehousing can be a great source of employment."

"The new airport on Jordan Lane is a game-changer for our community. Securing state and federal funding is a huge win, promising substantial economic benefits annually."

"Investing in infrastructure improvements and connectivity is crucial for economic growth."

"Leveraging limited pools of money for development is a challenge. Collaboration with neighboring parishes could help address this issue."

"Flooding and drainage are major concerns. Addressing these challenges is vital for sustainable development."

"Using fill dirt for construction in flood-prone areas is a challenge. We need to find solutions to this issue."

"We need to ensure the airport overlay includes provisions to protect it from certain developments."

"The plans for North and South runways and business development space are exciting. This project will open up new opportunities for our area."

"Public-private partnerships are crucial for economic development. We need stronger partnerships with private entities and neighboring parishes."

"Sustainable land use and development are essential for our community's future. Wetland preservation and the role of the Corps of Engineers are key."

"Preserving rural properties is important. We need to balance economic development with environmental considerations."

Land Use, Zoning, and Industrial Development

Stakeholders supported targeted rezoning along the railroad track and near the airport to encourage industrial growth. Many people saw this as a way to promote economic development while still maintaining the parish’s rural identity. There was also support for expanding commercial and light industrial activity in the southern part of the parish. Some participants highlighted the need to accommodate new industries, such as carbon sequestration, through thoughtful zoning and land use planning. The community recognized that effective zoning is essential for guiding growth in a way that aligns with local values.

"Rezoning areas along the railroad track and near the airport for industrial use is crucial. It's about promoting economic growth while preserving our rural charm."

"We need to address specific areas and properties in the Master Plan. Industrial zoning along the railroad track is essential for accessibility."

"Improving access roads to the Holden Industrial Park is essential. Public-private partnerships could be the key to solving this issue."

"Commercial and light industrial development in the southern part of the Parish should be a priority. We also need to accommodate Weyerhaeuser's interest in carbon sequestration activities through zoning."

"Public transportation might not be a priority for Livingston Parish, but we need to consider the challenges of providing it in rural areas."

"Developing advanced robotic surgery and oncology facilities is a significant step forward. Plans for green spaces, parks, bike paths, and sidewalks are fantastic."

"Addressing food security and exploring school and community gardens are important initiatives. Infrastructure planning for future growth is essential for healthy development."

"We need to ensure the airport overlay includes provisions to protect it from certain developments."

Community Amenities, Healthcare, and Quality of Life

The need for improved community amenities and healthcare was a common theme in stakeholder feedback. Many people expressed support for developing advanced medical facilities, including centers for robotic surgery and oncology. There was also enthusiasm for expanding green spaces, parks, bike paths, and sidewalks to promote recreation and healthy living. Food security and the creation of school and community gardens were mentioned as important goals for the parish’s future. Stakeholders believe that investing in these amenities will help make Livingston Parish a more attractive and livable place for everyone.

LIVINGSTON PARISH PROFILE

INTRODUCTION

Planning for the future begins with understanding our past. By examining how Livingston Parish has evolved – its assets, challenges, and the changes that have shaped it – we gain valuable insight into where we are headed. This historical perspective helps clarify what adjustments are needed to preserve the Parish's values and quality of life, even as growth and development continue.

Foundations of Growth

Pre-2000

Livingston Parish was officially established in 1832, carved from the western half of St. Helena Parish as part of what are now known as the Florida Parishes. Named for either Robert or Edward Livingston, the Parish experienced shifting boundaries in its early years, including the loss of land to Tangipahoa Parish and the addition of Maurepas Island. Its geography – spanning pine-covered hills in the north to swamplands and cypress forests in the south along Lake Maurepas and the Amite River – shaped early economic development.

In the late 19th and early 20th centuries, Livingston's economy was dominated by timber and transportation. Companies like the Lyon Cypress Lumber Company established company towns such as Livingston, while river ports like Springfield facilitated trade. The expansion of railroads (particularly connections between Baton Rouge and Hammond) helped towns like Denham Springs flourish as commercial hubs. However, by the 1930s, river-based commerce began to decline, and the Great Depression devastated the local economy. Timber prices collapsed, mills shut down, and even the Parish's banks closed temporarily. Throughout this period, the Parish seat moved frequently before settling permanently in the Town of Livingston in 1941.

Following World War II, a new era of growth emerged.

HUNGARIAN SETTLEMENT A LEGACY OF IMMIGRATION AND COMMUNITY

Hungarian Settlement, located near Albany in Livingston Parish, is recognized as one of the largest rural Hungarian communities in the United States. The area was established in the early 1900s by immigrants who sought new opportunities and a place to build a better life. Families who settled here brought with them strong agricultural traditions and a commitment to community. Over time, they established farms, churches, and local businesses that shaped the area's identity. Today, Hungarian Settlement is known for its historic homes and the Hungarian Settlement Museum, which preserves the stories and artifacts of the original settlers. Annual cultural events continue to honor the community's heritage. Residents and descendants take pride in the area's history and the ongoing influence of Hungarian culture in Livingston Parish.



Improved transportation, first with Highway 190 and later Interstate 12, shifted the Parish's growth toward its center. During the oil boom of the 1970s, the population surged by more than 60%, from roughly 36,000 to nearly 59,000. This growth slowed during the 1986 oil bust, but by the 1990s, the Parish had regained momentum.

New job opportunities, including light manufacturing and industrial employers like Sunland Fabricators and Compressor Engineering, began to emerge. More significantly, a wave of residential migration from Baton Rouge transformed Livingston into a commuter suburb for many new residents. Families were drawn by more affordable housing, strong public schools, and the perception of safer, more close-knit communities. These trends spurred rapid subdivision growth in areas like Denham Springs, Walker, and Watson. By 2000, the population had reached nearly 92,000, up 30% from a decade earlier, firmly establishing Livingston Parish as one of the fastest-growing areas in the Baton Rouge metropolitan region.


Early 2000s

In the early 2000s, Livingston Parish was already on a path of steady population growth, continuing the trend from the 1990s. However, this trajectory accelerated dramatically following the devastation caused by Hurricanes Katrina and Rita in 2005. As residents from New Orleans and other parts of southeastern Louisiana sought refuge and more permanent relocation, Livingston Parish experienced the largest population influx in its history. From 2000 to 2010, the Parish's population surged from just over 91,000 to more than 128,000 – a gain of more than 36,000 residents in a single decade. The majority of this growth occurred after 2005, transforming Livingston into one of the fastest-growing parishes in Louisiana.

According to Census estimates, between 2007 and 2008, Livingston Parish alone accounted for 57% of all population

JUBAN CROSSING
MODERN MIXED-USE AMENITIES

Juban Crossing, a major mixed-use development located near Denham Springs, began taking shape in the early 2000s through the creation of the Juban Crossing CDD. Anchored by retail and commercial uses, the area has grown into a vibrant commercial hub with big-box stores, restaurants, entertainment venues, and nearby residences. Its development reflects Livingston Parish's shift toward suburban growth during the early 21st century, driven by increasing demand for shopping, dining, and services closer to home. Today, Juban Crossing serves as a regional destination.

An aerial photograph of the Juban Crossing development in Livingston Parish, Louisiana. The image shows a large, modern commercial and residential complex with several large buildings, parking lots, and landscaped areas. A major road, likely I-55, runs along the bottom of the frame, with a bridge crossing a waterway. The development is surrounded by greenery and other infrastructure.

Economic indicators reflected this boom. Total wages in the Parish increased by 56%, outpacing every other Parish in the Capital Region. Median household income rose from \$25,470 in 1989 to \$42,916 by the end of the 2000s. The decade also marked a turning point for public health infrastructure, with construction beginning on the Parish's first two hospitals: North Oaks Health System and Our Lady of the Lake Regional Medical Center. Between 2001 and 2010, Livingston's 39.4% growth rate was second only to Ascension Parish statewide, underscoring the scale of transformation underway.

From 2013 through 2025, Livingston Parish continued to experience growth, but this period was defined as much by its challenges and recovery efforts as by its expansion. The most consequential event was the flood of August 2016, which brought catastrophic rainfall and inundated vast areas of the Parish. According to an analysis conducted for Louisiana Economic Development (LED), over 38,000 housing units in Livingston Parish representing approximately 75% of homes in the Parish were flooded, displacing thousands of residents and leaving a lasting mark on the physical and social fabric of the community. The loss in productivity and lost “value added” as a result of the flood totaled \$124.8 million for Livingston Parish alone and over \$830 million statewide. The flood triggered not only immediate displacement but also long-term shifts in how and where development occurred, with residents and developers seeking higher ground and reduced flood risk.

An aerial photograph showing a large residential area, likely a mobile home park, completely inundated with floodwater. The water is a murky, brownish-yellow color. Numerous houses with dark roofs are visible, many of which are partially submerged. A road runs horizontally across the lower portion of the image, with several cars visible on it. The surrounding landscape is also flooded, with trees and other vegetation partially underwater.

housing. This rebound further fueled Livingston's role as a suburban alternative to Baton Rouge, attracting families in search of affordability, better schools, and more space. The rise of remote work during the COVID-19 pandemic also contributed to this dynamic, allowing more residents to settle in Livingston while working elsewhere. These factors reinforced patterns of low-density residential expansion and suburban-style development across much of the Parish.

Meanwhile, the Parish's school system continued to serve as a major draw, contributing to a steady inflow of young families. New schools and expanded facilities were required to keep up with enrollment, adding to infrastructure demands. While overall growth during this period was slower than in the immediate post-

Katrina decade, development remained consistent and visible.

Taken together, the 2013-2025 period shows a Parish adapting in real time to environmental, economic, and social forces. The long-term trends point toward increasing suburbanization and development pressure, but the future is not set. With the right planning and community-driven action, Livingston Parish has the opportunity to guide its growth deliberately, protecting the qualities that make it unique while addressing the realities of change. The next section aims to capture a snapshot of the impact of all of these historical events on the Parish as they have manifested today.

Place	Population Total (2010)	Population Total (2020)	Percent of Population (2020)	% Change
All Livingston Parish	128,026	142,282	100.00%	+ 11.14%
Unincorporated* Livingston Parish	105,266	120,187	84.47%	+ 14.17%
Albany	1,088	1,235	0.87%	+ 13.51%
Denham Springs	10,215	9,286	6.53%	- 9.09%
French Settlement	1,116	1,073	0.75%	- 3.85%
Killian	1,206	1,177	0.83%	- 2.40%
Livingston	1,769	1,877	1.32%	+ 6.15%
Port Vincent	741	646	0.45%	- 12.82%
Springfield	487	427	0.30%	- 12.32%
Walker	6,138	6,374	4.48%	+ 3.84%

Table 3 - Population of Incorporated Places in Livingston Parish

*Unincorporated areas of the Parish include many areas nearby or adjacent to an incorporated area, and residents

POPULATION TRENDS

Approximately 20% of Livingston Parish’s population resides within the eight municipalities (See Table 5). Denham Springs is the largest by population and area, with 9,286 residents. A comparison of data from the 2010 and 2020 decennial censuses reveals an increase of 14.17% in the population of “Unincorporated Livingston Parish,” Overall, the Parish has increased their population by 11.14% in the last decade. Figure 12. Figure 11 is a graph showing population growth in the Parish between 1950 and 2020.

A comparison of historical decennial Census data shows that Livingston Parish has experienced a steady increase in population since the 1950s. Louisiana has experienced moderate population growth that began to stagnate and slowly increase in the 1990s. When comparing the percentage growth in Livingston Parish and Louisiana as a whole, it is evident that Livingston Parish has consistently experienced much higher percent growth since the 1950s, with the largest percentage change between

1970 and 1980 at ~60%. Louisiana saw the lowest percent growth between 1980 and 1990 at less than 1%. Between 2010 and 2020, Livingston Parish saw an 11% growth in population whereas Louisiana experienced only a 3% increase.

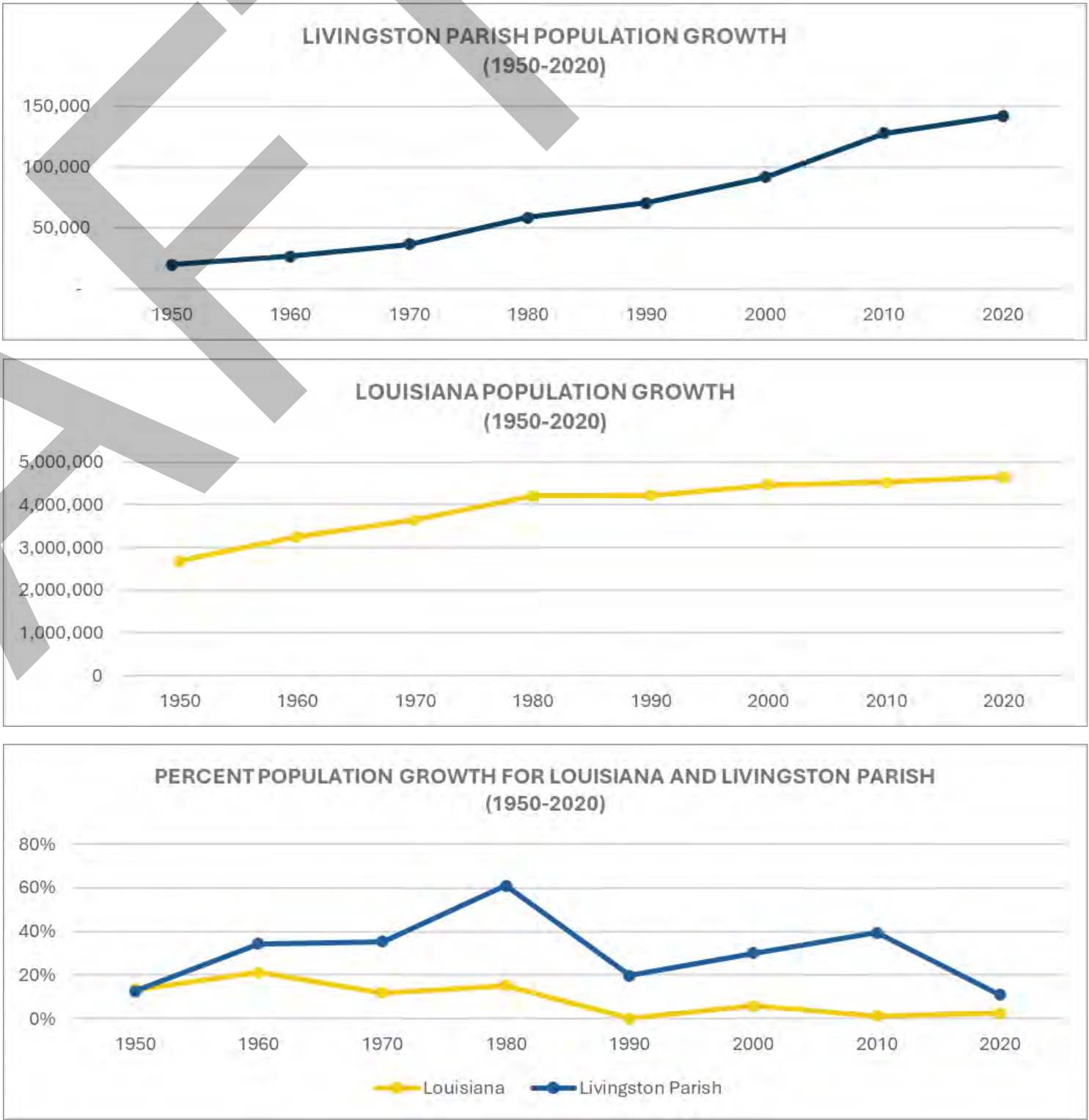


Figure 12 - Population comparisons (1950-2020)

Demographics

Demographics give us a detailed look at who lives in Livingston Parish today and how these characteristics are expected to change over time. This information helps us understand what kind of demand future growth will bring for housing, jobs, shopping, and other services.

Current Demographic Characteristics

- **Working Age Population:** A large portion of the Parish's residents are of working age, which supports a strong local economy and job market.
- **Population Over 65:** The number of residents aged 65 and older is growing, indicating a need for more senior services, healthcare, and age-friendly infrastructure.
- **Income Levels:** While the overall income level of residents is rising, with a median household income of \$78,617 in 2023, the percentage of people living at or below the poverty level has also increased to 13.1%. This shows a need for economic development and social support programs to help those in need.
- **Racial Composition:** The Parish is predominantly white, with 81.9% of the population identifying as White (Non-Hispanic). Other significant racial groups include Black or African American (8.21%) and Two or More Races (2.54%).
- **Young Adult Population:** There is a noticeable lack of residents aged 20-24, which could impact the local workforce and higher education institutions.

	2013		2023		Difference
Total Population	130,192		145,583		+12%
	Percent	Total	Percent	Total	
18 years and over	73%	94,930	74%	107,980	+14%
65 years and over	10%	13,568	14%	19,746	+46%
Median household income	\$53,046	-	\$78,538	-	+48%
Population below poverty level	13.3%	17,159	13.1%	18,935	+10%
Household income <\$35,000	22.3%	14,799	32%	11,454	-23%
Median age	35	-	36.4	-	1.4

Table 4 - Population by age

Implications for Future Growth

- **Housing Demand:** The significant working-age population and increasing number of seniors will drive demand for a variety of housing options, including single-family homes, multifamily dwellings, and senior living facilities.
- **Job Market:** The growing population over 65 will increase demand for healthcare and senior

services, while the working-age population will continue to support a robust job market across various industries.

- **Economic Development:** While rising income levels indicate economic growth, the increasing poverty rate suggests a need for targeted economic development and social support initiatives to ensure inclusive growth.
- **Cultural and Social Services:** The predominantly white population and lack of young adults highlight the need for cultural and social services that cater to a diverse and aging population.

Ethnicity	Number	Percentage
White	121,221	83%
Black or African American	12,013	8%
Hispanic or Latino (of any race)	9,095	6%
Two or More Races	6,759	5%
Some Other Race	4,032	3%
Asian	1,093	1%
American Indian and Alaska Native	464	<1%
Native Hawaiian and Other Pacific Islander	1	<1%

Table 5 - Population by race

LAND USE

Livingston Parish consists of over 400,000 acres of land. The Parish’s land use is largely reflective of its legacy in timber production – particularly softwoods like pine – which still dominate much of the Parish’s landscape to this day. Land use in Livingston Parish in 2025 reflects a community shaped by decades of steady growth, with increasing signs of suburban development emerging across the landscape. The Multi-Resolution Land Characteristics (MRLC) Consortium is a federally supported initiative that produces the National Land Cover Database (NLCD). The MRLC’s datasets are widely used in professional planning and environmental analysis due to their reliability and consistency over time. While they are not designed for parcel-level analysis, these data offer a valuable lens for understanding how Livingston Parish has changed and how it might change in the future. The following table summarizes land uses in Livingston Parish using NLCD data between 1985 and 2023.

Today, the largest share of land remains undeveloped, with over 55,900 acres categorized as open space in 2023. These areas include forests, wetlands, and other natural or minimally disturbed lands that speak to the Parish’s longstanding rural identity. However, data over time suggest that development pressures are steadily transforming Livingston’s land use patterns, particularly in areas near major highways and in proximity to the Baton Rouge region.

Land Use Type (by % of total)	1985	2000	2010	2023	% Change (1985-2023)
Open Water	0.81%	0.87%	0.93%	0.99%	+21.53%
Developed Open Space	5.73%	7.15%	7.36%	8.22%	+43.34%
Developed Low Intensity	2.44%	3.04%	4.44%	5.04%	+106.47%
Developed Medium Intensity	0.41%	0.64%	1.48%	1.93%	+375.08%
Developed High Intensity	0.05%	0.09%	0.16%	0.23%	+354.45%
Forest*	31.15%	24.07%	25.67%	25.41%	-18.44%
Undeveloped Open Space**	12.45%	18.48%	14.89%	13.38%	+7.51%
Cultivated Crops (excl. Timber)	0.02%	0.02%	0.01%	0.09%	+446.75%
Wetlands***	46.94%	45.65%	45.05%	44.71%	-4.75%

Table 6 - Parish-Wide Land Use by Percent

*Forest includes the following NLCD categories: Deciduous Forest, Evergreen Forest, Mixed Forest
**Undeveloped Open Space includes the following NLCD categories: Shrub, Grasslands/Herbaceous, Pasture/Hay, Barren Land (Rock/Sand/Clay)
***Wetlands includes the following NLCD categories: Woody Wetlands, Emergent Herbaceous Wetlands

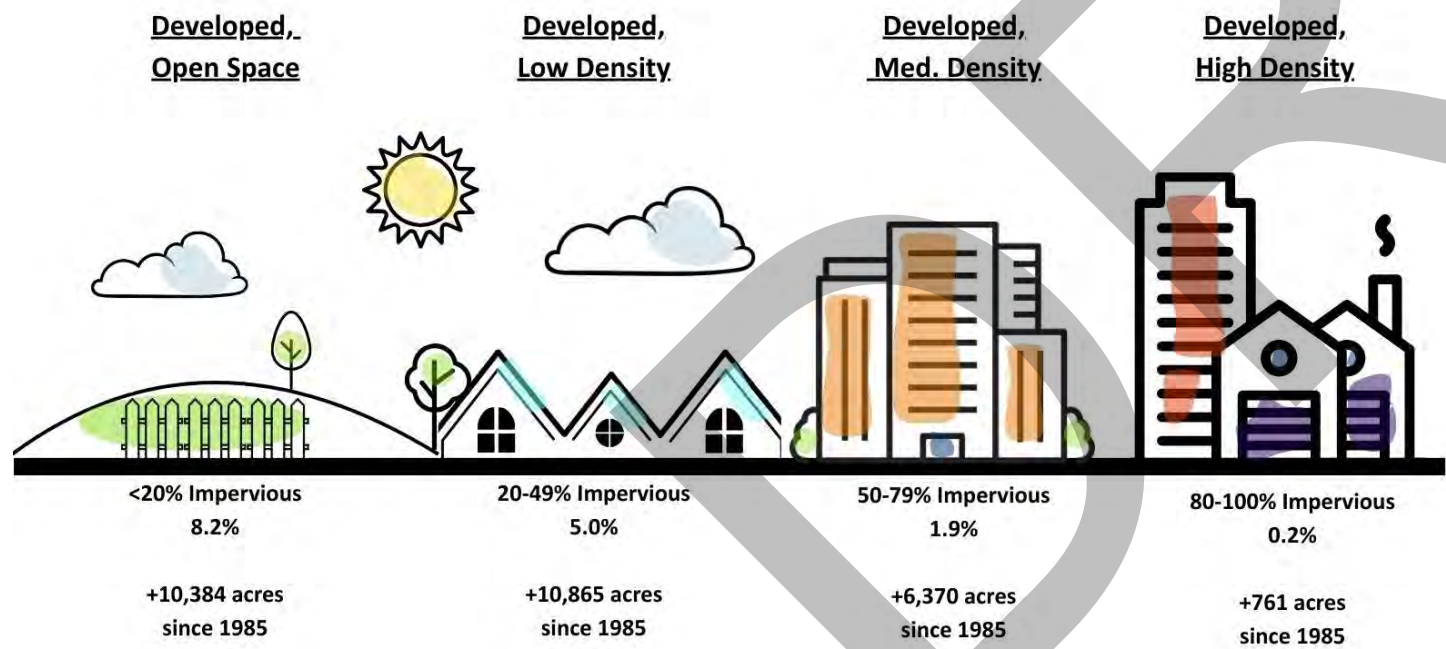


Figure 13 - Land Use Characteristics—Developed Land

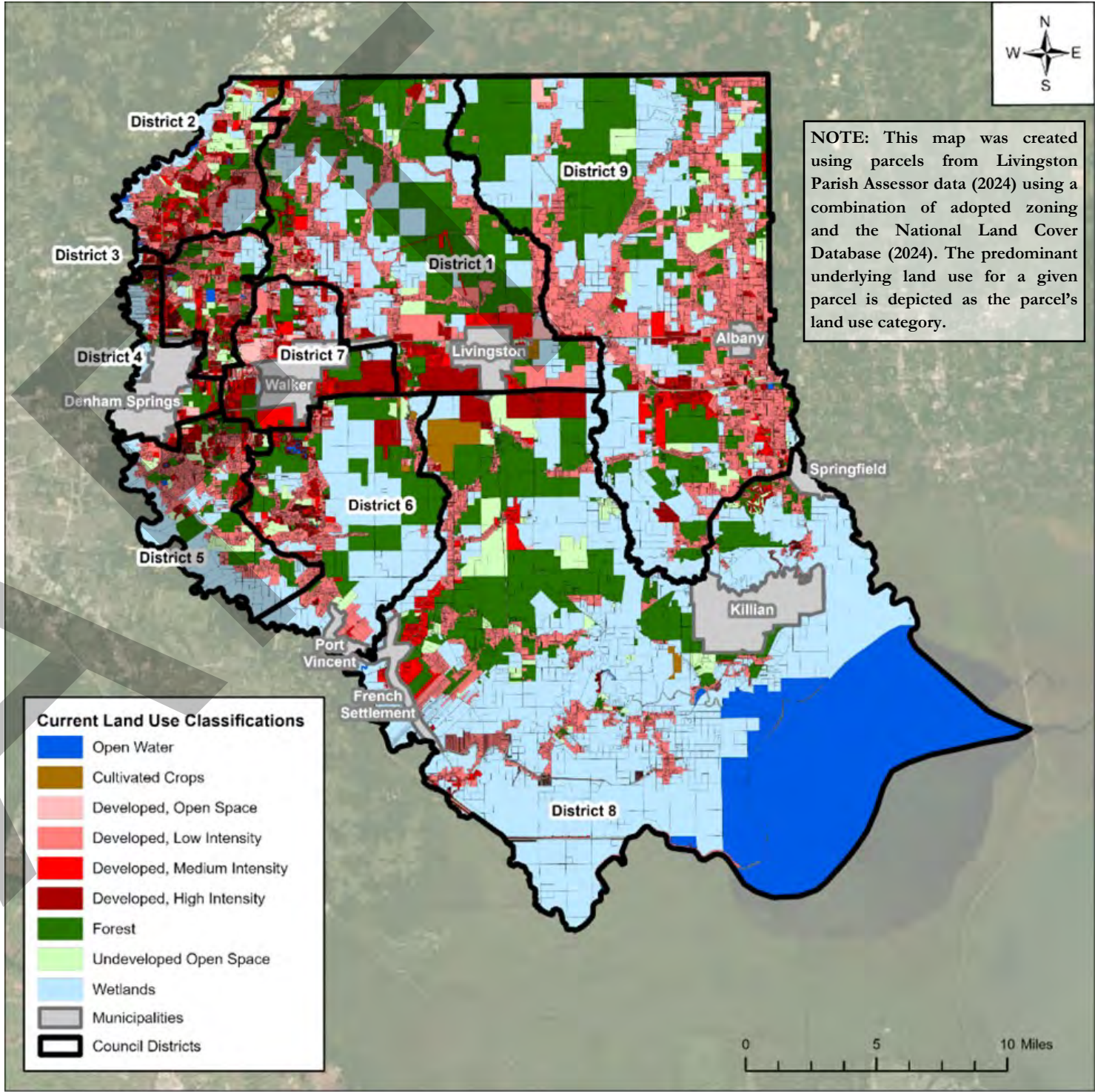


Figure 14 - Existing Land Use Map of the Parish

Since 1985, the most significant expansion has occurred in developed open space (land associated with large-lot subdivisions, parks, schools, and other low-intensity uses) which grew by more than 10,300 acres. Developed low-intensity areas, including typical single-family residential neighborhoods, more than doubled in that time, increasing from about 10,200 acres to over 21,000 acres. These changes reflect a pattern of outward growth that, if left uncoordinated, could challenge the Parish’s ability to preserve open space, maintain infrastructure, and protect its rural character.

Although they account for a smaller portion of the overall land area, medium- and high-intensity development types have grown at the fastest rates. Medium-intensity development—often representing smaller-lot residential areas or mixed-use environments—increased by more than 6,300 acres, a growth rate of 375%. High-intensity development, which includes denser commercial and residential activity, grew by more than 350%. These figures highlight a trend toward greater intensity and diversity of land uses in certain parts of the Parish, signaling the early stages of a more urban or suburban development pattern. However, this trajectory is not set in stone. It reflects current and past trends rather than a predetermined future.

Emerging Development Patterns

Over the past decade, shifts in land use and development patterns have transformed the Parish’s physical and functional landscape. Between 2013 and 2023, urban areas expanded from 13.8% to 15.4%. This urbanization brings both opportunities and challenges- infrastructure and public services are enhanced while also placing pressure on natural and agricultural resources. Concurrently, reductions in agricultural land (from 40% to 35%), forested areas (from 26.9% to 25.4%), and wetlands (from 45.0% to 44.7%) reflect a greater need for balance between development and environmental stewardship.

Land Cover Type	2013	2023	% Change (2013-2023)
Open Water	0.93%	0.99%	+5.94%
Developed Open Space	7.54%	8.22%	+8.29%
Developed Low Intensity	4.56%	5.04%	+9.65%
Developed Medium Intensity	1.55%	1.93%	+19.67%
Developed High Intensity	0.17%	0.23%	+26.06%
Forest*	26.86%	25.41%	-5.71%
Undeveloped Open Space**	13.37%	13.38%	+0.08%
Cultivated Crops (excl. Timber)	0.01%	0.09%	+83.73%
Wetlands***	45.02%	44.71%	-0.69%

Table 7 - Land Cover Type Change Between 2013 and 2023

Housing

Growth in Housing Stock

Between 2013 and 2023, Livingston Parish's housing stock grew from 51,077 to 58,899 units, marking an increase of 7,822 units or 15.3%. This growth reflects the Parish's expanding population and the need for more residential spaces.

Predominant Housing Types

The predominant housing type in the Parish continues to be detached single-family homes, followed by manufactured homes , with a smaller percentage of multifamily dwellings. This distribution highlights the preference for single-family living and the availability of manufactured homes as an affordable housing option.

Changes in Housing Types

From 2013 to 2023, the percentage of single-family homes increased slightly from 65.8% to 69.3%. Manufactured homes saw a decrease from 27.2% to 22.4%, while multifamily dwellings increased from 6% to 7%. At the time of this writing, there are approximately 2,300 manufactured home parks throughout the Parish. Although alternative housing mediums such as boat, RV, van, or other remains a significantly small percentage of the total housing supply, there was an approximate 600% increase in the number of these types between 2013 and 2023. This trend indicates that while the variety of housing types will continue to grow, single-family detached homes will remain the most common form of new housing in the unincorporated parish.

Housing Condition and Occupancy Rates

Roughly half of the housing stock in Livingston Parish has been built since 2000 with roughly 1/3 of the housing built prior to 1980. Compared to nearby Ascension Parish, Livingston Parish has a lower homeowner vacancy rate, but higher than the statewide rate. Livingston Parish has a higher rental vacancy rate than both Ascension Parish and the State of Louisiana.

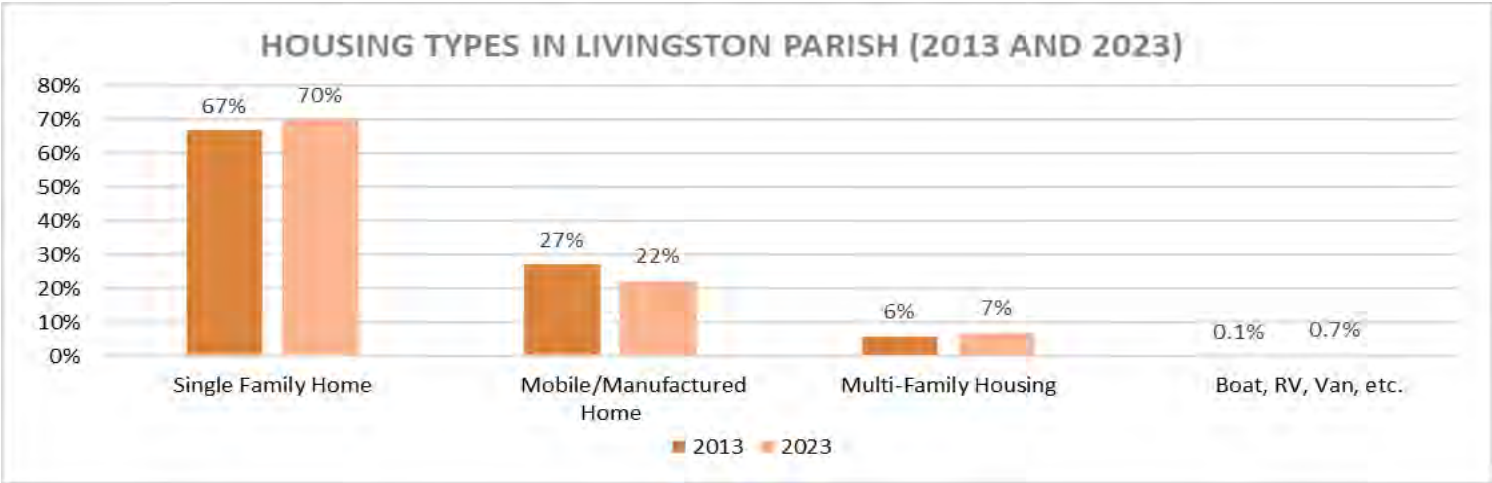


Figure 15 - Housing Types in Livingston Parish (2013 and 2023)

Occupancy rates in the Parish have remained relatively high, with a slight decline from 90.5% in 2013 to 87.2% in 2023. This compares to the national occupancy rates of 87.5% in 2013 and 89.6% in 2023, and the Louisiana average of 86.5% in 2013 and 85.2% in 2023. The declining occupancy rate suggests that development trends are keeping pace with the increasing population. Owner vacancy rates have remained stable, from 1.8% in 2013 to 1.9% in 2023 (See Table 10).

Local Cost of Housing

Housing prices in Livingston Parish, although generally below the national median, have been rising consistently. In 2013, the median single-family home value in Livingston Parish was \$152,500 compared to the national median cost of \$176,700. By 2023, the median home value in Livingston Parish increased by 43.5% to \$218,900. Compared to nearby Ascension Parish and East Baton Rouge Parish, median homes values increased 58.4% and 45.7% respectively across the same time period.



Between 2013 and 2023, the median monthly housing costs for homeowners with a mortgage increased from \$1,226 to \$1,552, an increase of nearly 27%. For homeowners without a mortgage, the median monthly housing costs increased from \$284 to \$373, an increase of 31% between 2013 and 2023. However, renters saw the largest increase in median monthly housing costs in the Parish between 2013 and 2023 rising from \$773 to \$1,102, an increase of nearly 43%.

A household is considered cost-burdened when 30 percent or more of its monthly gross income is dedicated to housing. According to the American Community Survey (2023), 19.7% of all households in Livingston Parish experienced burdensome housing costs. An estimated 3,765 renter households spend more than 30% of household income on housing, which is approximately 45.9% of all renter households (decreased from 49.1% of residents in 2013). An estimated 5,081 owner households with mortgages spend more than 30% of household income on housing, which is approximately 20.7% of all owner households with mortgages (decreased from 23.6% in 2013). An estimated 1,263 owner households without mortgages spend more than 30.0% of household income on housing, which is approximately 7.5% of owner households without mortgages (increased from 9.9% in 2013).

CARTER PLANTATION

HISTORIC ROOTS AND MODERN GROWTH

The Carter Plantation development includes the historic Carter Plantation House (top photo), located on land originally acquired by James Rheem through a Spanish land grant in 1804. In 1817, Thomas Freeman – recognized as the first Black man to own property in Livingston Parish – purchased this pine forest and began shaping it into what is now known as Carter Plantation. The site today embodies multiple layers of Livingston Parish history, serving as a powerful symbol of transformation *and* continuity across generations.



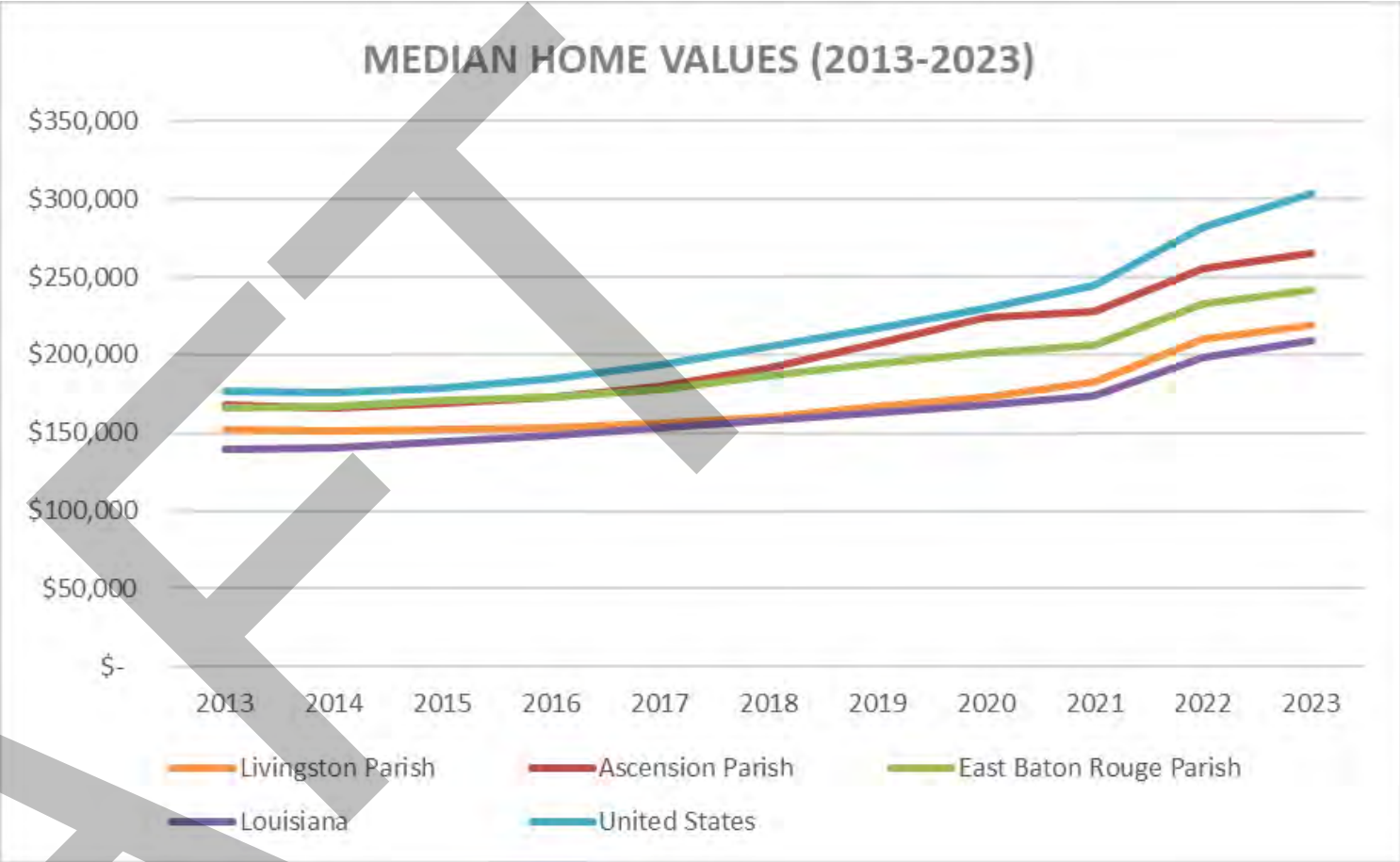


Figure 16 - Median Home Values (2013-2023)

Implications for Future Housing Development

The trends in housing types and prices indicate that single-family detached homes will continue to dominate new housing developments in Livingston Parish. However, the growth in multifamily dwellings and alternative housing options suggests a diversification in housing preferences. Rising home values and stable occupancy rates highlight the need for affordable housing solutions to accommodate the growing population. Investment in diverse housing options will be crucial to meet the needs of all residents and ensure sustainable growth.

	Livingston Parish		Ascension Parish		Louisiana	
	Number	Percent	Number	Percent	Number	Percent
Total housing units	58,899	100%	50,971	100%	2,094,002	100%
Occupied housing units	51,362	87.20%	46,773	91.80%	1,783,168	85.20%
Vacant housing units	7,537	12.80%	4,198	8.20%	310,834	14.80%
Homeowner vacancy rate	1.9	(X)	2.1	(X)	1.3	(X)
Rental vacancy rate	8.4	(X)	6.2	(X)	7.8	(X)

Table 8 - Housing Occupancy, 2023

TRANSPORTATION

Existing Conditions

Livingston Parish’s transportation network is structured around a hierarchy of roadway types, each serving a distinct role in the movement of people and goods. Interstate 12 (I-12) is the highest-capacity corridor, designed for long-distance travel and regional connectivity. Freeways and expressways, such as I-12, are built for mobility, with limited access points and physical barriers separating travel lanes to ensure efficient traffic flow.

Principal arterials—including US 190, LA 16, LA 447, and LA 3002—connect major centers within the parish and provide critical links to neighboring regions. These roads are essential for both daily commuting and the movement of commercial traffic. Minor arterials and collectors gather vehicles from local roads and funnel them toward the arterial network, supporting trips of moderate length and providing access to smaller communities and neighborhoods. Local roads, which make up the majority of the network by mileage, serve as the starting and ending points for most trips, providing direct access to homes, businesses, and community facilities.

The jurisdictional responsibility for these roads is divided among federal, state, parish, and local governments. The Louisiana Department of Transportation and Development (DOTD) manages state highways, while the Capital Region Planning Commission (CRPC) plays a key role in planning

Functional Classification	Description
Interstates	The highest functional classification, constructed with mobility and long-distance travel in mind and are officially designated and included in the national interstate highway system
Freeways & Expressways	Roadways that are similar to interstates with directional travel lanes separated by a physical barrier with access points limited to on and off ramps
Other Principal Arterials	Roadways that serve major centers of metropolitan areas providing a high degree of mobility and can also serve rural areas.
Minor Arterials	Roadways that provide service trips of moderate length and serve areas that are smaller than those served by principal arterials
Collectors	Roadways that collect traffic from local roads and funnel traffic to the arterial network. Divided into major and minor collectors depending upon roadway length, connection points, and capacity.
Local Roads	Roadways that often serve as the origin or destination of trips and provide direct access to abutting land uses.

Table 9 - Roadway Functional Classifications

Roadway	Description
I-12 (Interstate)	I-12 starts in Baton Rouge, LA and traverses east through Livingston Parish
US 190 (Principal Arterial)	US 190 traverses east-west through the majority of southern Louisiana and through the entirety of Livingston Parish
LA 16 (Principal Arterial)	LA 16 begins in southern Livingston Parish extending north through the parish and traverses much of southeast Louisiana
LA 447 (Principal Arterial)	LA 447 traverses north-south throughout the eastern portion of Livingston Parish, beginning in Port Vincent and terminating at LA 63
LA 3002 (Principal Arterial)	LA 3002 traverses north-south from I-12 to MLK Jr Dr in Denham Springs, LA

Table 10 - Livingston Parish Major Roadways

and securing funding for major projects within its planning area. Outside the CRPC’s boundaries, DOTD is the primary agency for planning, design, construction, and maintenance of state highways. The parish government is responsible for local roads not covered by state or federal oversight.

Federal funding and regulations influence many aspects of the transportation system, from eligibility for construction and repair projects to design standards and safety requirements. Even minor local roads may qualify for federal assistance under certain programs, highlighting the interconnected nature of transportation planning in the parish.

The Federal Highway Administration classifies highways according to the functions that different roads serve within the network. A breakdown of each functional classification is shown in Table 12.

The main roadway network, as outlined in Table 13, includes not only the major highways but also a network of local roads that provide essential access to residential, commercial, and industrial areas. This network supports the parish’s role as both a growing suburban community and a key link in the broader Baton Rouge metropolitan region.

Livingston Parish relies on these roadways and many others to provide mobility through more urbanized areas such as Denham Springs. They also provide access to more rural areas throughout the Parish. A map of the Livingston Parish roadway network, along with the functional classifications of interstate, principal and minor arterials, major and minor collectors, is presented below with points indicating where the highest Annual Average Daily Traffic (AADT) occurred in 2024.

Public Transportation

Public transportation within Livingston Parish is currently limited, provided by the Livingston Parish Council on Aging. The Livingston Parish Council on Aging provides demand response non-emergency transportation to the elderly and disabled within the Parish. The Livingston Parish Council on aging has provided this service since 1974 and provided destinations include the senior meal site, medical offices, drug stores, shopping areas, hairdressers, and social service agencies. The City of

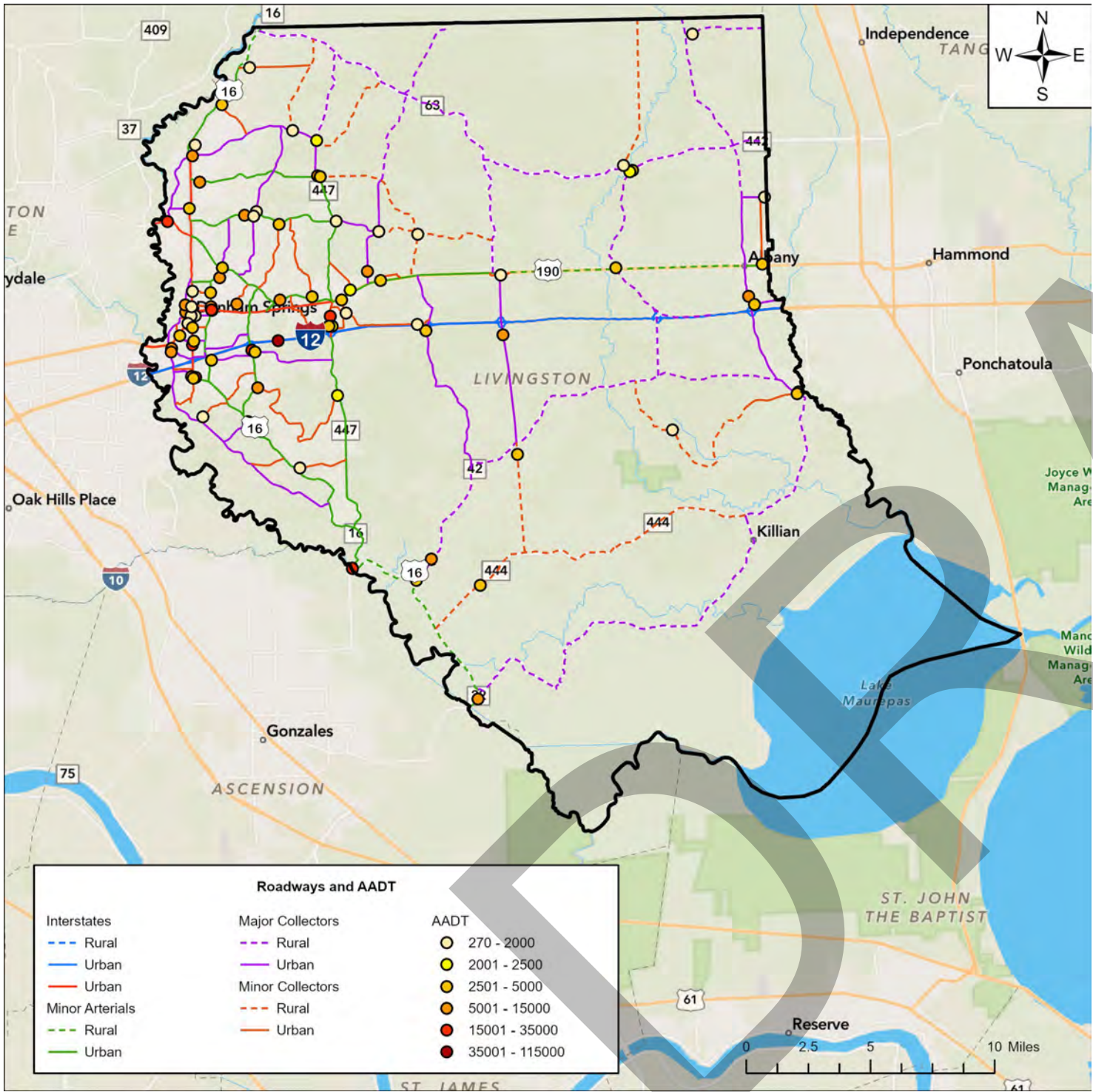


Figure 17 - Livingston Parish Roadway Network and AADT (LADOTD, 2024)

Source of Operating Funds	Amount (2023)
Directly Generated	\$ 1,391
Federal Government	\$ 438,480
State Government	\$ 153,700
Local Government	\$ -
Total	\$ 593,571

Table 11 - Livingston Parish Council Aging Operating Expenses

Service Efficiency	
Metric	Measurement
OE per VRM	\$4.22
OE per VRH	\$76.21
Service Effectiveness	
Metric	Measurement
UPT per VRM	0.2
UPT per VRH	3.6
OE per UPT	\$21.33

Table 12 - Livingston Parish Transit Metrics

Denham Springs has been in discussion with the Baton Rouge Capital Areas Transit System (CATS) to provide bus services to the City of Denham Springs and parts of Livingston Parish. Transit metrics and operating expense from 2023 provided by the National Transit Database (NTD) for the Livingston Parish Council on Aging are shown *Tables 16 and 17*.

An area’s public transportation is measured by its service efficiency and effectiveness by the National Transit Database. Service efficiency is measured by operating expenses (OE) per annual vehicle revenue miles (VRM) and annual vehicle revenue hours (VRH). The service’s overall effectiveness is measured by unlinked planned trips (UPT) per VRH and OE per UPT. Service efficiency and service effectiveness metrics for the Livingston Parish Council on Aging from 2023 are shown in *Table 17*.

Roadway Network and Connectivity

Livingston Parish’s transportation system is anchored by major corridors such as I-12 and US 190, which serve as the primary east-west routes for both local and regional travel. The parish’s network also includes a mix of principal and minor arterials, collectors, and local roads. Many intersections, especially those connecting major collectors to principal arterials, experience high traffic volumes. According to recent analyses, about 70% of the highest annual average daily traffic (AADT) locations are at or near these intersections, particularly in the more suburbanized eastern portion of the parish, such as Denham Springs. This network is essential for moving people and goods efficiently throughout the region.

Safety

Safety is a major issue, with 4,102 automobile crashes and 26 fatalities recorded in 2024. Most crashes occur at high-traffic intersections and congested corridors. Compared to similar parishes, Livingston’s total crash numbers are somewhat lower, but fatality rates are similar. The Louisiana State University (LSU) Center for Analytics and Research in Transportation Safety (CARTS) provides detailed crash data, including information on fatalities, injuries, crash locations, and contributing factors such as alcohol involvement and seatbelt usage.

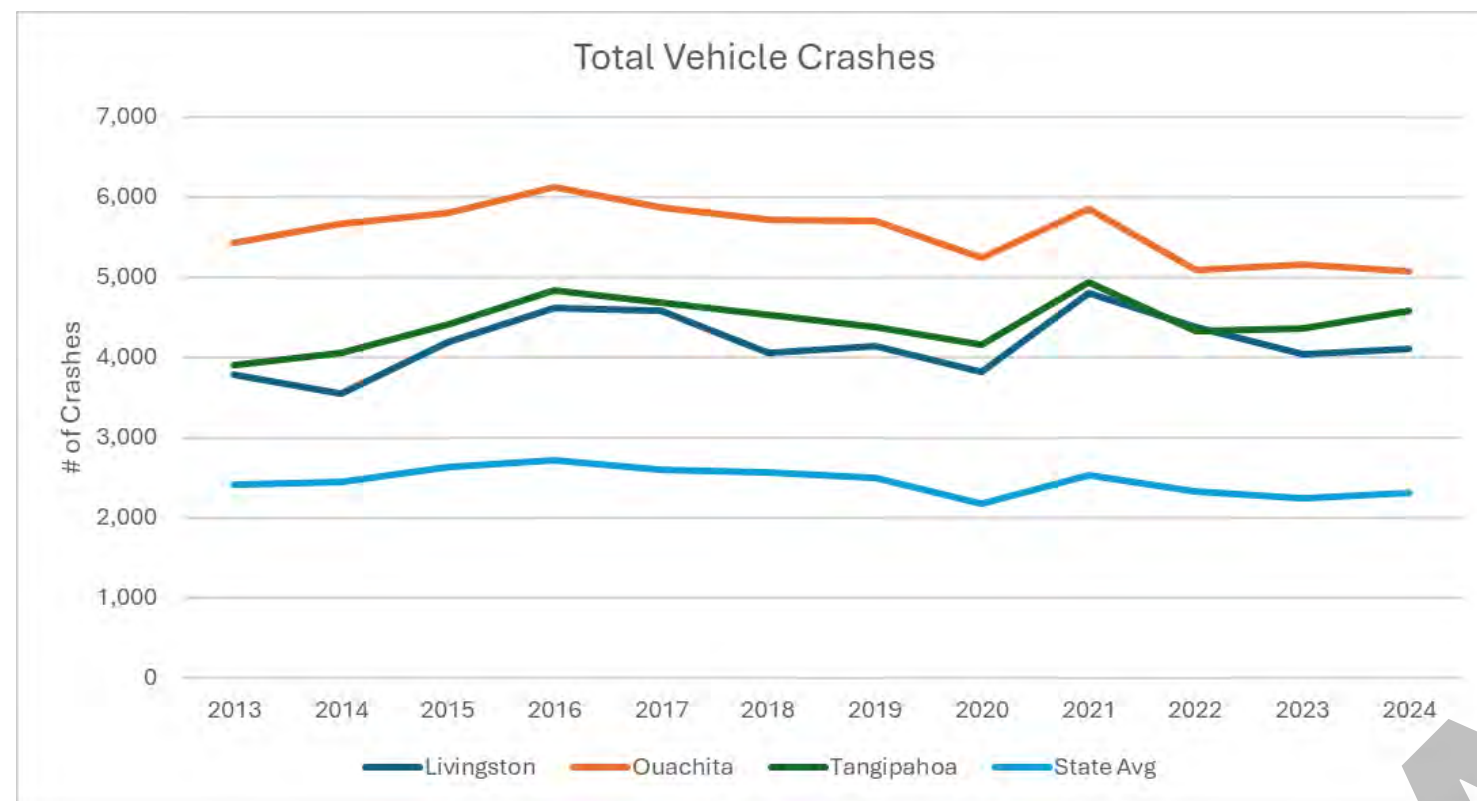


Figure 18 - Total Vehicle Crashes

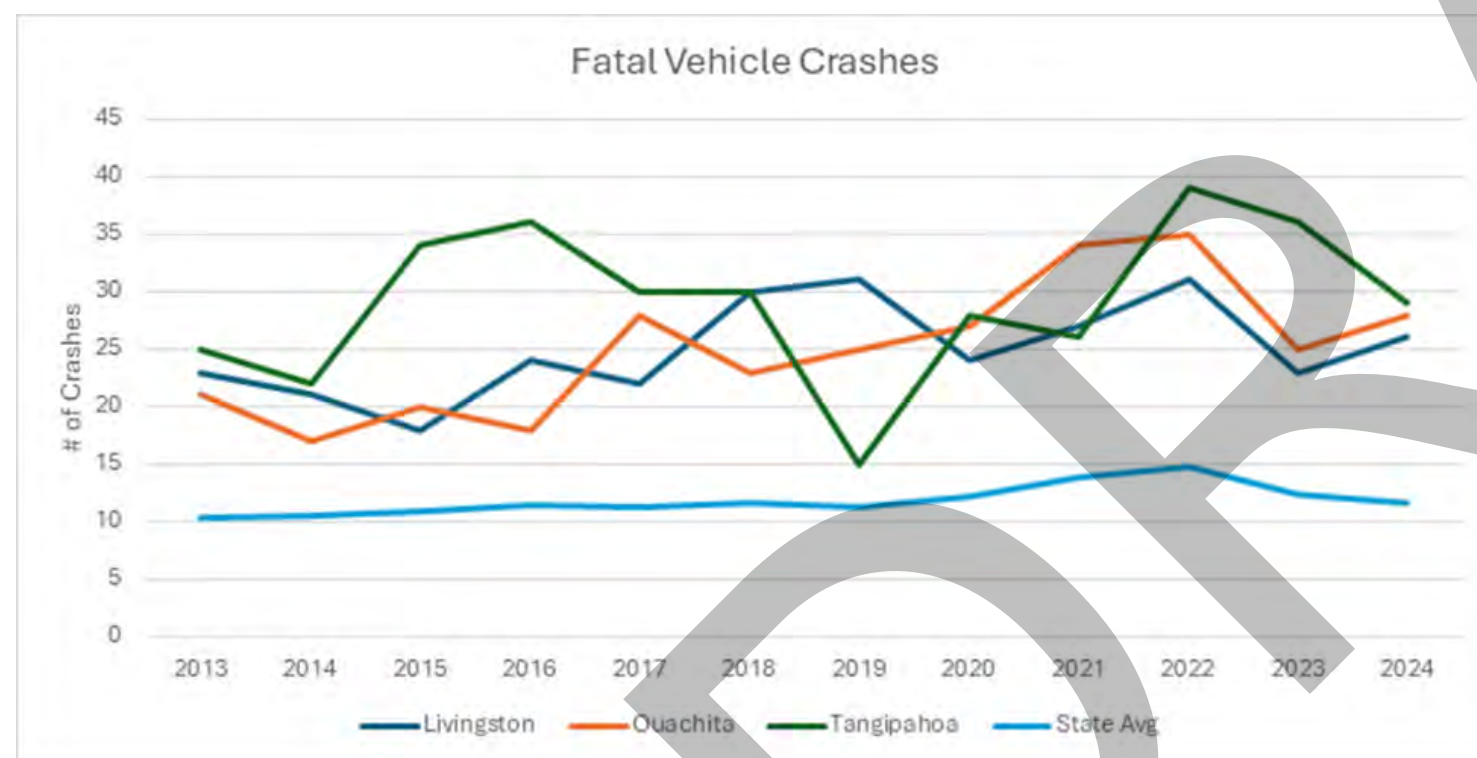


Figure 19 - Fatal Vehicle Crashes

Aviation and Other Modes

In addition to its extensive roadway network, Livingston Parish is served by other important modes of transportation that contribute to regional mobility and economic development. The most notable recent addition is the Livingston Parish Airport, located on Jordan Lane. This airport is emerging as a key asset for the parish, with state and federal funding supporting its development. The airport features North and South runways and dedicated business development space, positioning it to attract aviation-related industries and support local businesses. Stakeholders view the airport as a catalyst for economic growth, job creation, and increased regional visibility. Its presence is expected to enhance freight and passenger movement, making Livingston Parish more competitive as a destination for both business and leisure travel. As the airport continues to expand, careful planning will be needed to ensure that supporting infrastructure—such as roads, utilities, and compatible land uses—keeps pace with its growth and maximizes its benefits for the community.

Railroads also play a role in the parish's transportation system, providing freight service that supports local industry and connects Livingston Parish to broader markets. While passenger rail service is not currently available, the existing rail infrastructure is an important asset for economic development and logistics.

Public transportation options in Livingston Parish remain limited. The Livingston Parish Council on Aging provides demand-response rides for seniors and people with disabilities, helping some of the parish's most vulnerable residents reach medical appointments, shopping, and social services. There have been discussions about expanding fixed-route bus service, particularly in Denham Springs, but for now, most residents rely on personal vehicles for daily travel.

Together, these modes—roadways, aviation, rail, and limited public transit—form a multimodal transportation system that supports the parish's role as a growing suburban community and a key link in the Baton Rouge metropolitan region. As Livingston Parish continues to develop, integrating and enhancing these modes will be essential for supporting economic growth, improving quality of life, and ensuring long-term resilience.

ECONOMY

In addition to its economic importance as it relates to the timber industry, much of the new growth in Livingston Parish is attributable to its proximity to East Baton Rouge Parish. According to the 2021 **Economic Forecast hosted by the Livingston Parish Economic Development Council**, the Parish possesses a strong residential base with approximately 59% commuting outside of Parish boundaries for work, a characterization often referred to as a "bedroom community,". Many residents choose to commute to balance a desirable quality of life with the easy access to the economic and cultural opportunities of a larger city. The populations of East Baton Rouge, Livingston, and Ascension Parishes are juxtaposed in Table 13.

Data from the Bureau of Labor Statistics and the County Business Patterns report show there are approximately 2,000 employment establishments operating within Livingston Parish. Livingston residents are primarily employed in educational services, health care and social assistance (22%),

Industry	Livingston Parish	Louisiana	United States
Civilian employed population 16 years and over	65,633	2,030,949	159,808,535
Agriculture, forestry, fishing and hunting, and mining	1.8%	3.3%	1.6%
Construction	14.1%	8.3%	6.9%
Manufacturing	9.4%	7.5%	10.0%
Wholesale trade	2.3%	2.3%	2.3%
Retail trade	11.5%	11.3%	10.9%
Transportation and warehousing, and utilities	4.2%	5.8%	5.9%
Information	1.2%	1.4%	1.9%
Finance and insurance; real estate and rental and leasing	5.9%	5.1%	6.7%
Professional, scientific, and management; administrative and waste management services	9.0%	9.6%	12.4%
Educational services, and health care and social assistance	21.6%	25.3%	23.4%
Arts, entertainment, and recreation; accommodation and food services	8.8%	9.4%	8.8%
Other services, except public administration	4.4%	5.2%	4.7%
Public administration	5.9%	5.4%	4.7%

Table 13 - Employment by Industry, Livingston Parish, Louisiana, and U.S

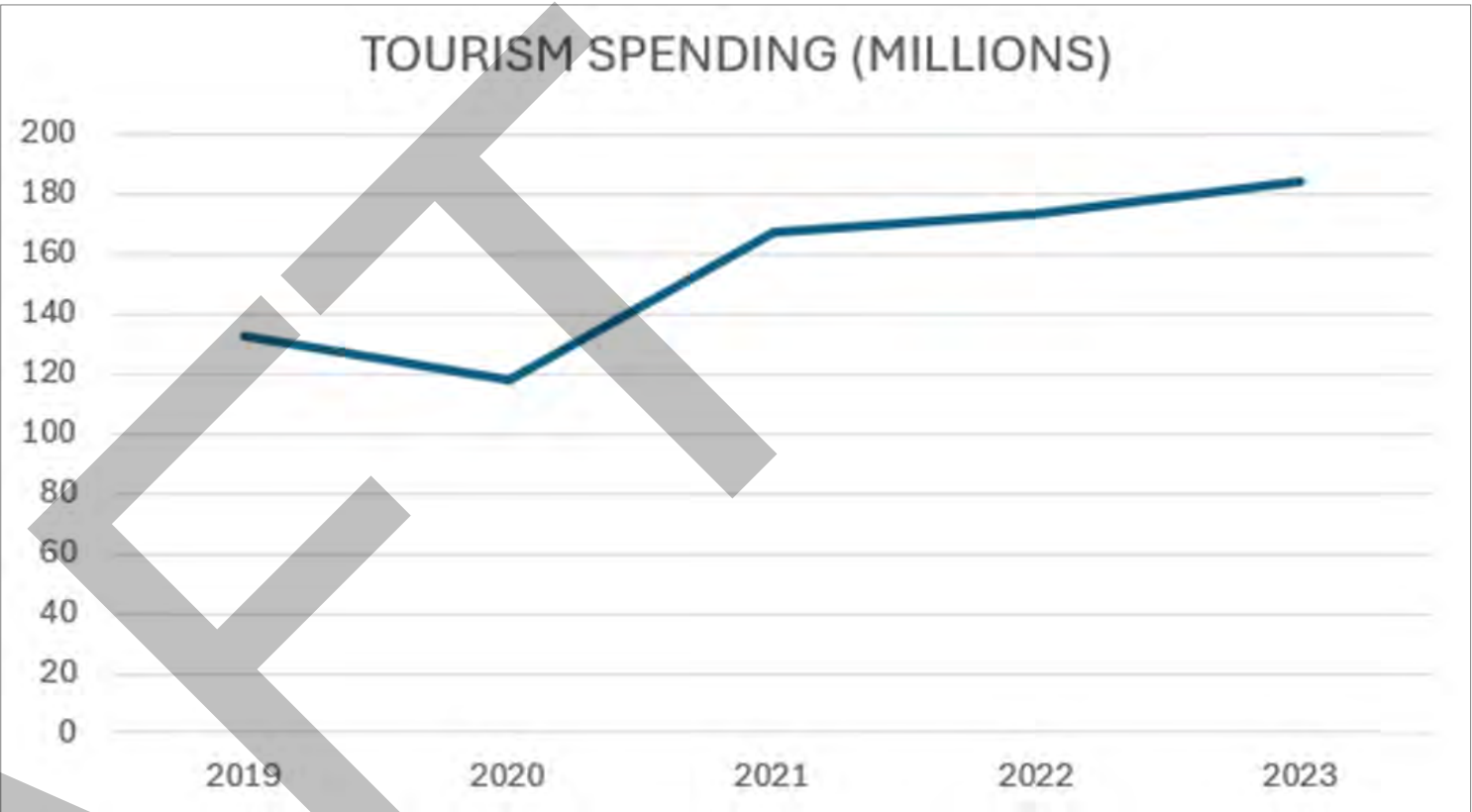


Figure 20 - Tourism Spending in Livingston Parish (2019–2023) via Louisiana Department of Culture, Recreation, and Tourism

construction (14%), and retail trade (11%). (Table 7). Notably, the Parish has exceeded national employment rates in the construction sector as the burgeoning infrastructure needs of the community continue to adapt to its growing population.

As it pertains to Livingston’s industrial base, or the goods producing sector of the Parish, announcements from manufacturers in recent years (2019-2025) have totaled \$191.5 million dollars of investment with 246 direct and indirect jobs created. For a parish historically characterized by commuting and residential growth, these major announcements signal a shift toward a more self-sustaining local economy. The creation of 246 permanent jobs not only diversifies the employment landscape but also boosts household income, generates new tax revenues, and reduces economic leakage to neighboring parishes. Overall, the current employment mix indicates a balanced economy that contributes to regional stability. As employment opportunities become more specialized, the Parish may be viewed as more competitive in attracting further investment and supporting long-term growth.

The southeast Louisiana region is particularly rich in natural beauty. Livingston Parish benefits from a favorable climate, central location, and over 400 miles of navigable waterways, making it a popular destination for boating, fishing, golfing, and other outdoor activities. According to research conducted by the Louisiana Department of Culture, Recreation, and Tourism, visitor spending in the Parish grew by an impressive 39% between 2019 and 2023.

In addition to eco-tourism, Livingston Parish offers attractions that appeal to visitors of all ages. The Livingston Parish Convention and Visitors Bureau actively promotes the local museums, festivals, and shopping areas that connect the East Baton Rouge and Hammond metropolitan areas. Strategic investments in family-friendly destinations have yielded measurable economic benefits. The Live Oak Sports Complex in Denham Springs has seen a 54% increase in ad valorem tax revenue within 9 years, rising from \$702,494 in 2010 to \$1,084,950 in 2019. These figures underscore the role of recreation-focused development in increasing property values for residents.

Livingston Parish is central to a range of educational institutions that support a talent pipeline for the state. The public school system, comprised of 42 primary and secondary schools, offers educational opportunities for over 26,000 students across the Parish. In collaboration with Southeastern Louisiana University and the Louisiana Technical College system, the Parish supports workforce development through programs that offer industry-based certifications, dual enrollment, articulated college credit, and hands-on training. These opportunities are centralized at the Literacy and Technology Center in Walker, a facility that connects students with real-world experience through internships, clinicals, and technical instruction.

The Laser Interferometer Gravitational-Wave Observatory (LIGO) in Livingston Parish is a nationally significant research facility- one of only two such observatories in the U.S.- and played a

key role in the historic 2015 detection of gravitational waves. Beyond its scientific achievements, LIGO Livingston contributes to the local economy by providing high-quality employment and learning opportunities for locals.

Health access is considered a key indicator when measuring a community's quality of life. Livingston Parish is served by Our Lady of the Lake, Livingston; a full-service hospital located in Walker. In addition, Ochsner Health operates several urgent care and family medicine clinics throughout the Parish, improving access to primary and preventive care. According to the County Health Rankings (2024), Livingston Parish has a ratio of 1 primary care provider per 2,350 residents, which is well below the national benchmark of 1:1,030. Continued investment in healthcare infrastructure, transportation, and digital access (telehealth) will be essential to improving health equity and outcomes across the Parish.

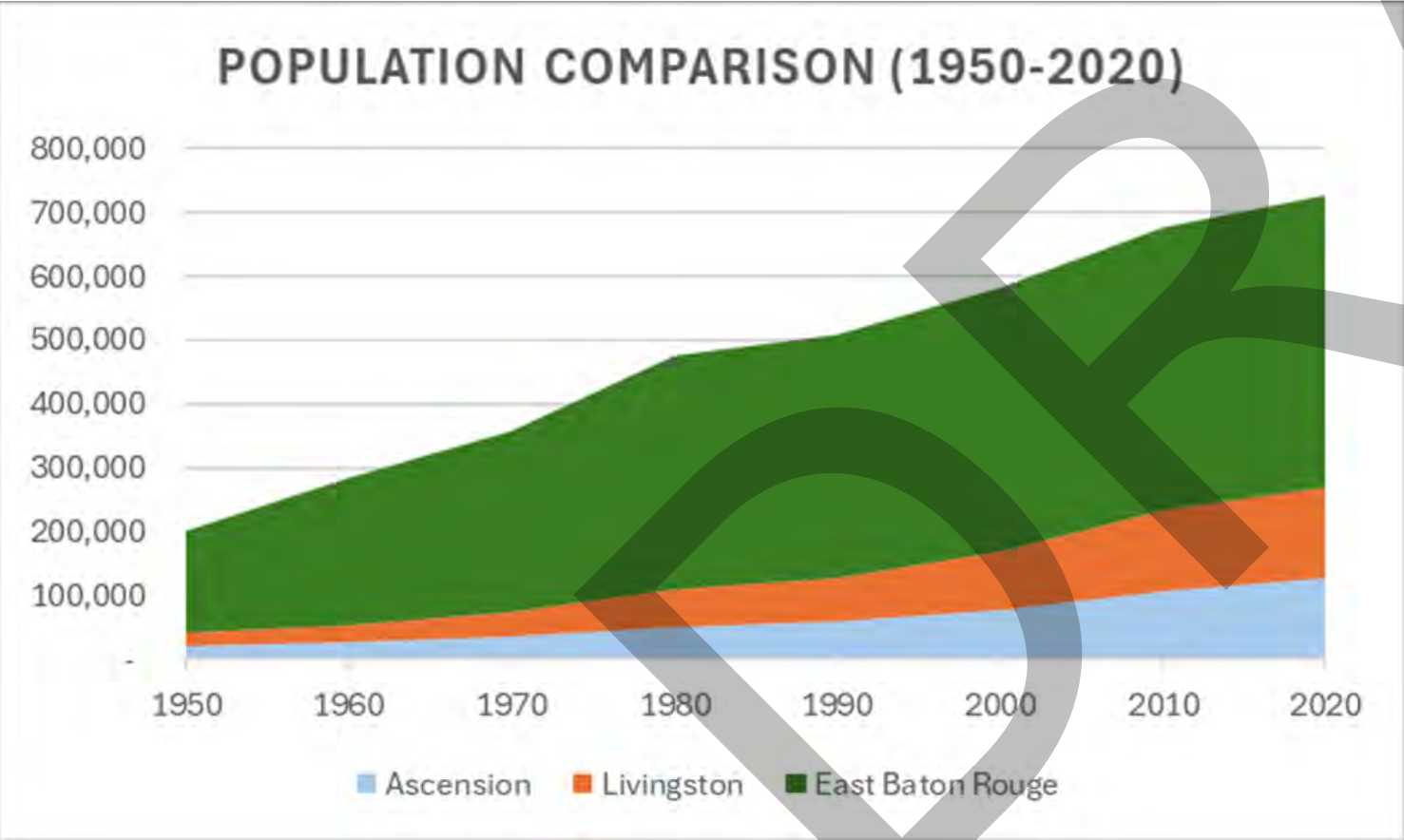
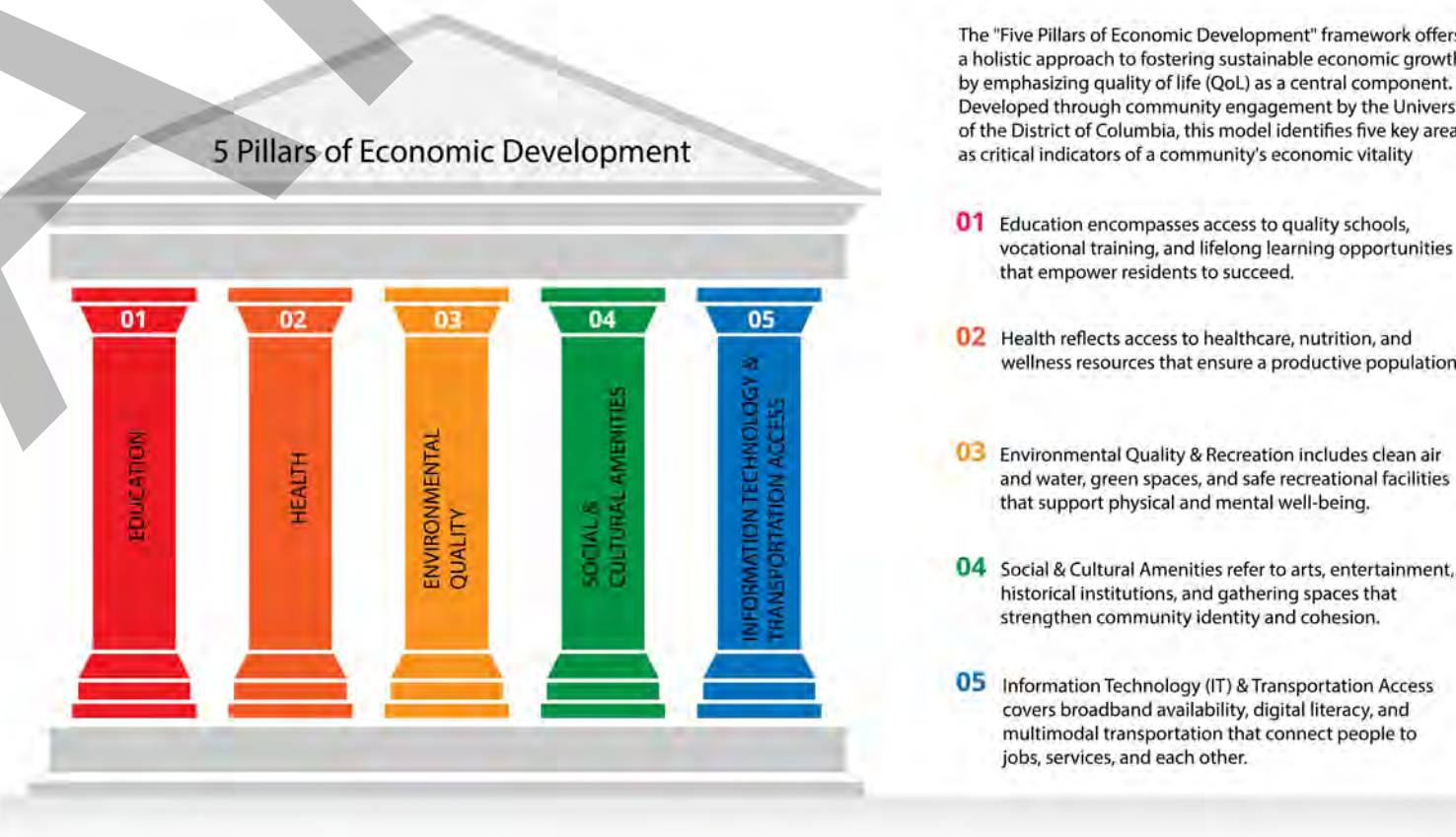


Figure 21 - Population Comparisons to Nearby Parishes (1950–2020)



FINANCE

Tax Base in the Parish (Jobs/Housing Ratio)

Livingston Parish's financial health relies heavily on its tax base, which includes property taxes, sales taxes, and other local taxes. The jobs-to-housing ratio is a key indicator of how well employment opportunities match residential development. With a population of around 65,633 and 61,011 housing units as of 2023, the Parish has a jobs-to-housing ratio of about 1.07. This balance helps ensure that residents can find jobs locally, reducing long commutes and supporting local businesses.

Public Expenditures Financed by Sales Tax

Sales tax is a major source of revenue for Livingston Parish, funding essential public services like education, infrastructure, and public safety. In 2025, the combined local and state sales tax rate in the Parish ranges from 9.00% to 11.50%, depending on the area. This reliance on sales tax highlights the importance of a strong retail sector and active consumer spending.

Efforts to Address Tax Concerns in Livingston Parish

There have been efforts in the past 5 years to address public concerns about tax rates and their impact on residents. For instance, Livingston Parish has seen several tax renewal propositions aimed at maintaining essential services while reducing the tax burden on residents. In 2024, a tax renewal measure was proposed to reduce the property tax rate from 2.5 mills to 2.0 mills.³ This measure was designed to continue funding critical services like the Parish health unit and environmental services without increasing the overall tax burden. Additionally, the overall taxable value in Livingston Parish increased from \$580 million in 2023 to around \$900 million in 2025. These efforts reflect a growing awareness and responsiveness to public opinion on taxation, aiming to balance necessary public funding with taxpayer concerns.

Tax Base Per Capita

The tax base per capita measures the financial contribution of each resident to the Parish's revenue. In 2023, the per capita income in Livingston Parish was \$33,883. Comparing this to the state average helps gauge the Parish's economic standing and its ability to fund public services. Livingston Parish has a higher per capita income compared to the state average, indicating a relatively stronger economic position. Livingston Parish has a per capita income of \$33,883, which is higher than East Baton Rouge Parish (\$31,500) but lower than Ascension Parish (\$35,200).

This comparison can also point out areas where financial strategies might be improved. In terms of tax collections per capita, Livingston Parish collects \$4,856, which is lower than both East Baton Rouge Parish (\$5,200) and Ascension Parish (\$5,100). This suggests that while Livingston Parish has a relatively strong income level, its tax collection efficiency might be lower compared to its neighboring

parishes. The tax collections per capita in Livingston Parish are slightly higher than the state average, reflecting its capacity to generate revenue for public services. This comparison suggests that Livingston Parish is in a better position to fund its public services and infrastructure compared to the overall state average.

Attracting Industry and Development

To boost economic growth and improve infrastructure, Livingston Parish aims to attract new industries and support the expansion of existing businesses. As of 2023, the largest industries in the Parish include construction, health care and social assistance, and retail trade. The highest paying industries are utilities, wholesale trade, and manufacturing. By creating a business-friendly environment and offering incentives, the Parish can attract more industries, create job opportunities, and enhance residents' quality of life. Collaborating with government bodies, educational institutions, and local businesses is crucial for sustainable growth and development.

Largest Industries	
Construction	9,234 employees
Health Care and Social Assistance	8,141 employees
Retail Trade	7,547 employees
Highest Paying Industries	
Utilities	\$90,112 average annual salary
Wholesale Trade	\$70,098 average annual salary
Manufacturing	\$69,705 average annual salary
Economic Growth	
Population Growth (2013-2025)	14.3% increase
Population Growth (2022-2023)	1.5% increase
Median Household Income	\$78,617 (2023)
Infrastructure and Development	
Median Property Value	\$218,900
Homeownership Rate	81.3%
Average Commute Time	34.1 minutes

Table 14 - Summary of Large Industries in Livingston Parish

WATERWAYS, WETLANDS, AND FLOODPLAINS

Major Waterways and Water Bodies

Livingston Parish is defined by its abundant water resources, which shape both the landscape and the local way of life. The parish is home to several significant rivers, each playing a unique role in the ecosystem and the economy. The Amite River is a central feature, valued for its recreational opportunities such as boating and fishing. It also supports local industries that depend on water access. The Tickfaw River winds through the parish, providing critical habitats for wildlife and serving as a destination for residents and visitors who enjoy water based activities. The Blood River contributes to the health of the local environment and is a favorite spot for those seeking recreation on the water. The Natalbany River is important for regional water management and helps sustain a diverse range of plant and animal life. Colyell Creek is another vital waterway, playing a role in flood control and supporting a variety of species that depend on healthy aquatic environments.

The parish also contains several major lakes and water bodies that are essential to its environmental and economic health. Lake Maurepas is known for its scenic beauty and its importance as an ecological resource. The lake provides habitat for fish and wildlife and is a popular spot for outdoor recreation. Lake Pontchartrain, which borders the parish, is a large estuarine system that supports fishing, boating, and tourism. Tickfaw Lake is used for recreation and provides habitat for local wildlife. Blood Lake offers additional habitats for aquatic species and supports a range of water-related activities. These water resources are not only important for the environment but also contribute to the parish's economic vitality by attracting visitors and supporting local businesses.

Floodplain Coverage

A significant portion of Livingston Parish is located within the 100-year floodplain. This designation means that these areas have a one percent chance of flooding in any given year. Understanding the extent of the floodplain is crucial for planning and development decisions. Floodplain maps influence building regulations, insurance requirements, and emergency preparedness efforts. Accurate and up-to-date mapping helps residents and developers make informed choices to reduce the risk of flood damage. The presence of extensive floodplains requires careful management to protect people, property, and the natural environment.

Impaired Waterways

Some waterways in Livingston Parish do not meet the water quality standards established by the Environmental Protection Agency. These impaired waterways are listed under Section 303(d) of the Clean Water Act and require ongoing monitoring and restoration efforts. Pollution from agricultural runoff, industrial discharges, and urban development are common causes of impairment. The Amite River is currently impaired due to high levels of nutrients and sediment, which can harm aquatic life and reduce water quality. The Tickfaw River has elevated levels of bacteria and nutrients, making it less suitable for recreation and wildlife. The Blood River is affected by excessive nutrients and organic

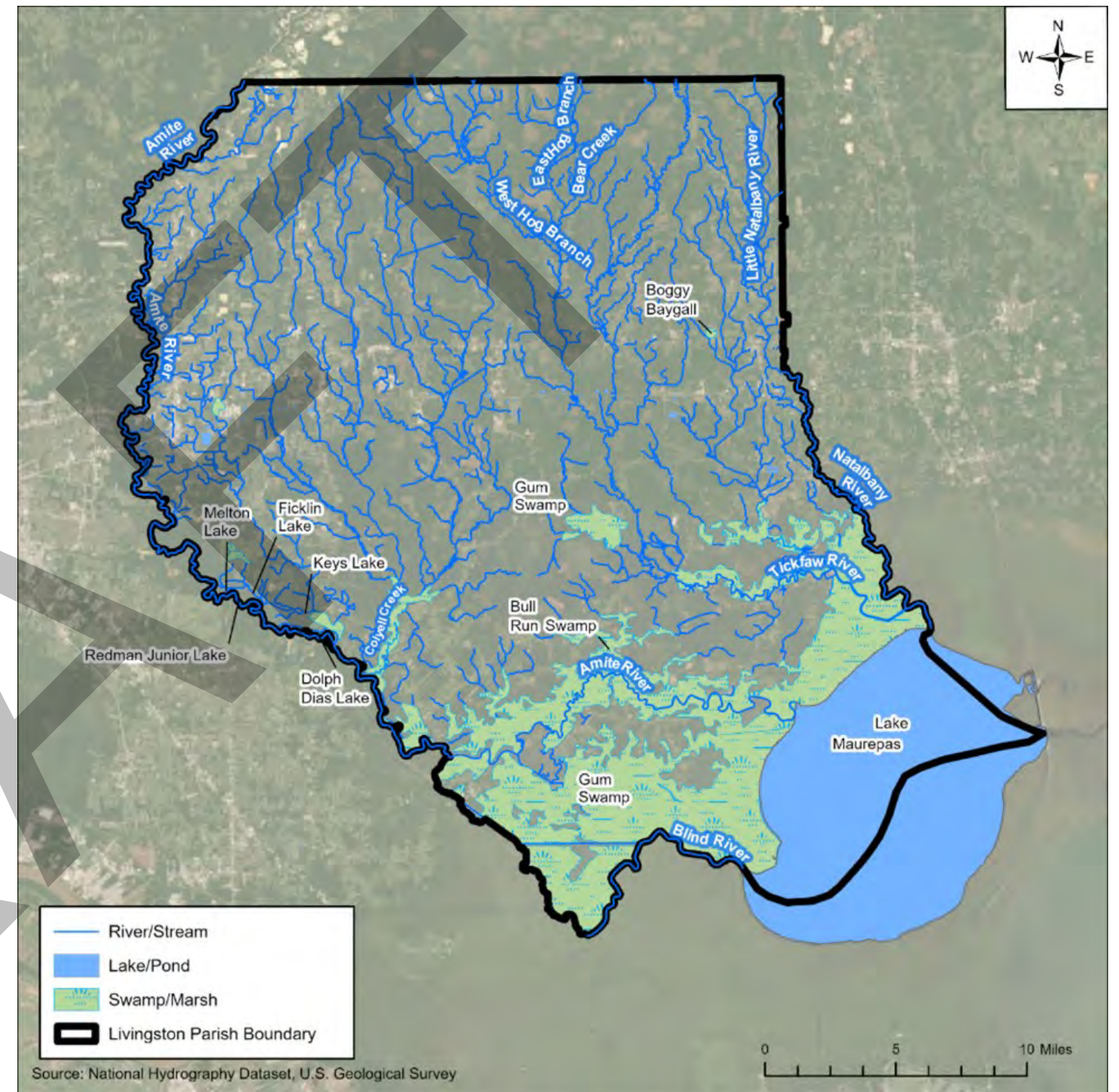


Figure 22 - River Wetlands in Livingston Parish

enrichment, which can lead to algal blooms and other ecological problems. The Natalbany River faces challenges with high bacteria levels, which can pose risks to human health and aquatic species. Colyell Creek is impaired because of sediment and nutrient pollution, which can degrade habitats and reduce water clarity. Addressing these water quality issues is important for protecting both human health and the long-term sustainability of the parish's natural resources.

Urban Expansion

The increase in urban areas from 13.8% to 15.4% over the past decade (2013-2023) reflects significant economic growth and a rising population in Livingston Parish. This urban expansion can lead to several positive outcomes, such as improved infrastructure, better public services, and increased economic opportunities. New residential, commercial, and industrial developments has been shown to

enhance the quality of life for residents by providing more amenities and job opportunities. However, this growth also necessitates the management of environmental impacts. Urban sprawl can lead to habitat loss, increased pollution, and strain on existing infrastructure. Sustainable development practices, such as green building standards, efficient public transportation systems, and the preservation of green spaces, are essential to mitigate these impacts and ensure long-term environmental health.

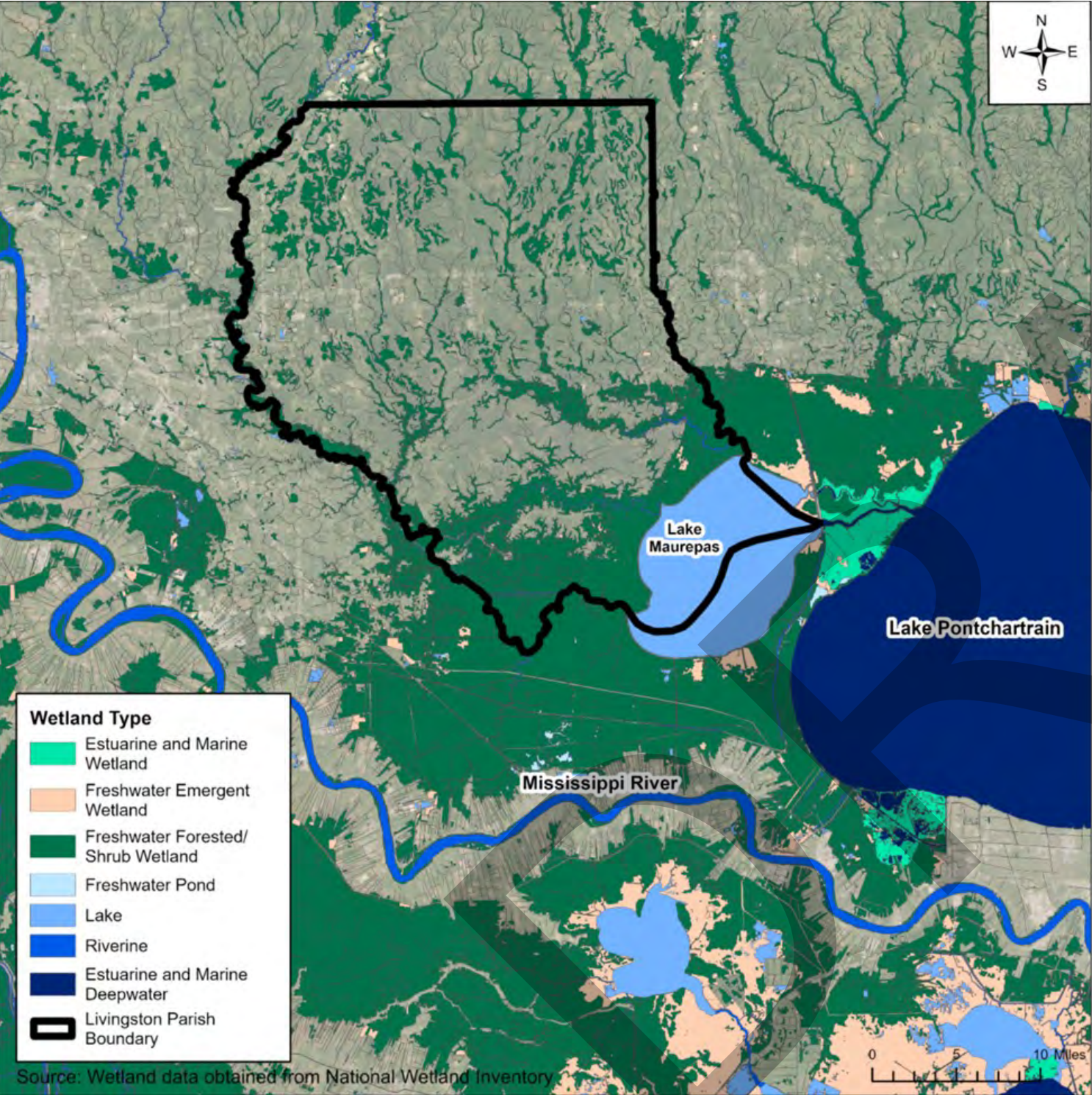


Figure 23 - Map of Wetlands in Livingston Parish

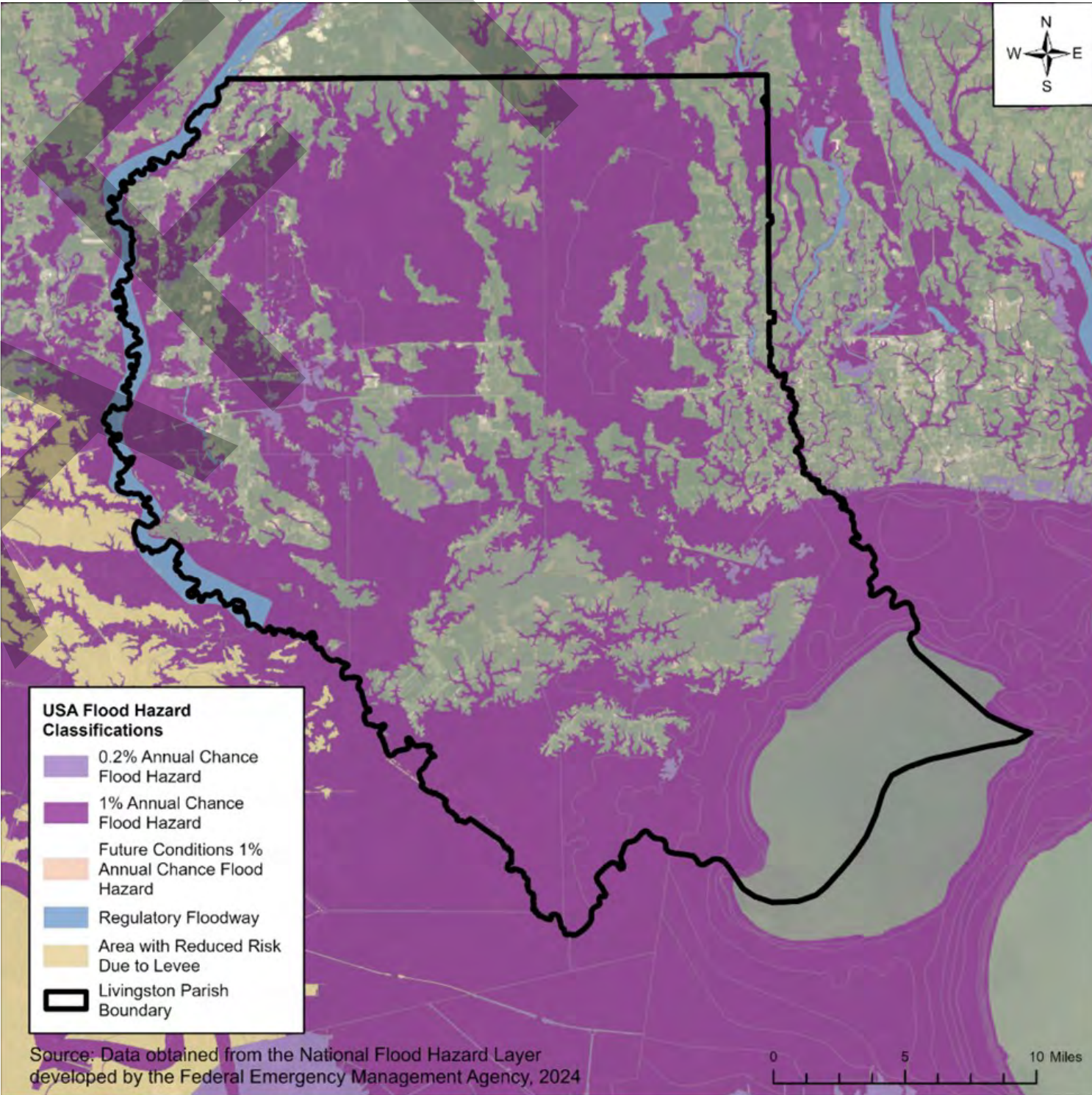


Figure 24 - Map of Hazardous Flood Areas in Livingston Parish

Agricultural Land

The reduction in agricultural land from 40% to 35% highlights the ongoing challenge of balancing development with the preservation of agricultural activities. Agriculture is a vital part of Livingston Parish's economy, providing jobs, supporting local food systems while also maintaining the Parish's rural character. The loss of agricultural land to urban development can threaten food security and reduce the economic viability of farming. To address this, the Parish can implement policies that protect prime agricultural land, support local farmers through incentives and grants, and promote sustainable farming practices. Encouraging urban agriculture and community gardens can also help integrate food production into urban areas, preserving the agricultural heritage while accommodating growth.

Forested Areas

The reduction in forested areas from 26.9% to 25.4% highlights the importance of conservation efforts to maintain biodiversity and ecological health. Forests provide critical ecosystem services, including carbon sequestration⁷, water filtration, and habitat for wildlife. The loss of forested areas can lead to soil erosion, reduced air and water quality, and the decline of native species. Conservation



strategies, such as establishing protected areas, promoting reforestation, and implementing sustainable forestry practices, are essential to preserve these valuable ecosystems. Public education and community involvement in conservation efforts can also foster a sense of stewardship and support for preserving natural resources.

Wetlands

The slight decrease in wetlands from 45.0% to 44.7% emphasizes the need for continued efforts to protect these vital ecosystems. Wetlands play a crucial role in water management, flood control, and maintaining biodiversity. They act as natural water filters, reducing pollution and improving water quality. Wetlands also provide habitat for a diverse range of plant and animal species. The loss of wetlands can increase the risk of flooding, reduce water quality, and threaten biodiversity.

In Livingston Parish, wetlands are closely tied to an extensive network of natural waterways, including the Amite River, Tickfaw River, Blind River, and the Diversion Canal. These water bodies are integral to the Parish's natural drainage system, conveying stormwater from upland areas to low-lying wetlands and ultimately into Lake Maurepas. The Amite River, in particular, serves as both a recreational and ecological asset but also presents a significant flood risk during major storm events, as seen during the 2016 floods. The health of these rivers and associated wetland systems is interdependent; wetlands help absorb excess rainfall and reduce the velocity of runoff entering the rivers, while healthy riverbanks and channels support wetland stability.

COMMUNITY FACILITIES

Community facilities are public services and buildings that serve and benefit the community. These facilities include schools, hospitals, fire stations, police stations, and others. Understanding the number, nature and location of community facilities in Livingston is crucial to long-term planning for the future.

Schools in Livingston Parish

Livingston Parish has two colleges and 55 public K-12 schools. Of the 55 schools, 22 are elementary schools, 10 are middle schools, seven are high schools, and 14 are combined level or all-grade schools. The Livingston Parish public school system serves over 26,000 students between kindergarten and twelfth grade (Livingston Parish Public Schools, 2025). In the 2022/2023 academic year, 1,609 students graduated from Livingston Parish public high schools (Livingston Parish Public Schools, 2025).

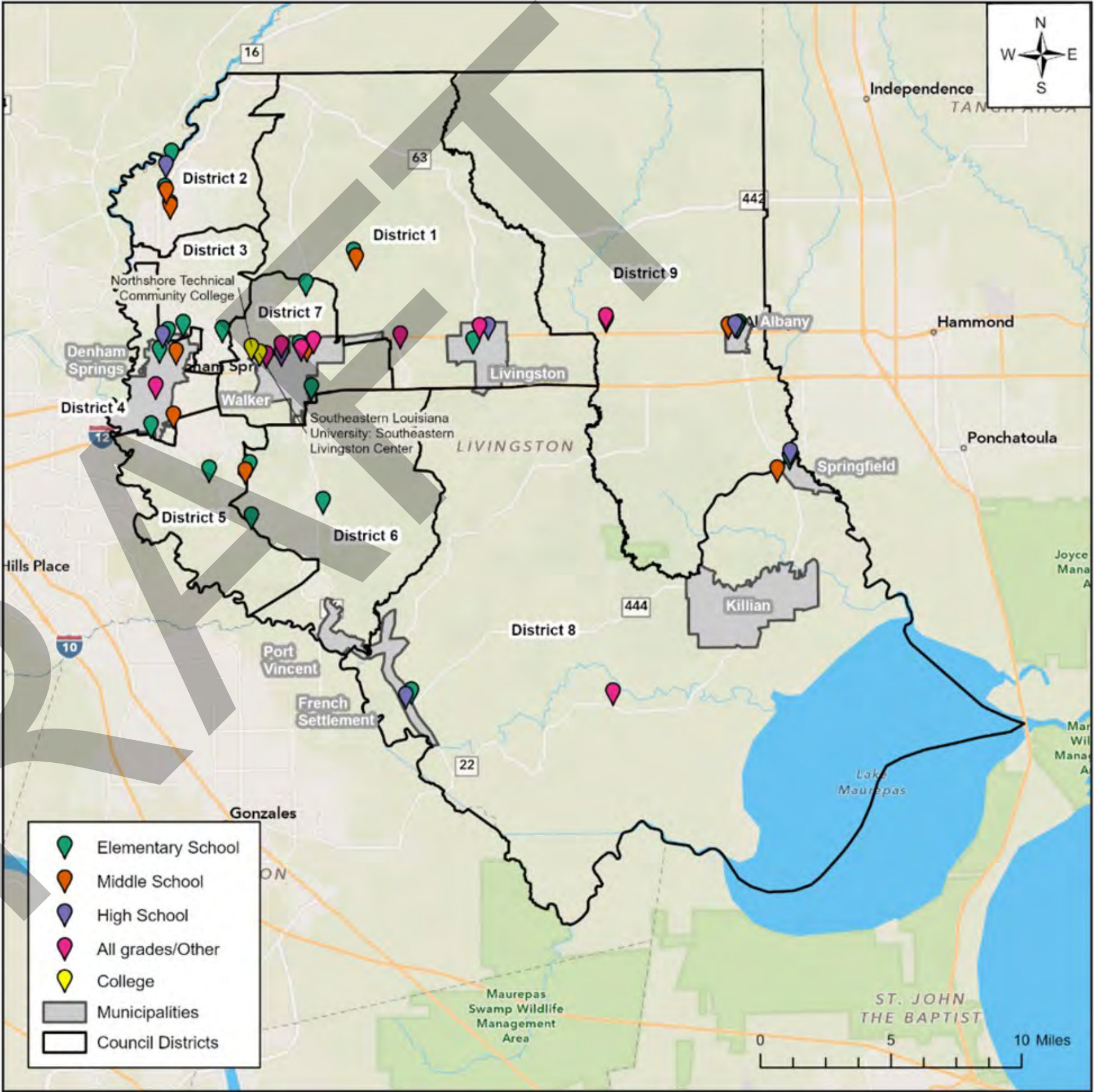


Figure 25 - Map of Schools in Livingston Parish

Community Centers

There are five community centers in Livingston Parish, all located in the western areas of the Parish. Respondents who responded to the community survey cited a need for additional community centers, entertainment venues, and exercise stations.

Parks

There are five parks in Livingston Parish throughout the western and central areas of the Parish, including one each located in incorporated Denham Springs and Livingston. The three parks in unincorporated Livingston Parish total 251.2 acres which results in approximately 2.1 acres per 1,000 residents (based on the 2020 US Census unincorporated Livingston Parish population). According to the National Recreation and Park Association, a national non-profit, there is typically one park for every 2,386 residents served, with 10.6 acres of parkland per 1,000 residents. The Livingston Parish parks acreage per residents served rate is one-fifth of the national median, highlighting a need for parks and recreational spaces. As such, respondents to the community survey cited a need for additional parks and green spaces as well as trails and bike paths. In response to a question regarding growth of the Parish, respondents describe a need for focused development of parks, open spaces, and natural resources. Survey respondents also describe a need for other recreational spaces such as bike paths, pickleball courts, and sports fields.

Libraries

There are five libraries in Livingston Parish distributed throughout the Parish, with one in the town of Livingston. The five libraries in the Parish serve the 142,282 population (US Census, 2020); there is approximately one library per 28,456 people. In the state of Louisiana, there are 334 public libraries which results in one library per 13,945 people.

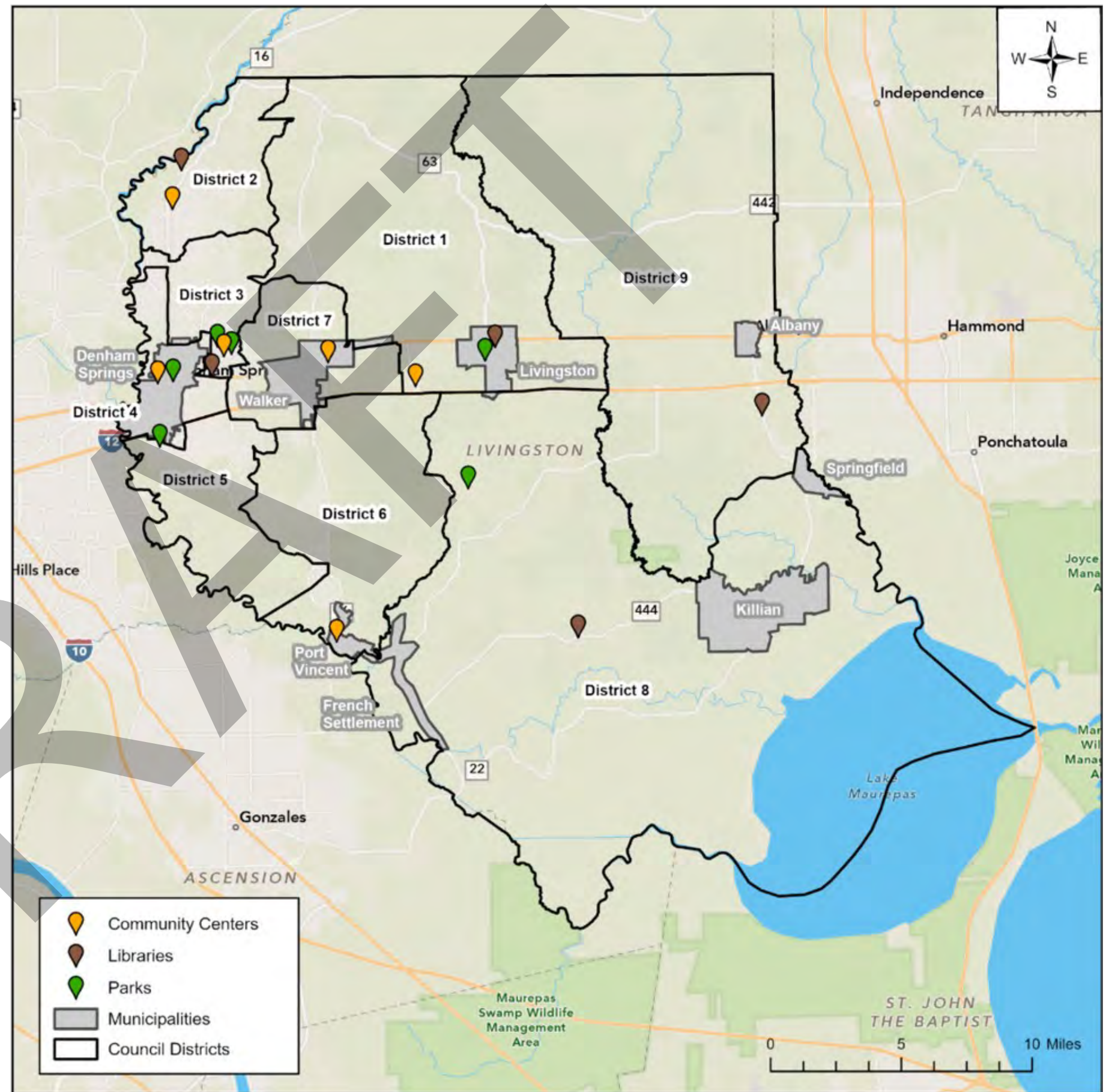


Figure26 - Map of Community Centers, Parks, and Libraries in Livingston Parish

Public Health and Safety

Over one-third of respondents to the community survey stated that growth in the Parish should focus on institutions such as medical facilities, first responders, police, and fire. Nearly 40% of respondents reported being ‘somewhat unsatisfied’ or ‘very unsatisfied’ with the current public services in the Parish (e.g. police, fire, medical, waste management, drainage, flooding, etc.)

Hospitals

There are currently two hospitals in Livingston Parish with both located in the central/western area of the Parish. Our Lady of the Lake Livingston’s campus is located in Walker and offers emergency services, outpatient services, specialists, and primary care doctors (Franciscan Missionaries of Our Lady Health System, n.d.). North Oaks Medical Complex, located near the town of Livingston, provides primary, specialty, and diagnostic care services (North Oaks, n.d.). At the time of this writing, Baton Rouge General Hospital is tentatively set to open on Juban Road at I-12 in Denham Springs in 2027. Baton Rouge General is planned to be a 40,000 square foot facility with a 14-bed emergency room and a 12-bed inpatient hospital (Baton Rouge General, 2024).

Fire Stations

There are nineteen fire stations in Livingston Parish with six stations located in incorporated areas and thirteen around the unincorporated Parish.

Police Stations

There are three police stations in Livingston Parish, two in the town of Livingston and one in Walker. Respondents to the community survey cited a need for faster police response times.

Courthouses

There are two courthouses in Livingston Parish, both in municipalities with one in the town of Livingston and the other in Denham Springs.

Jails

There is one jail in Livingston Parish located near the town of Livingston in the center of the Parish.

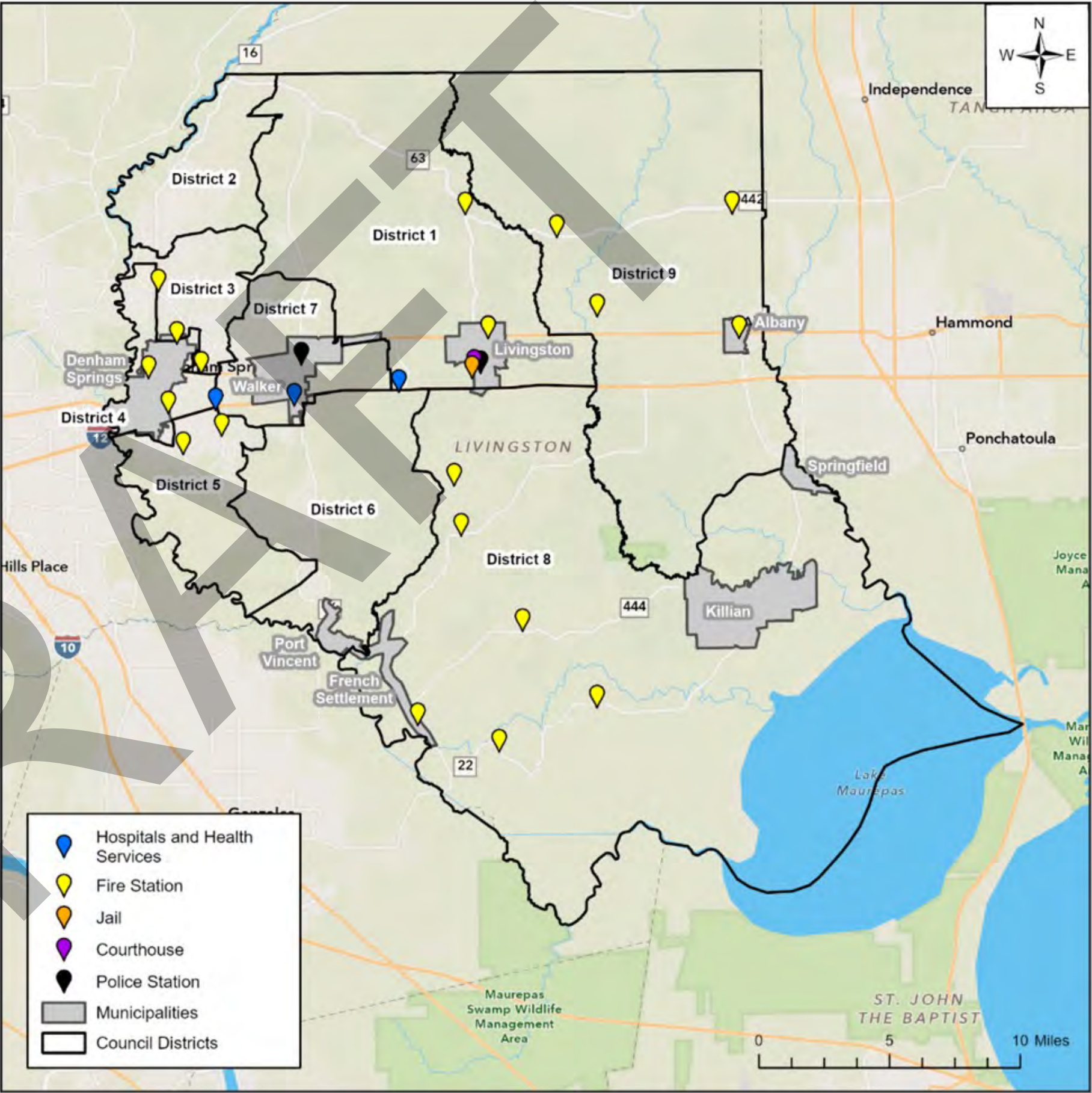


Figure 27 - Map of Public Health and Safety Facilities



VISION, GOALS, AND OBJECTIVES

VISION

Livingston Parish is a community where growth is guided by sustainable development, strong civic engagement, and opportunity for all.

Livingston Parish is at a crossroads. The community faces challenges as population growth coincides with the responsibility to maintain the natural landscape. Establishing a clear vision that is rooted in the values and aspirations expressed by its citizens is essential to ensure thoughtful development and a high quality of life for the Parish. Growth should honor and preserve the identity of local neighborhoods. Innovation and smart planning must go hand in hand with efforts to protect natural spaces and rural character. Investment in infrastructure, schools, and services is vital to supporting families and businesses. The Parish should ensure that decision-making is transparent, collaborative, and inclusive. Economic diversification and support for local entrepreneurship and workforce development are important for long-term sustainability. Building resilience to environmental risks, such as flooding and extreme weather, is a core part of the vision.

Among of the first items developed in consultation with Livingston Parish Council, the Master Plan Task Force, and the Department of Planning and Development for the Master Plan was a list of guiding principles. These principles were based on the identified community needs and opportunities with which to address these needs. Internal factors (strengths and weaknesses) are juxtaposed with external factors (opportunities and threats) to develop and prioritize needs and opportunities for the community.

The parish faces intensifying challenges that will compromise long-term vitality without a coordinated and forward-thinking approach to development. The consequences of reactive or fragmented growth include:

- Traffic congestion and flooding will worsen, straining daily life and emergency response.
- Unbalanced development will erode rural character and overwhelm infrastructure.
- Limited access to parks, healthcare, and education will reduce livability and community well-being.
- Lack of distinct identity as local businesses and local assets may be overshadowed by unmanaged growth and external pressures.

As growth remains inevitable, the need for a clear and unified vision becomes apparent. A vision provides a framework for managing development while protecting the Parish’s natural environment and community identity. Moreover, a vision grounded in the values and priorities of residents can create a shared sense of direction. It helps to guide investments in infrastructure and public services, promotes transparent decision-making and helps leaders and citizens address future challenges with focus and consistency.

Challenges and Opportunities

Meeting the vision for the Parish requires an approach that align land use, infrastructure, and public services with community priorities. Livingston Parish’s proposed approach in the *Implementation & Recommendations* chapter is informed by an analysis of existing development patterns and input from stakeholders.

A Growing Residential Population

Fast Growing Population

The Parish is experiencing rapid population growth. Once population projections are completed, specific numbers will be provided to illustrate this trend. This growth underscores the need for strategic planning to accommodate the increasing number of residents while maintaining quality of life and infrastructure.

Rapid Suburbanization

Livingston Parish is growing quickly, with more residential areas popping up and expanding into previously rural or undeveloped land. This suburban growth brings both opportunities and challenges. On the positive side, it can lead to improved infrastructure and services to support the increasing population. However, it also requires careful planning to ensure that development is sustainable and does not negatively impact the environment. The American Planning Association policy guide on agricultural land preservation supports two primary goals for long range planning: 1.) to designate spaces for essential urban development, and 2.) protect natural resources such as wetlands and agricultural lands (American Planning Association, 1999).



Infrastructure for Density

Another challenge is developing areas without the appropriate infrastructure to support higher density. As suburbanization continues, the demand for roads, utilities, and public services increases. However, some areas are being developed without the necessary infrastructure in place, leading to issues like traffic congestion, inadequate public services, and strain on existing facilities. A policy guideline of the American Planning Association regarding smart and intentional growth is to discourage widespread low-density development and the continual dispersion of housing and employment spaces in urban areas, all of which exacerbates the already existing pressures on public resources and community infrastructure (American Planning Association, 2012). Investing in infrastructure improvements and ensuring that development plans include provisions for necessary services are critical for sustainable growth.

Development Pressures

Unpredictable Development

Before the implementation of comprehensive zoning and land use plans, development in the Parish was often unpredictable. This lack of regulation led to a mix of residential, commercial, and industrial developments without a cohesive strategy, resulting in challenges such as traffic congestion, inadequate infrastructure, and environmental concerns. Comprehensive zoning and land use plans are essential to guide future development in a more organized and sustainable manner.

Future Growth Areas for Denser Development

Currently, there is a lack of clarity and definition regarding future growth areas for higher density development. Identifying and designating these areas is crucial for accommodating the growing population efficiently. Densification involves increasing the population density in specific areas through the development of multi-family housing, mixed-use buildings, and infill projects. This approach not only helps manage urban sprawl but also promotes sustainable living environments by reducing reliance on cars, enhancing public transportation, and supporting local businesses.

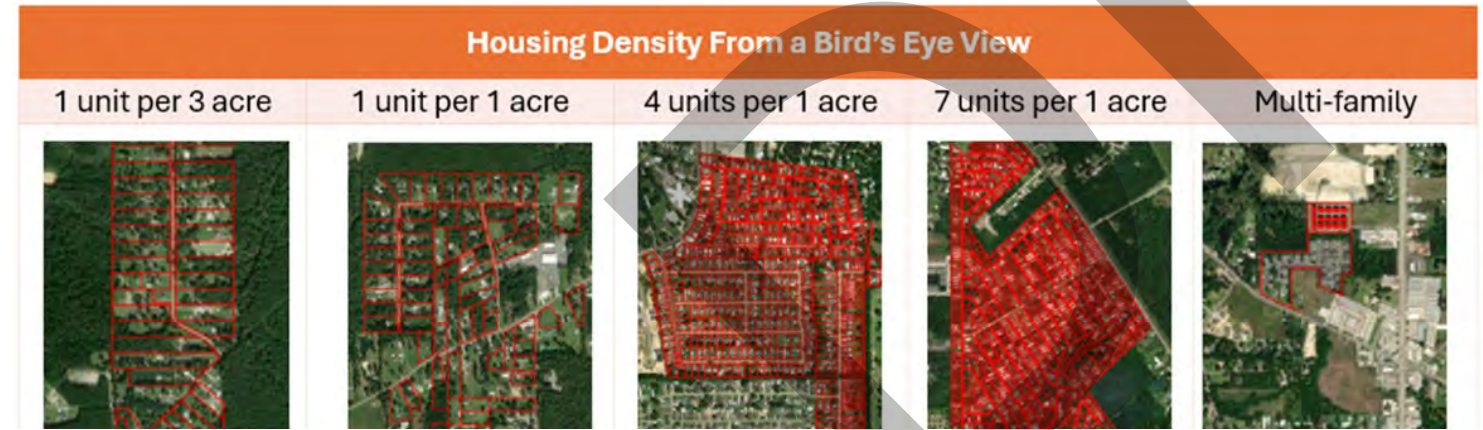


Figure 28: Aerial view of residential parcel boundaries within various residential areas of Livingston Parish

Zoning and Land Use Planning

Livingston Parish has recently implemented a parish-wide zoning ordinance to better manage land use and development. Effective zoning and land use planning are essential to balance residential, commercial, and industrial development while preserving natural resources and maintaining the Parish's rural character, all of which guided by American Planning Association policies on planning and zoning (2022).

Imbalance in Housing to Commercial/Industrial Ratio

There is an imbalance between the amount of housing and the amount of commercial and industrial development in Livingston Parish. While residential areas are growing rapidly, commercial and industrial sectors are not keeping pace. This can lead to economic challenges, such as limited local job opportunities and increased commuting times for residents. Strategic planning is needed to attract and develop commercial and industrial projects that complement residential growth, decreasing commute times out of the Parish and increasing the community tax and employment base (American Planning Association, 2012).

Working with the Environment



"Preserving rural properties is important. We need to balance economic development with environmental considerations." – Livingston Parish Resident

Flooding Concerns

One major concern with rapid development is the loss of natural stormwater management systems, like wetlands. Wetlands are crucial for absorbing and managing stormwater, which helps reduce the

risk of flooding. As these areas are developed, the Parish faces increased flooding risks. It is essential to preserve and restore wetlands and implement effective stormwater management practices to mitigate these risks as supported by the American Planning Association policy guidelines on wetlands and water management (American Planning Association, 2002).



Figure 29 - Boardwalk Trail in Tickfaw State Park

Environmental Conservation

In addition to preserving wetlands, efforts to conserve other natural areas, such as forests and green spaces, are crucial (American Planning Association, 1999b). These areas provide important ecological benefits, recreational opportunities, and contribute to the overall quality of life for residents. Implementing conservation easements, promoting sustainable land use practices, and engaging the community in conservation efforts can help protect these valuable resources.

Livingston Parish can manage growth more effectively and support development that aligns with the requirements of its residents by addressing land use challenges and integrating further considerations.

Infrastructure Capacity

Roads, Sewer, and Public Services

As Livingston Parish continues to grow, its transportation infrastructure faces challenges such as persistent traffic congestion resulting from increasing numbers of residents commuting out of the parish and the rapid construction of large new neighborhoods. These developments have placed substantial strain on roadways, many of which lack the capacity and maintenance required to support the demands of a rising population. Existing infrastructure struggles to keep up, leading to deteriorating road conditions and longer travel times for residents.

As Livingston Parish continues to grow, its infrastructure faces a multitude of pressures, not only on its transportation networks but also on sewer systems and public services. The rapid expansion of new neighborhoods and large-scale developments often outpaces the capacity of existing sewage facilities, resulting in inadequate wastewater management and increased risk of environmental contamination. Schools and emergency services are similarly affected, as rising population numbers can exceed facility capacity, compromise response times, and strain resources intended to serve the community.



GOAL AREA 1: TRANSPORTATION

GOAL 1.1: SYSTEM RELIABILITY, EFFICIENCY, AND CONNECTIVITY

Objective 1.1.1: Fostering cohesive and complete roadway network and improving capacity to create a reliable roadway network in the Parish.	Strategy: Develop Comprehensive Traffic Management Plan that prioritizes projects to improve capacity on congested roadways and provide new or improved relief routes to create a more connected and cohesive roadway network Community Feedback: Upgrade roads before new development.
Objective 1.1.2: Achieve efficient land use patterns that contribute to a reliable roadway network while considering the needs and	Strategy: Develop Comprehensive Street Plan and Zoning Code cooperatively and in coordination with one another to ensure efficiency.
Objective 1.1.3: Foster a reliable and comprehensive system for all users including transit and active transportation users.	Strategy: Expand transit service and identify opportunities to invest in active transportation infrastructure where feasible. Community Feedback: Issues with traffic congestion, need for better public transportation

GOAL 1.2: EQUITY

Objective 1.2.1: Include all communities within the Parish in the transportation planning process to provide benefits to the	Strategy: Conduct and advertise for public meetings to provide the opportunity for public input on transportation related matters and inform decision making.
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GOAL 1.3: SAFETY, SECURITY, AND RESILIENCE

Objective 1.3.1: Improve roadway safety by identifying hazard areas	Strategy: Complete safety studies in areas with high crash rates to identify problems and create solutions to improve roadway safety as a part of a Transportation Master Plan.
Objective 1.3.2: Contribute to the overall security of the Parish by creating a safe multimodal network and public spaces	Strategy: Identify investment opportunities for other modes of transportation including public transit and pedestrian and bicycle infrastructure.
Objective 1.3.3: Consider additional resilience in roadway and network design to accommodate for challenges such as flooding	Strategy: Further incorporate design principles into roadways that can withstand extreme weather events. Ensure the Parish has an up to date Hazard Mitigation Plan that addresses roadway resilience.

GOAL 1.4: SYSTEM PRESERVATION AND MAINTENANCE

Objective 1.4.1: Improve roadway conditions throughout Livingston Parish	Strategy: Identify areas of needed roadway maintenance and formulate a project prioritization process to execute roadway maintenance projects. Keep this list regularly updated.
Objective 1.4.2: Balance of existing roadway infrastructure and new roadway infrastructure.	Related Strategy: Construct new roadways only where necessary that contribute to overall network connectivity. A new Transportation Master Plan will help to guide these decisions.
Objective 1.4.3: Operate within fiscal constraint minding the fiscal reality of roadway maintenance cost	

GOAL AREA 2: LAND USE AND HOUSING

GOAL 2.1: DEVELOPMENT BALANCE	
Objective 2.1.1: Mitigate rapid suburbanization to preserve rural identity.	Strategy: Strategically plan commercial and industrial developments to improve job opportunities, provide goods and services closer to residential developments, and reduce commute times and traffic congestion.
Objective 2.1.2: Allow for infrastructure to support higher density where feasible	Strategy: Identify areas within the parish where increased density may be feasible and devise density incentives for developers.
Objective 2.1.3: Create targeted development zones to provide multiple services	Strategy: Utilize zoning codes to funnel commercial infrastructure to desired areas where appropriate and feasible (e.g., I-12 commercial corridor).

GOAL 2.2: PRESERVATION OF LOCAL RESOURCES	
Objective 2.2.1: Prioritize local parks and green spaces	Strategy: Conduct and advertise for public meetings to provide the opportunity for public input on transportation related matters and inform decision making.
Objective 2.2.2: Preservation of natural and historical resources	Strategy: Continue existing conservation efforts and utilize tools such as conservation easements and sustainable land use practices to protect wetlands, forested areas, and historically relevant areas. Community feedback: The Hungarian Settlement community has been highlighted as a significant historic area for Livingston Parish that should be protected.
Objective 2.2.3: Public involvement and education	Strategy: Host community workshops to gather public input on local park and community resource improvements as well as education opportunities for public on preservation of local greenspaces and amenities.
Objective 2.2.4: Consider waste reduction and reuse initiatives	Strategy: Offer and/or expand waste reduction opportunities for residents (e.g. clean-up

GOAL AREA 3: ECONOMIC DEVELOPMENT

GOAL 3.1: ENHANCE ECONOMIC APPEAL

Objective 3.1.1: Attract new businesses and industries to the Parish	Strategy: Foster a business-friendly environment with streamlined permitting and licensing regulations, providing financial incentives, and investing in local infrastructure. Community feedback: Encourage more businesses to create job opportunities.
Objective 3.1.2: Utilize zoning to improve access to businesses	Strategy: Implement targeted commercial development zones and mixed-use development where feasible.

GOAL 3.2: RETAIN AND SUPPORT NATIVE INDUSTRIES

Objective 3.2.1: Involve key stakeholders	Strategy: Identify local business leaders (e.g., Livingston Parish Economic Development Council) and conduct outreach to involved key stakeholders to inform local decision making
Objective 3.2.2: Support local businesses and retain native economic industries	Strategy: Leverage public-private partnerships within and across parishes and promote local shopping.

GOAL AREA 4: INFRASTRUCTURE & DRAINAGE

GOAL 4.1: REDUCE OVERALL FLOOD RISK & MITIGATE FLOOD DAMAGE

Objective 4.1.1: Identify hazards and problem areas	Strategy: Develop comprehensive inventory of culverts, channels, and other drainage infrastructure and evaluate performance status through a Comprehensive Drainage Master Plan.
Objective 4.1.2: Align development with flood infrastructure	Strategy: Pace development with infrastructure updates, allowing for drainage infrastructure to catch up with development.
Objective 4.1.3: Improve infrastructure maintenance	Related Strategy: Implement scheduled consistent cleaning of drainage ditches, rivers, canals, culverts; widen culverts where feasible.

**The infrastructure and drainage goals listed here reflect those identified through this Master Plan process. The ongoing Drainage Master Plan (DMP) includes a separate set of drainage goals, which are detailed in the Drainage section. Once the DMP is finalized, its goals will be incorporated into this Master Plan.

GOAL AREA 5: COMMUNITY FACILITIES, AMENITIES, AND SERVICES

GOAL 5.1: CREATE AND IMPROVE COMMUNITY SPACES

Objective 5.1.1: Engage community	Strategy: Host community workshops to help inform decision making as to types of green spaces desired by community and possible locations.
Objective 5.1.2: Create an inventory of community amenities.	Strategy: Evaluate existing amenities and their conditions, identify and prioritize improvements if needed. This can be through the creation of an Asset Management Plan.
Objective 5.1.3: Identify areas for potential community events	Strategy: Engage community to inform decision making on location and type of community events desired.
	Strategy: Using findings from community workshops, identify feasible investment opportunities for new parks and green spaces within the Parish.
Objective 5.1.4: Invest in new parks and green spaces	Community Feedback: Parks do not have to be huge; community gardens, trails, and neighborhood parks are also good greenspace options.
Objective 5.1.5: Protect and preserve existing green spaces	

GOAL 5.2: PUBLIC SAFETY

Objective 5.2.1: Ensure effective and efficient emergency response	Strategy: Monitor staffing levels of police, fire departments, and EMS and improve if necessary.
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Objective 5.2.2: Evaluate hazard and emergency mitigation plans	Strategy: Review all hazard mitigation plans and emergency response plans and update to current standards.
Objective 5.2.3: Evaluate emergency preparedness	Strategy: Review and evaluate emergency equipment, vehicle fleets
Objective 5.2.4: Foster intergovernmental coordination and cooperation	Strategy: Continue and strengthen long-term public safety efforts between local, state, and

GOAL 5.3: EDUCATION AND SCHOOLS

Objective 5.3.1: Foster intragovernmental coordination and cooperation	Strategy: Coordinate with Livingston Parish School Board and other organizations and non-profits to communicate on resource needs and other current issues.
Objective 5.3.2: Align efforts between agencies to ensure appropriate capacity and quality of	Strategy: Coordinate planning efforts related to development and new schools to ensure balance

GOAL 5.4: COMMUNITY ENGAGEMENT

Objective 5.4.1: Involve the public	Related Strategy: Continue to meaningfully engage with the public regarding large development proposals and opportunities
Objective 5.4.2: Educate the public on issues facing Livingston	Strategy: Host community workshops to educate the public on issues such as: zoning,



IMPLEMENTATION & RECOMMENDATIONS

FUTURE LAND USE

Determining the Parish’s intended future land uses is critical in providing the Parish with the legal framework to guide responsible development. It requires many inputs, including community needs and preferences, national and local economic conditions and trends, existing and future infrastructure, among others. Consider, for example, the importance of this document in considering proposed future developments in the Parish. This map is the first element that must be reviewed to determine if a proposed zoning or planning action is appropriate in the context of the overall Master Plan. This key tool must be developed using a robust process that includes both the input of the community’s goals and visions as well as quantitative analysis which can provide context for these goals and visions.

TECHNICAL PROCESS

The primary tool for defining the Parish’s future land uses is the Future Land Use Map (FLUM). This map defines the character, type, and location of future developments for the Parish. The overall process for developing the FLUM is as follows:

1. Align Purpose and Scope

This step involves aligning the FLUM with the purpose and scope definitions of the master plan. It includes defining the planning horizon and the level of detail that will be provided by the map, whether by block, neighborhood, or parcel.

2. Data Collection and Preparation

Data involved with the development of the FLUM include:

- **Current Zoning Map:** The most recent zoning map (February 27, 2025).
- **Previous FLUM:** The last FLUM from 2013.
- **Census Data:** Population data from the 2020 census and interim estimates.
- **Natural Features:** Information on waterways, flood zones, wetlands, and other natural features.
- **Major Infrastructure:** Details on the transportation network, schools, sewerage systems, and other critical infrastructure.

3. Develop Land Use Classification System

Land use classifications should be broader than zoning categories. This system categorizes land based on its suitability for different types of development, such as residential, commercial, industrial, agricultural, and recreational uses. The classifications should reflect the community's vision and goals for future development.

4. GIS Synthesis and Analysis

Geographic Information System (GIS) tools are used to synthesize and analyze the collected data. This involves mapping current land uses, identifying trends, and assessing the suitability of different areas for various types of development. GIS analysis helps in visualizing spatial relationships and making data-driven decisions.

5. Draft Future Land Use Map

Using the data and classifications, a draft FLUM is created. This map outlines proposed land uses and development patterns, highlighting areas designated for growth, conservation, and specific types of development. The draft map serves as a preliminary guide for stakeholders to review and provide feedback.

6. Refine Maps

Based on feedback from stakeholders, the draft FLUM is refined. This step involves making adjustments to address concerns, incorporate suggestions, and ensure the map aligns with the master plan's objectives. Refinement may include additional data analysis and consultations with experts.

7. Finalize and Integrate with Master Plan

The final FLUM is integrated into the master plan. This involves ensuring consistency with other elements of the plan, such as transportation, housing, and environmental strategies. The finalized map serves as a comprehensive guide for future land use decisions, helping to achieve the Parish's long-term vision for sustainable development.

These steps result in a FLUM that supports balanced development, conserves natural resources, and addresses residents' quality of life.



CHALLENGES FACING THE PARISH THAT AFFECT LAND USE

Areas Subject to Change

- **Development Pressures:** Livingston Parish is experiencing rapid growth, particularly in areas near major highways and commercial corridors. These regions are attractive for new residential and commercial developments due to their accessibility and potential for economic activity. Managing this growth requires careful planning to ensure that infrastructure and services can keep pace with development.
- **Economic Shifts:** The local economy is evolving, with new industries emerging and traditional ones potentially declining. This can lead to shifts in land use patterns, such as industrial areas transitioning to mixed-use developments or commercial hubs. Adapting to these changes is crucial for maintaining economic vitality and accommodating new business opportunities.
- **Environmental Factors:** The Parish's extensive floodplains pose significant challenges for development. Flood-prone areas require careful planning to balance growth with environmental conservation and public safety. Strategies such as floodplain management, green infrastructure, and resilient building practices are essential to mitigate risks and protect natural resources.

Areas of Stability and Areas Likely to Change

- **Stable Areas:** Established neighborhoods, historic districts, and protected natural areas are likely to remain stable. These areas have strong community ties, existing infrastructure, and policies that support their current land use. Preserving the character and integrity of these areas is important for maintaining community identity and quality of life.
- **Changing Areas:** Regions near transportation corridors, commercial centers, and areas with aging infrastructure are more likely to experience development and land use changes. These areas may be targeted for revitalization and redevelopment to accommodate growth, improve infrastructure, and enhance economic opportunities.

Road Maintenance Funding

- **Funding Shortfalls:** Current funding for road maintenance is insufficient to meet the growing needs of the Parish. This leads to deteriorating infrastructure, which can impact accessibility, safety, and overall quality of life. Addressing funding gaps through innovative financing mechanisms, public-private partnerships, and prioritizing critical projects is essential for supporting future growth.
- **Impact on Development:** Poor road conditions can deter investment and development in affected areas. Ensuring that road maintenance keeps pace with development is crucial for attracting businesses, supporting residential growth, and maintaining efficient transportation networks.

Impact of Growth on Administrative Services

- **Increased Demand:** As the Parish grows, the demand for administrative services such as permitting, inspections, and public safety will increase. This requires adjustments in staffing, resources, and service delivery to meet the needs of a larger population. Investing in technology, training, and process improvements can enhance administrative capacity and efficiency.
- **Service Delivery:** Efficient service delivery is essential for supporting development and maintaining community satisfaction. Streamlining processes, improving customer service, and leveraging digital tools can help meet the growing demand for administrative services.

Conflicting Standards and Annexation

- **Regulatory Conflicts:** Conflicting standards between municipal and parish regulations can discourage annexation of growth areas. This complicates coordinated development efforts and can lead to fragmented land use patterns. Harmonizing standards and regulations can facilitate annexation and support cohesive growth.
- **Annexation Strategies:** Developing strategies to encourage annexation, such as offering incentives, aligning infrastructure investments, and engaging with stakeholders, can support more cohesive and efficient growth. Annexation can also provide opportunities for better service delivery and infrastructure planning.



Figure 30 - Aerial Image of Juban Crossing

ANTICIPATED FUTURE LAND USES IN THE UNINCORPORATED PARISH

Agricultural, Forestry, Rural Uses

- **Preservation:** Agricultural lands and forests are crucial for maintaining the rural character of Livingston Parish and supporting local economies. These areas will continue to be designated for low-density, rural uses, ensuring that farming, forestry, and open spaces are preserved.
- **Sustainable Practices:** Encouraging sustainable agricultural and forestry practices can help preserve these areas while supporting economic activities. Initiatives such as conservation easements, agroforestry, and sustainable land management can enhance the viability of rural uses.

Residential Uses

- **Diverse Housing Options:** Future residential development will focus on providing a mix of housing types, including single-family homes, townhouses, and multi-family units. This diversity accommodates different population needs, promotes inclusive communities, and supports housing affordability.
- **Smart Growth:** Implementing smart growth principles, such as higher density development near transit hubs, mixed-use neighborhoods, and walkable communities, can help manage urban sprawl and enhance livability. These strategies promote efficient land use, reduce reliance on cars, and support vibrant, connected neighborhoods.

Commercial Uses

- **Activity Centers:** Commercial development will be concentrated in designated activity centers and along major corridors. These areas will support local businesses, provide convenient access to services, and create hubs of economic activity. Enhancing the attractiveness and functionality of these centers can boost the local economy and improve quality of life.
- **Economic Development:** Promoting commercial development in strategic locations can create job opportunities, attract investment, and support local businesses. Strategies such as business incentives, infrastructure improvements, and marketing can enhance the competitiveness of commercial areas.

Industrial Uses

- **Strategic Location:** Industrial areas will be strategically located to minimize conflicts with residential and commercial uses. These areas will focus on regions with good transportation access, infrastructure, and proximity to markets. Ensuring that industrial development is compatible with surrounding land uses is crucial for minimizing negative impacts.
- **Environmental Considerations:** Ensuring industrial development adheres to environmental regulations and best practices can mitigate negative impacts on surrounding areas. Strategies such as green building practices, pollution control, and sustainable resource management can enhance the environmental performance of industrial areas.

ACHIEVING GREATER PREDICTABILITY IN LAND USE

Current Regulations and Predictability

- **Unpredictable Patterns:** Existing regulations often result in unpredictable land use patterns, creating uncertainty for developers and residents. This can lead to inconsistent development, conflicts, and challenges in planning.
- **Regulatory Improvements:** Updating zoning codes and land use policies to provide clearer guidelines can help achieve more predictable outcomes. Clear, consistent regulations can enhance transparency, reduce conflicts, and support orderly development.

Public Input on Predictability and Future Growth

- **Community Engagement:** Engaging the community in the planning process is essential to understand their concerns and preferences regarding predictability and future growth. Public input can guide the development of more effective land use policies and ensure that they reflect community values.
- **Feedback Mechanisms:** Implementing feedback mechanisms, such as surveys, public meetings, and online platforms, can ensure ongoing community involvement. Regularly seeking input and responding to feedback can build trust and support for planning initiatives.

Options for Greater Predictability

- **Clear Policies:** Establishing clear and consistent land use policies can help achieve more predictable outcomes. This includes defining allowable uses, density limits, development standards, and design guidelines.
- **Planning Tools:** Using tools like the Future Land Use Map (FLUM), comprehensive zoning plans, and development review processes can provide a framework for predictable development. These tools can guide decision-making, support coordinated growth, and enhance transparency.

Land Use Character-Based Planning

For each character area category, the following elements are considered:

- **Description:** What is the overall vision or intent for this area?
- **General Characteristics:** What are the defining uses of this area?
- **Associated Zoning:** What types of zoning categories align with the character and goals of this area?
- **Residential Character:** Does the density of residential developments applied within this character area support the intended land use pattern?
- **Nonresidential Uses:** Are the proposed commercial, institutional, or mixed uses appropriate in this area without disrupting the desired character?
- **Community Facilities and Infrastructure:** What public amenities or infrastructure are necessary to support this character area effectively?



Open Area/Conservation

- **Description:** Land primarily reserved for conservation or passive recreational uses like parks and nature trails. Development is discouraged.
- **General Characteristics:** Open Area/Conservation lands are anticipated to remain largely undeveloped, serving as protected natural areas that support environmental conservation and passive recreation. These areas should feature such as wetlands, forests, and floodplains, which provide ecological benefits like habitat preservation and stormwater management. Limited infrastructure is anticipated, with improvements such as trails, boardwalks, or interpretive signage designed to minimize environmental impact.
- **Associated Zoning:** Agricultural (AG)
- **Compatible Residential Character:** Residential uses are uncommon due to prevalent floodplains and wetlands
- **Example Nonresidential Uses:** Wetlands, passive recreation, nature reserves, trails, golf courses
- **Community Facilities and Infrastructure:** Minimal infrastructure; potential for boardwalks, and limited-access roads



Figure 31 - Open Area/Conservation - Tickfaw State Park



Agricultural/Rural

- **Description:** 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.
- **General Characteristics:** Agricultural/Rural areas are anticipated to feature a mix of working landscapes and very low-density residential uses, typically on large lots. The built environment should remain dispersed, with development patterns that preserve open space and maintain the rural character of the area. Agricultural activity, including farming, livestock, and horticulture, can continue as a primary land use, supported by limited non-residential uses that serve the rural economy. New developments should generally avoid urban infrastructure demands, instead relying on septic systems, private wells, and rural roadway networks.
- **Associated Zoning:** Agricultural (AG), Residential- Rural Single Family (R-1)
- **Compatible Residential Character:** Very low density residential. Subdivisions requiring the construction of public roads are discouraged. Subdivisions requiring the construction of public roads are discouraged.
- **Example Nonresidential Uses:** Farm stands, agricultural support services, home based businesses, pastureland, plant nurseries, home-based businesses, equine centers
- **Community Facilities and Infrastructure:** Very low density residential. Subdivisions requiring the construction of public roads are discouraged. Septic systems, private wells, rural roads, minor public utilities (e.g. neighborhood wastewater facility)



Figure 32 - Agricultural/Rural Residential Area



Rural Estates

- **Description:** Large-lot residential areas. While commercial agriculture is not common, accessory agricultural uses are allowed.
- **General Characteristics:** Large-lot residential areas are anticipated to feature low-density housing on expansive parcels, often with a rural or semi-rural character. While not primarily agricultural, properties can accommodate accessory agricultural uses, such as gardening or hobby farming, without disrupting the residential nature of the area. Development is anticipated to occur as large-lot subdivisions, maintaining open space and avoiding urban-scale infrastructure. Infrastructure should remain limited, with reliance on septic systems, private wells, and rural roadways.
- **Associated Zoning:** Agricultural (AG), Residential- Rural Single Family (R-1)
- **Compatible Residential Character:** Low density residential.
- **Example Nonresidential Uses:** Hobby farming
- **Community Facilities and Infrastructure:** Septic systems, private wells, rural roads, minor public utilities (e.g. neighborhood wastewater facility)

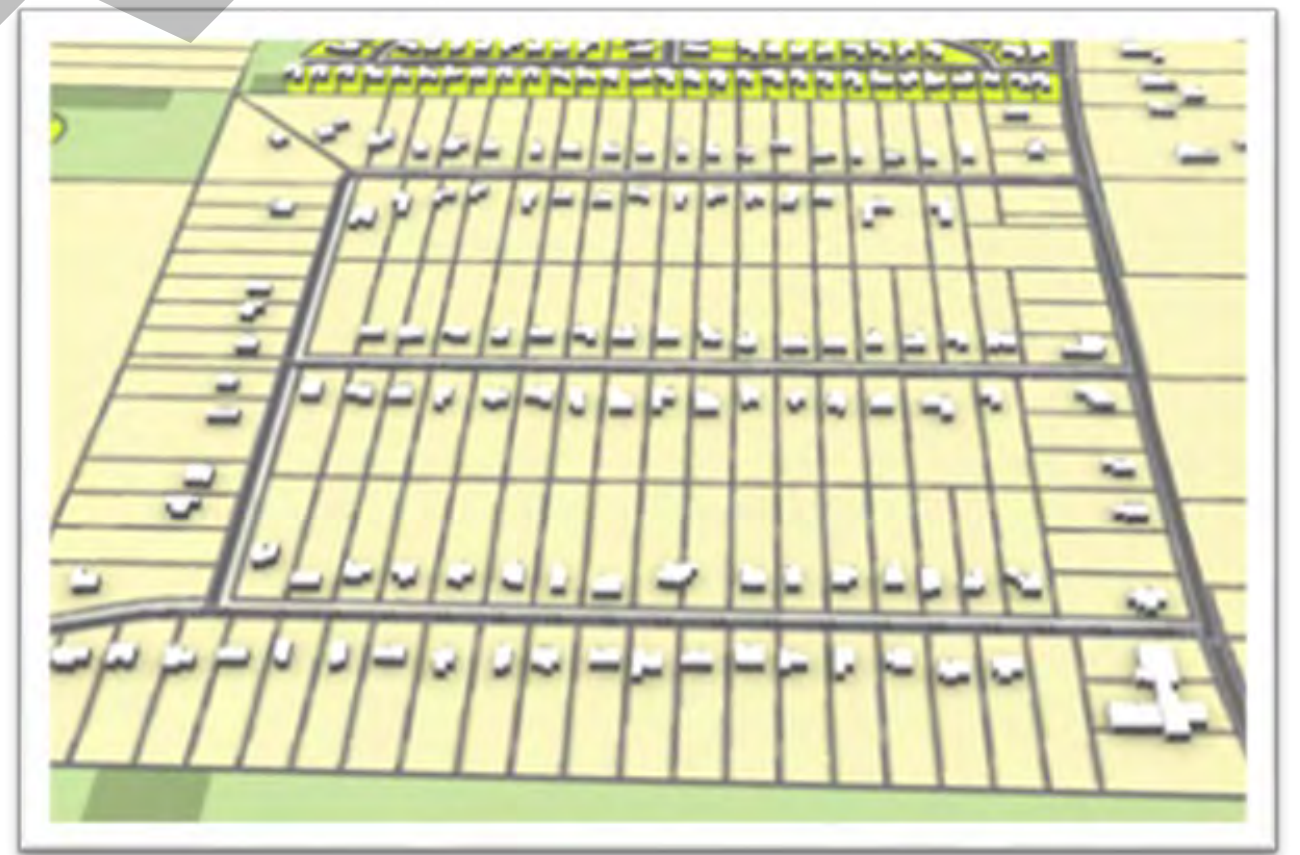


Figure 33 - Rural Estates - Audubon Village



Rural Corridor

- **Description:** Located along state, parish, and local roadways are primarily intended to support countryside-oriented commercial activity—such as small-scale gas stations, local banks, and corner stores—alongside low-density residential development characterized by medium to large lot sizes.
- **General Characteristics:** These areas are anticipated to develop along key transportation corridors, serving as small-scale commercial hubs for surrounding rural and residential communities. The built form should reflect a countryside character, with low-rise structures, generous setbacks, and parking areas that do not dominate the landscape. Commercial development is anticipated to remain limited in scale, offering convenience goods and services to nearby residents. Residential uses should be integrated carefully, maintaining low densities and avoiding major subdivisions that require new public roadway construction.
- **Associated Zoning:** Residential- Rural Single Family (R-1), (R-1.5), Small Neighborhood Business (SNB), Commercial- Light (C-1)
- **Compatible Residential Character:** Mixed - use area, primarily commercial in nature. Subdivisions requiring the construction of public roads are discouraged. Subdivisions requiring the construction of public roads are discouraged.
- **Example Nonresidential Uses:** Gas stations, general stores, cafes, local retail, convenience services, minor substations
- **Community Facilities and Infrastructure:** Local Road intersections, basic utilities, small parking areas



Figure 34 - Rural Corridor - Hwy 1026 at LA 16



Suburban Residential

- **Description:** 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.
- **General Characteristics:** Suburban Living areas are anticipated to provide a mix of housing types, including single-family homes, garden homes, and mobile homes, within a cohesive neighborhood setting. These neighborhoods should promote a suburban character, with defined street networks, sidewalks, and neighborhood-scale amenities. While residential uses dominate, low-intensity, neighborhood-serving commercial and civic uses are anticipated to be integrated, supporting daily needs without disrupting the residential feel. Development should emphasize walkability and connections to water and sewer infrastructure.
- **Associated Zoning:** Residential- Rural Single Family (R-1), (R-1.5), Residential- Single Family (R-2), Garden Homes (R-3) (Inactive), Mobile Home Park (MHP), Small Neighborhood Business (SNB)
- **Compatible Residential Character:** Mixed - density residential
- **Example Nonresidential Uses:** Golf courses, club houses, parks and open spaces, day cares, restaurants, minor substations
- **Community Facilities and Infrastructure:** Local Street networks, sidewalks, neighborhood parks, water/sewer infrastructure



Figure 35 - Suburban Residential - Audubon Trace



Mixed—Use Waterfront

- **Description:** 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.
- **General Characteristics:** Mixed-Use Waterfront areas are anticipated to accommodate a sensitive balance of residential, recreational, and low-impact commercial uses adapted to the constraints of flood-prone and environmentally sensitive locations. Development should incorporate elevated structures and flood mitigation measures to reduce risk and protect natural resources. These areas are anticipated to maintain limited-access roads and infrastructure designed to minimize disturbance to the waterfront ecosystem. Public and private uses should support water-related activities such as marinas and eco-tourism, while preserving open views and natural habitats.
- **Associated Zoning:** Riverfront Residential (RR), Small Neighborhood Business (SNB), Commercial – Light (C-1)
- **Compatible Residential Character:** Residential and recreational uses near water bodies. Subdivisions requiring the construction of public roads are discouraged.
- **Example Nonresidential Uses:** Small- scale marinas, bait shops, eco-tourism services, minor substations
- **Community Facilities and Infrastructure:** Elevated structures, flood mitigation systems, limited-access roads, boat ramps

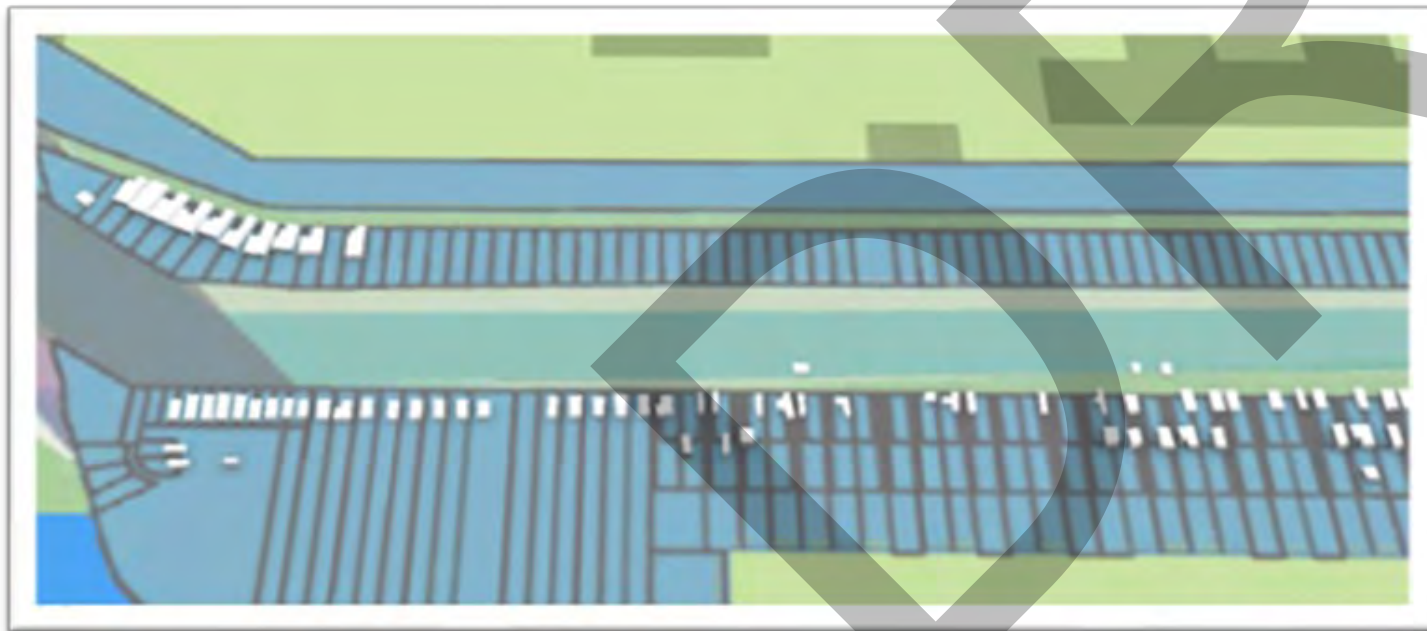


Figure 36 - Mixed-Use Waterfront - Three Rivers Island



Mixed-Use Corridor

- **Description:** Development areas along major roads allow for a blend of commercial uses and higher-density residential development. Blend of commercial, residential, and small offices.
- **General Characteristics:** Mixed-Use Corridor areas are anticipated to support a mix of commercial, residential, and employment uses, supporting economic activity along major transportation routes. Development should encourage higher-density residential neighborhoods integrated with small offices, retail, and service businesses to create economic corridors. Infrastructure and public amenities are anticipated to include transit access, sidewalks, street lighting, and broadband connectivity to support diverse uses and enhance mobility. Subdivisions requiring extensive new public road construction are not typical in these areas.
- **Associated Zoning:** Residential- Single Family (R-2), Garden Homes (R-3) (Inactive), Residential - Multifamily (R-4), (R-5), Commercial- Light (C-1), Commercial- Heavy / Industrial - Light (C/I), Small Neighborhood Business (SNB)
- **Compatible Residential Character:** High - density residential neighborhood. Subdivisions requiring the construction of public roads are not typical.
- **Example Nonresidential Uses:** Restaurants, retail shops, co-working spaces, large-scale retail, service industry businesses, minor substations
- **Community Facilities and Infrastructure:** Transit access, sidewalks, street lighting, public parking, water/sewer and broadband infrastructure



Figure 37 - Mixed-Use Corridor - Jubans Crossing



Commercial/ Industrial Corridor

- **Description:** 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.
- **General Characteristics:** Commercial/Industrial Corridor areas are anticipated to accommodate commercial and industrial activities that support commerce, manufacturing, and logistics. Development should be concentrated along major transportation routes, including highways and arterials, with infrastructure designed to handle freight traffic and high-capacity utility demands. Residential uses are discouraged to avoid conflicts with industrial operations and commercial activities. New subdivisions requiring public road construction are not typical within these areas.
- **Associated Zoning:** Commercial- Light (C-1), Commercial- Heavy / Industrial - Light (C/I), Industrial - Heavy (I-2)
- **Compatible Residential Character:** Residential uses are discouraged. Subdivisions requiring the construction of public roads are discouraged.
- **Example Nonresidential Uses:** Warehousing, manufacturing, hospitals, logistics centers, auto repair, wholesale suppliers, gravel pits, minor substations
- **Community Facilities and Infrastructure:** Major arterials or highways, freight access, stormwater systems, broadband and high-capacity utilities



Figure 38 - Commercial/Industrial Corridor - South Frost

Future Land Use Map

The Future Land Use Map (FLUM) is a key planning tool that supports Livingston Parish's long-term vision for growth, conservation, and infrastructure investment. It provides a spatial framework for guiding development decisions and evaluating zoning changes, land use proposals, and public infrastructure projects. While the FLUM is not regulatory, it plays a critical role in shaping consistent and informed decisions across the unincorporated areas of the parish. The classifications shown on the map reflect the diversity of Livingston Parish, including rural landscapes, timberlands, residential neighborhoods, and commercial corridors. These categories are designed to promote compatibility between land uses, support infrastructure planning, and preserve the natural and cultural assets that define the parish's identity. The FLUM was developed through public input, technical analysis, and coordination with local and regional stakeholders. It incorporates considerations such as flood risk, transportation access, utility availability, and environmental sensitivity. The map is intended to be used alongside the zoning code and other planning tools to ensure that land use decisions are transparent, consistent, and aligned with community goals. As Livingston Parish continues to grow, the FLUM offers a structured approach to managing change. It supports development in areas with adequate infrastructure, encourages preservation where appropriate, and helps balance economic opportunity with environmental protection. The classifications that follow provide guidance on the intended character, density, and types of uses appropriate for each area, forming the basis for future land use decisions across the parish.

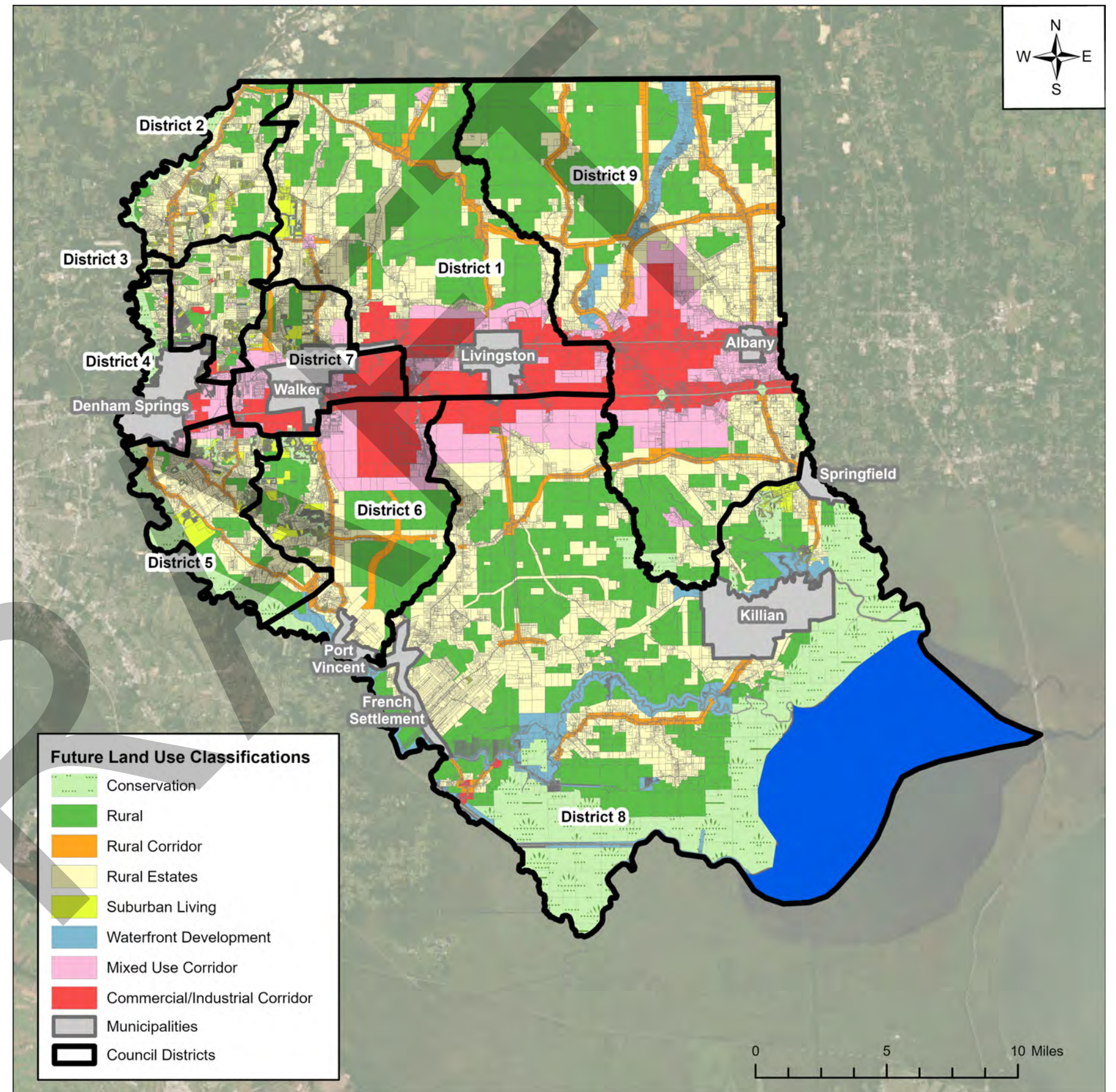


Figure 39 - Future Land Use Classifications Map

TRANSPORTATION

The following recommendations are intended to address the transportation challenges identified in Livingston Parish. Each strategy is based on a careful review of current conditions and incorporates input from the community as well as best practices in transportation planning. The focus is on improving mobility for residents and businesses, increasing safety for all road users, and ensuring that infrastructure investments are responsive to both current needs and future growth. These recommendations also emphasize the importance of integrating new assets, such as the Livingston Parish Airport, into the parish's overall transportation network. By implementing these approaches, Livingston Parish can create a system that is resilient and accessible for everyone in the community.

Expand and Improve Roadway Connectivity

Livingston Parish should construct new connectors between major roads, extend existing roadways, and identify opportunities for new relief routes to ease congestion, especially near high-traffic intersections and along I-12 and US 190. Improving connectivity will help reduce bottlenecks and support efficient movement throughout the parish.

Upgrade and Maintain Infrastructure

The parish should prioritize roadway maintenance and resurfacing projects, focusing on areas with the poorest conditions. Additional funding should be sought through state and federal grants, and innovative financing options should be explored to keep pace with rising construction costs. Regular maintenance will help extend the lifespan of existing roads and reduce long-term costs.

Enhance Safety

Intersection improvements, roundabouts, and traffic calming measures should be implemented in high-crash areas. Regular safety studies should be conducted, and data-driven approaches should be used to target the most dangerous locations. These efforts will help reduce crash rates and improve overall roadway safety.

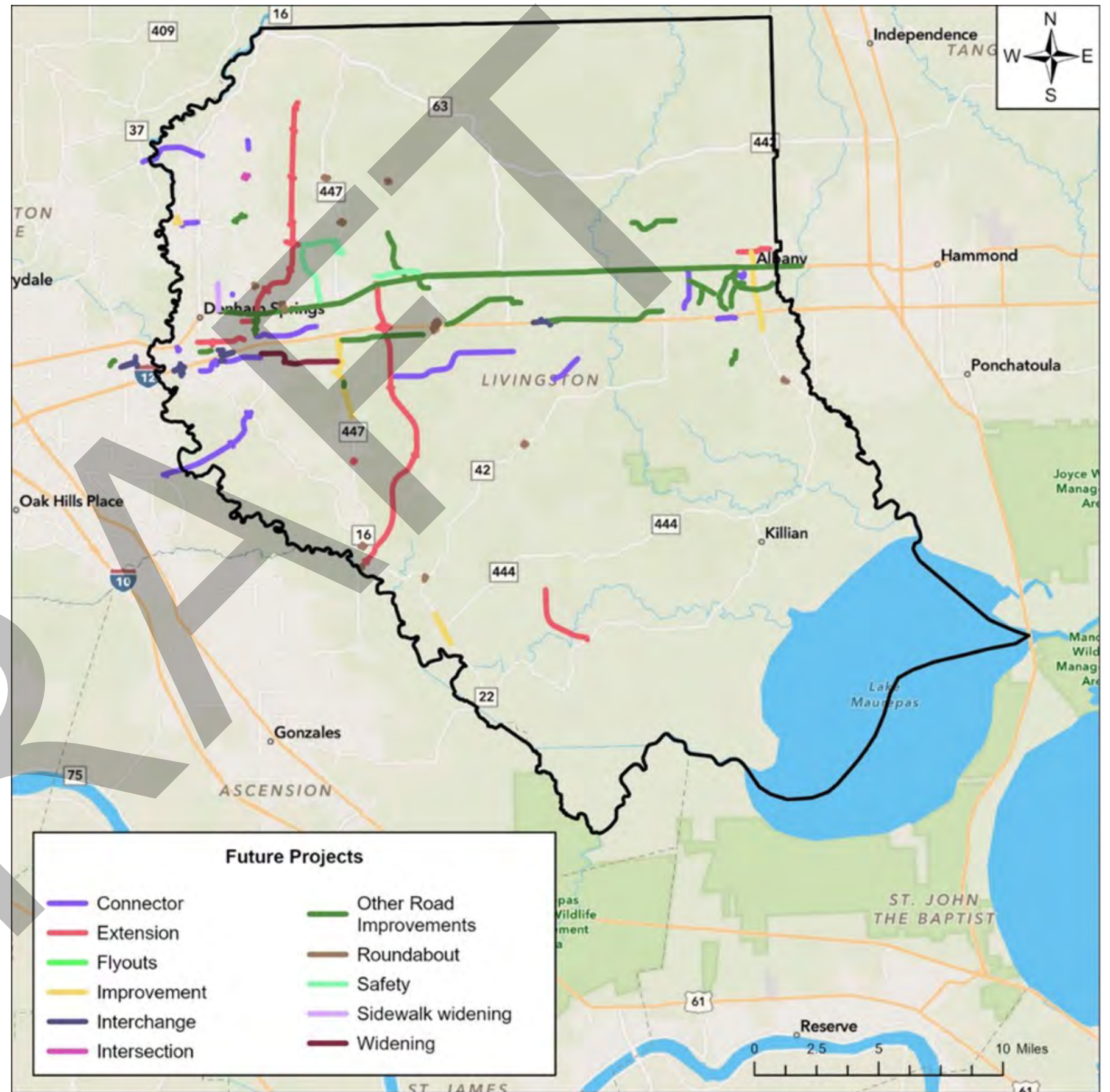


Figure 40 - Future Projects Map

Support Comprehensive Planning

Transportation improvements should be coordinated with land use planning to ensure that new development aligns with infrastructure capacity and does not exacerbate congestion or maintenance backlogs. The Unified Development Code (UDC) and Transportation Capital Plan should be used to guide growth and infrastructure investments.

Integrate the Livingston Parish Airport

Infrastructure improvements should be coordinated to support airport growth, protect the airport from incompatible development, and leverage its economic potential for the entire parish. Zoning and land use policies around the airport should promote compatible uses and safeguard future expansion. The airport's development should be integrated into the parish's broader transportation and economic development strategies.

Advance Future Projects

Planned projects include roadway widenings, interchange improvements, and the construction of new roundabouts. These efforts are mapped and prioritized to address the most pressing needs and to support future growth. By investing in these projects, the parish can improve mobility, safety, and quality of life for all residents.



DRAINAGE & COASTAL MANAGEMENT

Livingston Parish faces persistent and complex drainage and flooding issues that threaten the safety, economy, and quality of life for residents. The Parish has endured multiple devastating floods over the past several decades due to the area's geography, climate, and infrastructure. These floods have repeatedly damaged homes, businesses and roads across the Parish. As the Parish continues to grow, its drainage systems continue to be put under more pressure.

Challenges

Frequent Flooding

Geographic characteristics of Livingston Parish such as low-lying geography, proximity to the Amite River and other waterways, and episodes of heavy rainfall have contributed to significant flooding issues throughout the Parish. Additional factors such as rapid urban development and insufficient drainage infrastructure contribute to Livingston Parish being highly susceptible to flash floods, rainfall induced flooding, backwater flooding, riverine flooding, and storm surge flooding. Major floods struck Livingston Parish in 1977, 1983, 1985, 2001, 2016 and most recently Hurricane Ida in 2021. These major incidents brought catastrophic damage to the Parish, flooding thousands of homes, businesses, and roads. As urban development continues, understanding problem areas, inventorying and updating drainage infrastructure accordingly is imperative to mitigate flooding in the Parish.

Drainage Network

Livingston Parish drains generally southward into Lake Maurepas through a low-gradient web of natural waterways—chiefly the Amite, Tickfaw, and Blind rivers—plus bayous, creeks, swamps, and wetlands. These form part of the Amite–Maurepas estuarine system, with flood stages commonly referenced at Port Vincent on the Amite and near Holden on the Tickfaw. The Parish relies heavily on maintaining channel capacity and keeping obstructions out of rivers, bayous, and laterals.

The existing drainage network of Livingston Parish consists of roadside ditches, culverts, and canals that move stormwater to larger receivers. Several local Gravity Drainage Districts are responsible for this maintenance and minor capital work within their boundaries (e.g., Districts No. 1, 2, and 5; District 8 is listed as active/unfunded). Typical duties include acquiring servitudes, clearing and snagging canals, repairing culverts, and addressing local capacity bottlenecks.

Planning & Coordination

Livingston Parish Drainage Master Plan

The Parish has launched a Drainage Master Plan effort to inventory existing infrastructure, inspect critical assets, and prioritize projects across the Parish in order to knit together many localized systems into a more coordinated program. The Livingston Parish Master Plan seeks to be concurrent with the Drainage Master Plan in terms of its overall goals and objectives. These include:

- **Flood Risk Reduction:** Minimize property damage and loss of life through data-driven drainage infrastructure investments.
- **Equity and Accessibility:** Ensure all communities—urban, rural, and historically under-resourced—benefit from improved drainage and planning.
- **Efficiency and Coordination:** Promote interagency collaboration to reduce redundancy and improve maintenance and emergency response.
- **Sustainability and Resilience:** Address future risks tied to extreme weather, land use trends, and watershed-scale hydrology.
- **Implementation and Accountability:** Identify a realistic and prioritized list of capital projects, supported by funding strategies, timelines, and performance metrics.
- **Promotion of Public Education and Awareness:** Improve public perception and understanding of drainage systems, responsibilities, and best practices for reducing flood risk at the household and neighborhood level.
- **Use of New Technology:** Embrace the use of the latest and most effective technology for drainage system management, including asset management platforms and monitoring tools.

Louisiana Comprehensive Master Plan for a Sustainable Coast

Published in May of 2023, the Louisiana Comprehensive Master Plan for a Sustainable Coast serves as a guide for the state’s restoration and risk reduction efforts. The primary goals of this plan include reducing both land loss and storm surge risk. This plan identifies projects that meet these goals across the coast in the present and future. The following objectives also serve to accomplish the two primary goals of this plan:

- **Flood Protection:** Reduce economic losses from storm surge-based flooding to residential, public, industrial, and commercial infrastructure.
- **Natural Processes:** Promote a sustainable coastal ecosystem by harnessing the natural processes of the system.
- **Coastal Habitats:** Provide habitats suitable to support an array of commercial and recreational activities coastwide.
- **Cultural Heritage:** Sustain the unique cultural heritage of coastal Louisiana by protecting historic properties and traditional living cultures and their ties and relationships to the natural environment.
- **Working Coast:** Promote a viable working coast to support regionally and nationally important businesses and industries.

This plan breaks down Louisiana’s coastline into regions, the southern portion of Livingston Parish, due to its proximity to Lake Maurepas and its relationship to the coast is part of the Pontchartrain / Breton region. As part of this vital relationship, the Livingston Parish Master Plan seeks to be concurrent with all goals, objectives, and strategies outline in the Louisiana Comprehensive Master Plan for a Sustainable Coast.

Recommendations for Implementation

Identify Hazards

The Livingston Parish Drainage Master Plan has kickstarted the effort of identifying and inventorying areas prone to flooding and location with drainage concerns. Building upon this effort and developing a comprehensive inventory of culverts, channels, and other drainage infrastructure and evaluating performance status will aid in developing a comprehensive understanding of the existing drainage conditions in the Parish.

Align Development and Infrastructure

With the rapid urban development occurring in Livingston Parish, natural landscapes are replaced with impervious surfaces such as roads, buildings, and parking lots. Prioritizing the alignment of the drainage infrastructure and development will allow for a more efficient drainage network for Livingston Parish.

Maintenance

Consistent maintenance of existing and new drainage infrastructure is imperative to the successful operation of the drainage network within Livingston Parish. A programmatic approach should be developed for the cleaning and maintenance of drainage ditches, rivers, canals, culverts and other components of the drainage network.

"Sustainable land use and development are essential for our community's future. Wetland preservation and the role of the Corps of Engineers are key." – Livingston Parish stakeholder

DOMESTIC WATER (POTABLE)

Livingston Parish obtains the majority of their potable water from groundwater sources, particularly the Chicot equivalent, Evangeline equivalent, and Jasper equivalent aquifer systems, which make up the Southern Hills Aquifer system (United States Geologic Survey [USGS], 2016). Surface water sources make up a small fraction of the overall drinking water in the Parish and include the Amite, Tickfaw, and Lake Maurepas subbasins (USGS, 2016).

Ward 2 Water District (W2WD) is a special district that was created in 1975 to improve water quality for the residents of Livingston Parish. W2WD maintains 14 water wells and serves the residents in the Watson, north Denham Springs, and north Walker areas.

Some of the municipalities in the Parish operate their own domestic water systems which include:

- City of Denham Springs
- Town of Walker
- Town of Livingston
- Villages of Albany and Killian

Privately-owned water companies also supply water to the areas of the Parish where municipal systems do not service. These include:

- Diversion Water Company, LLC.
- Utilities Inc. of Louisiana
- Colyell Community Water Association
- Fourth Ward Water Works
- Magnolia Water Utility Operating Company, LLC
- River Pines Plantation Utilities
- Springfield Mobile Home Park
- Jims Trailer Park
- Highland Ridge

- Lakeside East Subdivision
- Carter Plantation

In 2021, the Louisiana legislature adopted Act 98 which authorized the Louisiana Department of Health Safe Drinking Water Program to develop a letter grading system for community water system quality. Of the water systems in Livingston Parish, 86% of systems received a letter grade of ‘A’ or ‘B’ in 2024 (Louisiana Department of Health, 2024).

Challenges

Growing Water Demand Outpacing Capacities

As the Parish experiences unprecedented population growth, demand for clean and safe drinking water also increases. The development of new subdivisions and housing on the outskirts of incorporated areas and beyond place significant strain on water infrastructure and water quality.

Low Water Pressure in Rural Areas

The demand placed on water supply systems can also impact fire safety due to decreased pressure from hydrants in rural areas. Areas of the Parish not served by public water suppliers, particularly in the more rural regions, face a higher risk of low water pressure for fire protection.



Long Range Water Quality

Greater water demand places a burden on the aquifer that supplies the Parish. Higher volumes of water extracted from the aquifer can cause drawdowns in freshwater levels which increases salinity migrating into the aquifer from south to north. In 2023, a severe drought allowed salt water from the Gulf of Mexico to flow upstream and impact municipal water supply throughout southeastern Louisiana. Saltwater intrusion into groundwater supply is not only damaging to infrastructure, but a significant public health concern.

Recommendations

Creation of a Parish-Wide Water Plan

Creating a Parish-wide water master plan would establish long-term strategies for the Parish water system and is critical in ensuring the long-term future of safe and reliable water access.

Combine Services with Existing Private and Municipal

Coordinating with existing private and municipal water management systems to combine services and establish collaboration for a safe and sustainable water future.

Construction of New Infrastructure

Constructing new infrastructure to keep up with current and future demand is critical as the Parish experiences significant population growth in areas that have not historically housed many residents.

WASTEWATER

Livingston Parish has experienced sustained population increases, particularly in its western and urbanized areas adjacent to Baton Rouge. Conservative estimates of population projection, found in the Appendix place the Parish's residential growth increasing by 35% in the next 25 years. This expansion, without investment, places significant strain on wastewater infrastructure.

Failure to address wastewater challenges risks triggering regulatory restrictions at the state level. The Louisiana Department of Environmental Quality (LDEQ) has authority to halt new discharge permits when TMDL (Total Maximum Daily Load) levels are exceeded, effectively capping development. Additionally, the Louisiana Department of Transportation and Development (LADOTD) does not permit untreated effluent into roadside storm drains, which directly hampers road widening and drainage projects. These regulatory barriers link wastewater deficiencies directly to constraints on future economic growth and infrastructure development.

Challenges

Capacity

Currently, wastewater services are divided between municipal governments and the Parish Sewer Districts. Denham Springs and Walker operate their own plants, while the Parish manages unincorporated areas. The Parish currently maintains approximately 7.5 million gallons per day (MGD) of treatment capacity across municipal and parish systems. Projected demand by 2030 is estimated at 14.5 MGD- nearly double the available capacity. With this deficiency in treatment capacity, the Parish has a recognized need for a Sewage Master Plan to identify projects that expand capacity or regionalize treatment.

Given the scale of projected demand, Livingston Parish should prioritize regional facilities that can consolidate treatment for multiple municipalities and unincorporated areas. Immediate priority should be considered to areas of acute capacity

Wetlands Assimilation

Louisiana's wetlands, nearly 3 million acres of coastal marshes and swamps, are disappearing at an alarming pace of about 75 square kilometers each year. If this trend continues, the state could lose most of its wetlands within 200 years. These wetlands are critical for filtering pollutants, absorbing storm surge, and sustaining wildlife habitats.

Wetland assimilation is the practice of discharging treated municipal wastewater into wetlands. It has emerged as a strategy to address both wastewater treatment and coastal loss. Louisiana began experimenting with this approach in the 1940s in Breaux Bridge, with LSU researchers conducting treatment studies in the 1980s. Today the state has about 15 active assimilation projects. A 2024 report from the Louisiana Department of Environmental Quality found that six of nine monitored sites met long-term health benchmarks based on net primary productivity, a measure of wetland vegetation growth over five years.

Florida provides a model of how wetland assimilation can be scaled successfully. The Orlando Easterly Wetlands, built in 1987, treats up to 35 million gallons of reclaimed water daily across 1,650 acres. Florida's projects emphasize very high levels of pre-treatment, continuous monitoring of nutrient levels, and large constructed wetland cells that mimic natural systems. These measures have resulted in substantial nutrient removal, aquifer recharge, and habitat creation.

For Louisiana, adopting Florida's best practices—robust pretreatment, monitoring, and adaptive management—can make assimilation a cornerstone of both wastewater infrastructure and coastal restoration.





constraints such as Sewer Districts 1 and 2, or others identified by a potential Sewage Master Plan.

Reliance on Private Septic Systems

A large portion of the Parish, especially rural and unincorporated areas, continues to depend on private septic systems. While cost-effective in the short term, septic tanks pose long-term risks. Many systems are improperly maintained or aging, discharging inadequately treated effluent into drainage canals and streams. LDEQ spot checks reveal widespread noncompliance, with elevated bacteria levels linked to failing systems. As growth continues in unincorporated areas, septic reliance will only compound the pollution problem.

Recognizing the growing pollution problem caused by failing septic systems, Livingston Parish faces the challenge of extending central sewer services to fast-growing unincorporated areas. Until central sewer connections are widely available, the Parish should incorporate monitoring and enforcement practices of existing septic systems to safeguard water quality and public health. The Parish may also consider creative subsidies or fee structures strategies to deploy initiatives that encourage transition from private septic tanks.

Environmental Risks & Public Health Risks

Untreated or under-treated wastewater contributes to high levels of pollutants in local waterways. Presently, the Amite River, Colyell Creek, and Natalbany River have been classified as

impaired by the Louisiana Department of Environmental Quality due to excessive pollutants and low oxygen levels. The Amite River, Tickfaw River, Gray's Creek, and other tributaries additionally show signs of ecological stress from failing septic systems and overburdened facilities.

Livingston Parish can leverage its abundance of natural waterways to consider strategies such as wetland assimilation. Wetland assimilation typically is an area of degraded forested swamp or marshland where disinfected treated sewage water is pumped to push away saltwater, provide nutrients for the growth of plants and trees, and reverse the sinking and eroding of the land; a strategy already deployed successfully in nearby parishes.

Vulnerability to Flooding

Wastewater systems are particularly vulnerable to flooding, storm surge, and extreme rainfall. Flood events can have disastrous effects on existing plants, damaging infrastructure and release untreated sewage into waterways. Livingston Parish lies in a flood-prone region with portions classified as Special Flood Hazard Areas (Zones A and AE). All future wastewater investments should be designed with resilience in mind which can include elevating treatment facilities above flood levels, incorporating backup power systems, and using adaptive design standards that account for extreme rainfall and flooding.

Implementation

Developing new wastewater infrastructure is capital-intensive. Livingston Parish is currently seeking funding for a Wastewater Master Plan; however, full implementation of upgrades, regional facilities, and system extensions will require the anticipation of substantially larger investments.

Public support is critical for new wastewater initiatives, especially when fees are potentially involved. A proactive education campaign should communicate the costs of inaction- pollution, health risks, stalled development- versus the benefits of centralized wastewater systems.

EMERGENCY PREPARATION, AND HAZARD MITIGATION

Hazard mitigation is defined as sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. Livingston Parish, in partnership with its municipalities and stakeholders, maintains a FEMA-approved Multi-Jurisdictional Hazard Mitigation Plan (HMP) that is updated every five years. This section of the Master Plan provides an overview of the parish's hazard landscape, the strategies identified for dealing with these hazards, and the process by which an HMP interacts with a larger plan like this Master Plan. Many of the themes of the HMP and hazard mitigation in general will relate directly to some of the previous sections, such as coastal management.

Planning Process and Requirements

The Livingston Parish Hazard Mitigation Plan (HMP) is developed through a robust and inclusive process that meets FEMA and State of Louisiana requirements. The most recently approved plan is from 2021, however the parish is actively updating this plan with a planned completion date of July 2026 for the update.

The planning process involves a multi-jurisdictional, multi-stakeholder committee representing incorporated municipalities, parish agencies, local businesses, industry, and underserved populations. It includes a comprehensive risk assessment of natural hazards, identifying hazard types, locations, historical occurrences, and potential future impacts. The plan also involves the development of mitigation strategies with clear goals, objectives, actions, responsible parties, and funding sources. Formal adoption by all participating jurisdictions is required, and regular updates are conducted at least every five years to reflect changes in risk, development, and community priorities.

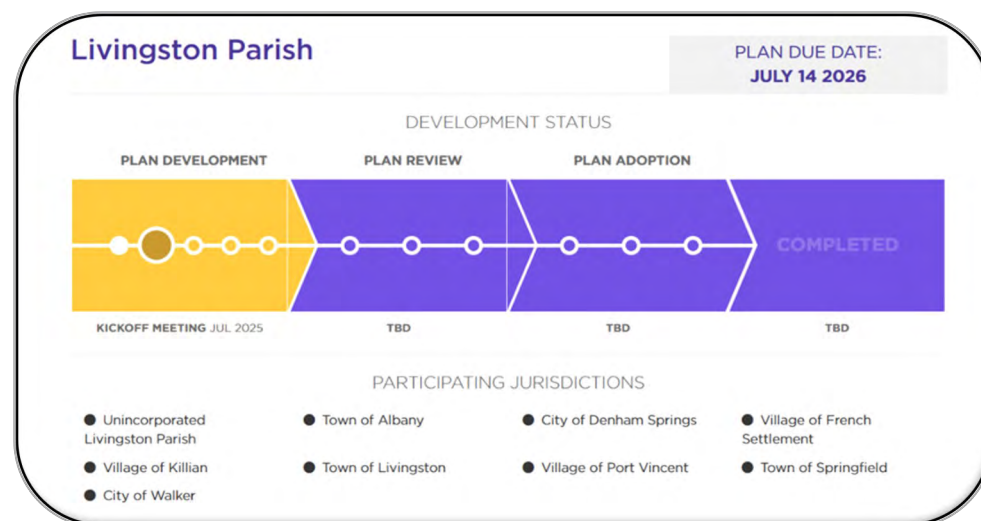


Figure 41 - Screenshot from the 2026 Hazard Mitigation Plan Update Project Website

Hazard Landscape

Livingston Parish faces significant risk from a variety of hazards including:

- **Flooding:** The most prevalent and damaging hazard, including riverine, stormwater, coastal, storm surge, and backwater flooding. Over 75% of the parish is within the FEMA 100-year floodplain. Major flood events in 2016 and 2020 caused widespread property damage and displacement.
- **Tropical Storms and Hurricanes:** High risk due to proximity to the Gulf coast. Hurricanes and tropical storms bring both wind and flood hazards, with 15 major tropical events since 2002.
- **Severe Storms and Tornadoes:** Frequent thunderstorms, hail, and tornadoes cause property and infrastructure damage.
- **Drought:** Periodic droughts impact agriculture and water supply.
- **Winter Weather:** Occasional ice storms and freezes, though less frequent but as recently as January 2025, can disrupt utilities and transportation

Vulnerability and Risk Assessment

The Vulnerability and Risk Assessment section of the Livingston Parish HMP provides a detailed analysis of the parish's critical facilities, population trends, repetitive loss properties, and vulnerable populations. The parish has identified and mapped critical facilities, including government buildings, emergency services, schools, and utilities, and assessed their vulnerability to each hazard. Rapid population growth and development, particularly in unincorporated areas, increase exposure and strain infrastructure.

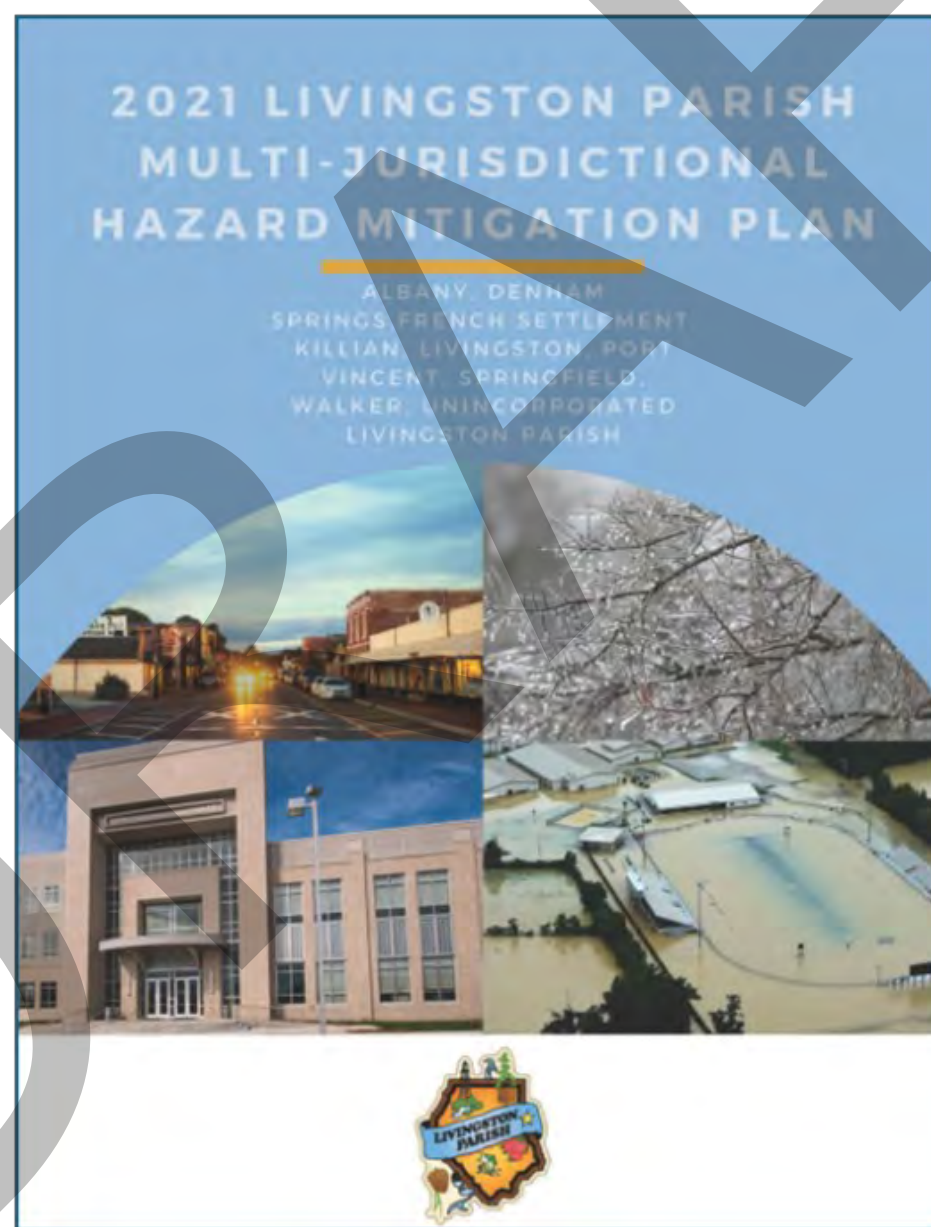


Figure 42 - 2021 Livingston Parish Hazard Mitigation Plan

According to the 2021 HMP, over 900 structures have experienced repeated flood losses, with concentrations in Denham Springs, Port Vincent, French Settlement, Killian, and Springfield. Special attention is given to the needs of seniors, children, low-income residents, and those in manufactured housing who are at increased risk of a number of identified hazards.

Mitigation Strategy Framework

The 2021 HMP establishes a framework for reducing risk through:

- **Preventive Measures:** Land use planning, zoning, building codes, and floodplain management ordinances.
- **Property Protection:** Elevation, acquisition, and floodproofing of structures, especially repetitive loss properties.
- **Natural Resource Protection:** Wetland preservation, open space acquisition, and watershed management.
- **Emergency Services:** Warning systems, evacuation planning, and critical facility protection.
- **Structural Projects:** Drainage improvements, levees, and stormwater retention/detention projects.
- **Public Information and Outreach:** Education campaigns, CRS participation, and community engagement.

The framework from the HMP is clearly reflected in a number of the goals and objectives identified in the Master Plan, particularly as they relate to land use planning. Many of the themes, such as the critical importance of intergovernmental coordination which are also mentioned as key inputs for other Master Plan goals and objectives are also echoed in the HMP.

Hazard Mitigation, Community Rating System (CRS) and Flood Insurance

Livingston Parish and several of its municipalities participate in the National Flood Insurance Program (NFIP) and the Community Rating System (CRS), which provides flood insurance premium discounts for residents and incentivizes best practices in floodplain management. A requirement of this program is a regularly-updated Floodplain Management Plan, a part of the HMP. Livingston Parish’s participation in this program provides numerous benefits to the parish directly, including reductions in insurance coverage rates for policy holders in CRS communities. According to the Federal Emergency Management Association (FEMA), a repetitive loss structure is defined as “an NFIP-insured structure that has had at least two paid flood losses of more than \$1,000 each in any 10-year period since 1978” (FEMA Glossary, 2020). Areas in the Parish that have experienced historical instances of repetitive loss structures are Denham Springs along the Amite River, areas in the southeast Parish, and areas near Killian along the Tickfaw and Blood Rivers (Figure 43).

Implementation Supplemental Plans

A master plan, such as this Master Land Use Plan, and a supplemental plan both look toward shaping the future, but they serve different purposes. Master plans serve as comprehensive guides for guiding a community's long-term growth and development. Supplemental plans are specialized tools used to provide more specific and detailed guidelines for development within a defined area or to address land use challenges, often complementing the broader scope of a Master Plan.

Currently, the Parish has several ongoing Master Planning initiatives to be completed within the next several years. Refer to the Table 17 for details.

Tracking Progress

One of the most important aspects of a Master Plan success is monitoring progress over time. Tracking the implementation of a master plan allows for non-biased evaluation of whether goals are being met, resources are being used effectively, and adjustments are necessary to stay aligned with evolving needs. Whether defined by the master plan or a supplemental Livingston Parish leadership should support their staff in supporting objectives through policy

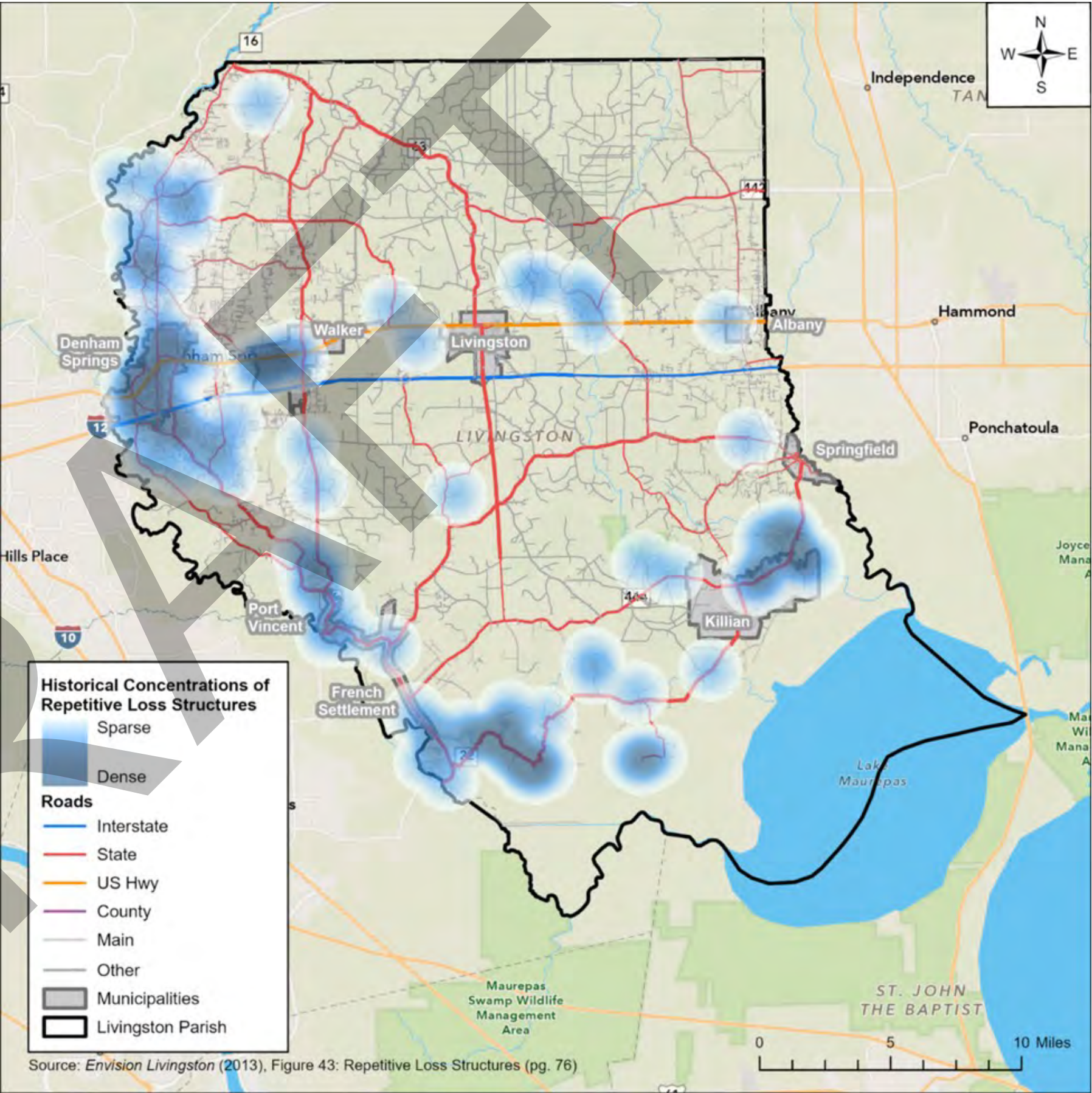


Figure 43 - Repetitive Lost Structures

Anticipated or Recommended Plans for Livingston Parish		
Goal Area	Name of Plan	Status
Goal 4: Infrastructure and Drainage	Master Plan for Drainage	Year
Goal 4: Infrastructure and Drainage	Master Plan for Sewage	Seeking Funding
Goal 1: Transportation	Master Plan for Transportation	Year
Goal 5: Community Amenities	Hazard Mitigation Plan	Recommended
Goal 5: Community Amenities	Asset Management Plan	Recommended

Table 15 - Anticipated or Recommended Plans for Livingston Parish

making, define realistic performance indicators, facilitate regular reporting, and assigning responsibility. Effective progress tracking involves establishing clear benchmarks, creating measurable performance indicators, maintaining accountability, and fostering transparent communication with stakeholders.

The first step in monitoring progress is to translate the broad goals of the master plan into measurable objectives. While this master plan establishes a vision for the Parish and defines long-term aspirations based on stakeholder engagement, tracking requires specific targets that can be evaluated over time. Measurable objectives are best defined by the government agency or local leadership responsible for implementation, since they are positioned to understand available resources, timelines, and community priorities. For example, while a master plan will contextualize need an increase in community parks, a measurable objective set by local leadership whether informed by a supplemental plan can be measured by number of acres acquired, parks built, or miles of trails constructed within a given period.

Not all objectives can be measured quantitatively. Performance indicators typically include both quantitative and qualitative measures. Where indicators in economic development plans might include new business permits, job creation, or tax revenue growth, qualitative measures, such as community satisfaction or stakeholder feedback can fully allow Parish to understand where investment is required to realize its vision of a community that provides opportunity for all.

Another essential component of progress tracking is assigning responsibility. A master plan is rarely implemented by one entity alone. It will involve coordination among government agencies, private partners, and community organizations. Implementation committees, such as the Livingston Parish Master Plan Committee, can continue to provide a structure for ongoing monitoring by remaining proactive in supporting strategic initiatives by Livingston Parish staff while encouraging transparency and accountability. Finally, flexibility must be built into the tracking process. Master plans are living documents that must adapt to changing circumstances such as demographic shifts, technological innovations, or new policy priorities. Progress tracking should include mechanisms for reassessment and adjustment. If goals are consistently unmet or external conditions shift, the plan may need to be revised to stay relevant and realistic.

Recommendations

The following recommendations are organized into three strategic focus areas to best guide Livingston Parish in proactively reaching the Parish’s vision. Goals related to transportation, land use and housing, economic development, and community amenities, services, and engagement in the “Vision, Goals, and Objectives” chapter have been evaluated to develop recommendations for the Parish to pursue to achieve this vision. Each recommendation has been categorized by the following focus areas:

Smart Growth & Infrastructure Resilience:

This section addresses the physical framework of the Parish which demonstrates how land is used, how people move, and how infrastructure supports growth. It emphasizes the need for coordinated planning across housing, transportation, drainage, and public works to ensure that development is sustainable, resilient, and responsive to community needs. By focusing on these systems together, the Parish can manage growth without compromising safety, efficiency, or environmental health.

Livability, Environment & Community Services:

This focus area references the social and environmental aspects of community life. It includes strategies to improve elements that are essential to creating a high quality of life for residents and ensuring that the Parish remains a safe, healthy, and attractive place to live. The integration of environmental stewardship with community services, public services, education, and recreation opportunities reflects a holistic approach to livability.

Economic Vitality & Community Identity:

The recommendations provided in this focus area supports the Parish’s long-term vision of cultural preservation. It includes initiatives to strengthen the local economy, attract new industries, and maintain the Parish’s unique character. Economic development is closely tied to land use and community aesthetics, making it important to plan commercial areas and beautification efforts in tandem. Preserving rural identity and historic assets reinforces a sense of place while supporting tourism and investment..

“Leveraging limited pools of money for development is a challenge. Collaboration with neighboring parishes could help address this issue.”– Livingston Parish stakeholder

SMART GROWTH & INFRASTRUCTURE RESILIENCE

Coordinate land use, transportation, and infrastructure to support sustainable development.

Traffic Management & Roadway Improvements

(Aligns with objectives 1.1.1, 1.1.2, 1.1.3, 1.2.1, 1.2.2, 1.2.3, 1.3.1, 1.4.1, 2.1.1, 2.1.2, 3.1.2, 5.2.2, 5.2.3, 5.5.1)

- Develop a comprehensive traffic management plan as part of a transportation master plan for the
- 1 Parish to address congestion issues. This includes upgrading road infrastructure, implementing traffic calming measures, and expanding public transit services.
- 2 Identify and prioritize congested corridors for upgrades.
- 3 Implement traffic calming measures in residential zones.
- 4 Expand public transit options and explore regional connectivity.
- 5 Enhance flood mitigation strategies by updating drainage systems and constructing new flood control measures. Collaborate with engineering firms to design and implement these

Drainage System Assessment & Flood Resilience

(Aligns with objectives 1.1.2, 1.2.3, 2.2.1, 4.1.1, 4.1.2, 4.1.3, 5.2.2, 5.5.2)

- 6 Design and construct new flood control infrastructure.
- 7 Integrate flood-resilient design into roadway and land use planning.
- 8 Collaborate with engineering firms and leverage state/federal funding.
- 9 Zoning & Land Use Reform

Land Use Policy & Zoning Reform

(Aligns with objectives 1.1.2, 1.2.3, 1.3.2, 2.1.1, 2.1.2, 2.1.3, 2.2.1, 2.2.2, 3.1.2, 4.1.1, 4.1.2, 5.2.2, 5.5.2)

- Support and maintain comprehensive land use policies that align with the Future Land Use Map
- 10 (FLUM). These policies should prioritize the growth management strategies outlined within the Future Land Use Chapter, while maintaining sensitivity to the challenges identified
- 11 Introduce buffer zones between incompatible land uses.
- 12 Incentivize affordable housing in appropriate areas.
- 13 Align zoning with infrastructure capacity and environmental constraints.

Growth Management & Development Controls

(Aligns with objectives 1.1.1, 1.1.2, 1.1.3, 1.2.1, 1.2.2, 1.2.3, 1.3.2, 1.4.1, 2.1.1, 2.1.2, 2.1.3, 2.2.2, 2.2.3, 3.1.1, 3.1.2, 3.2.1, 4.1.1, 5.1.1, 5.3.1, 5.3.2, 5.4.1, 5.5.1, 5.5.2)

- 14 Adopt policies to manage growth in targeted areas.
- 15 Require impact studies and developer contributions for infrastructure.
- 16 Coordinate land use and transportation planning to reduce sprawl.

LIVABILITY, ENVIRONMENT & COMMUNITY SERVICES

Enhance quality of life through parks, public services, education, and environmental stewardship.

Parks, Trails & Recreation

(Aligns with objectives 1.2.2, 2.2.1, 2.2.3, 5.1.1, 5.1.2, 5.1.3, 5.4.1, 5.4.2)

- 17 Identify underserved areas for new parks and green spaces.
- 18 Design and construct multi-use trails and community centers.
- 19 Engage residents through workshops to guide amenity planning.

Environmental Stewardship

(Aligns with objectives 1.1.2, 1.2.2, 1.3.2, 2.1.1, 2.1.2, 2.2.1, 2.2.2, 2.2.3, 3.1.2, 4.1.1, 4.1.2, 4.1.3, 5.1.1, 5.1.2, 5.1.3, 5.5.2)

- 20 Enact policies to preserve wetlands, forests, and agricultural land.
- 21 Launch environmental education programs in schools and communities.
- 22 Promote conservation easements and sustainable land practices.

Education & Public Services

(Aligns with objectives 1.3.1, 1.4.1, 2.2.3, 5.2.1, 5.2.3, 5.2.4, 5.3.1, 5.4.1, 5.5.2)

- 23 Coordinate with the Livingston Parish School Board to expand schools.
- 24 Modernize aging school buildings and public safety facilities.
- 25 Advocate for increased funding for teachers and emergency services.

- Public Health & Safety
- (Aligns with objectives 1.2.1, 1.2.2, 1.2.3, 1.3.1, 1.3.3, 2.1.1, 2.1.2, 2.2.1, 3.1.2, 4.1.1, 4.1.3, 5.2.1, 5.2.2, 5.2.3, 5.2.4, 5.4.1, 5.4.2, 5.5.2)
- 26

Attract healthcare providers and expand emergency services.
- 27

Update hazard mitigation and emergency response plans.
- 28

Launch public health campaigns focused on mental health and substance abuse.
- 29

Strengthen community policing and interagency coordination.

- Sustainability & Quality of Life
- (Aligns with objectives 1.1.2, 1.1.3, 1.2.2, 1.2.3, 1.3.1, 1.3.2, 1.3.3, 1.4.1, 2.1.1, 2.1.2, 2.1.3, 2.2.1, 2.2.3, 3.1.2, 3.2.2, 4.1.1, 4.1.2, 4.1.3, 5.1.2, 5.1.3, 5.2.3, 5.2.4, 5.3.1, 5.4.1, 5.4.2, 5.5.1, 5.5.2)
- 30

Launch curbside recycling and drop-off centers.
- 31

Require energy-efficient construction and green building standards.
- 32

Enforce pollution controls and support community gardens.

ECONOMIC VITALITY & COMMUNITY IDENTITY

Support local businesses, attract new industries, and preserve the Parish’s unique character.

- Business Attraction & Support
- (Aligns with objectives 1.1.2, 1.3.1, 2.1.1, 2.1.3, 2.2.1, 3.1.1, 3.1.2, 3.2.1, 3.2.2, 4.1.1, 4.1.3, 5.1.2, 5.1.3, 5.1.4, 5.1.5, 5.2.1, 5.2.3, 5.2.4, 5.4.2)
- 33

Provide grants, training, and incentives for small businesses.
- 34

Streamline permitting and licensing processes.
- 35

Organize networking events and business roundtables.

- Industry & Workforce Development
- (Aligns with objectives 1.1.3, 2.1.1, 2.1.3, 3.1.1, 3.1.2, 3.2.1, 3.2.2, 5.3.1, 5.3.2, 5.4.1)
- 36

Attract new industries aligned with regional strengths.
- 37

Support workforce development through partnerships with schools and training providers.

- 38

Promote local shopping and public-private partnerships.
- Tourism & Cultural Promotion
- (Aligns with objectives 1.2.2, 2.1.1, 2.2.1, 2.2.2, 2.2.3, 3.1.2, 5.1.1, 5.1.2, 5.1.3, 5.1.4, 5.1.5)
- 39

Develop a parish-wide branding strategy.
- 40

Promote local events, festivals, and cultural assets.
- 41

Invest in tourism infrastructure and marketing campaigns.
- Preservation of Community Character
- (Aligns with objectives 1.1.1, 1.1.2, 1.2.2, 1.2.3, 1.3.1, 1.3.2, 1.4.1, 2.1.1, 2.2.1, 2.2.2, 2.2.3, 3.2.2, 5.1.2, 5.2.1, 5.2.2, 5.2.3, 5.2.4, 5.3.1, 5.3.2, 5.4.1)
- 42

Protect rural landscapes through design guidelines.
- 43

Identify and preserve historic sites and structures.
- 44

Invest in public art, landscaping, and beautification projects.

Implementation Timeline

Phase	Focus Area	Key Actions
Phase 1: Short-Term (0–2 Years) Planning, Coordination, and Foundational Actions	Smart Growth & Infrastructure Resilience	<ul style="list-style-type: none">• Develop Comprehensive Traffic Management Plan• Launch Drainage Master Plan + culvert/channel inventory• Initiate zoning code updates + align with FLUM• Begin coordination for Transportation Master Plan• Identify priority corridors for congestion relief and safety
	Livability & Community Services	<ul style="list-style-type: none">• Conduct workshops for parks, trails, and green space• Begin Asset Management Plan for amenities• Coordinate with School Board on facilities + development• Launch environmental education + recycling pilots
	Economic Vitality & Community Identity	<ul style="list-style-type: none">• Streamline permitting/licensing• Outreach to business leaders + stakeholders• Launch tourism + cultural branding strategy• Identify historic sites and start design guidelines
Phase 2: Mid-Term (2–5 Years) Infrastructure Development, Program Launches, and Policy Implementation	Smart Growth & Infrastructure Resilience	<ul style="list-style-type: none">• Construct relief routes + upgrade high-crash intersections• Apply flood-resilient design in roads and developments• Expand public transit + regional connectivity• Finalize/adopt Sewage Master Plan + begin upgrades
	Livability & Community Services	<ul style="list-style-type: none">• Build new parks, trails, community centers• Modernize schools + public safety facilities• Launch public health campaigns + expand emergency services• Implement conservation easements and land practices
	Economic Vitality & Community Identity	<ul style="list-style-type: none">• Provide small business grants + incentives• Attract industries aligned with regional strengths• Promote local shopping + partnerships• Invest in tourism infrastructure + beautification
Phase 3: Long-Term (5+ Years) Expansion, Evaluation, and Adaptive Management	Smart Growth & Infrastructure Resilience	<ul style="list-style-type: none">• Expand wastewater treatment facilities• Monitor/adapt zoning + land use policies• Integrate airport development with land use strategies
	Livability & Community Services	<ul style="list-style-type: none">• Evaluate/expand community services per growth• Continue hazard mitigation + emergency preparedness• Maintain and enhance green infrastructure + amenities
	Economic Vitality & Community Identity	<ul style="list-style-type: none">• Scale workforce development with institutions• Expand tourism marketing + cultural programming• Reassess economic development strategies + adjust incentives

CONCLUSION

The Livingston Parish Master Plan is a shared vision and strategic roadmap for the parish’s future. It reflects the collective input of residents, stakeholders, and public officials, and it responds to the realities of growth, infrastructure needs, environmental challenges, and economic opportunity. Organized into clear and actionable sections, the plan provides a foundation for coordinated decision-making across land use, transportation, housing, drainage, public services, and hazard mitigation. It recognizes the importance of preserving rural character while accommodating growth, and it promotes sustainable development practices that protect natural resources and enhance quality of life. Implementation will require ongoing collaboration among government agencies, private partners, and the community. The plan outlines mechanisms for monitoring progress, adjusting strategies, and maintaining alignment with community values. Supplemental plans for transportation, drainage, and asset management will further support the plan’s goals and ensure responsiveness to emerging needs. As Livingston Parish continues to grow and evolve, this Master Plan offers a path forward that balances development with preservation, innovation with tradition, and ambition with responsibility. It is a plan for all residents and a testament to what can be achieved when a community plans together for a better tomorrow.