

# Livingston Parish Master Plan Update

Visioning Meeting

May 19, 2025

Albany High School



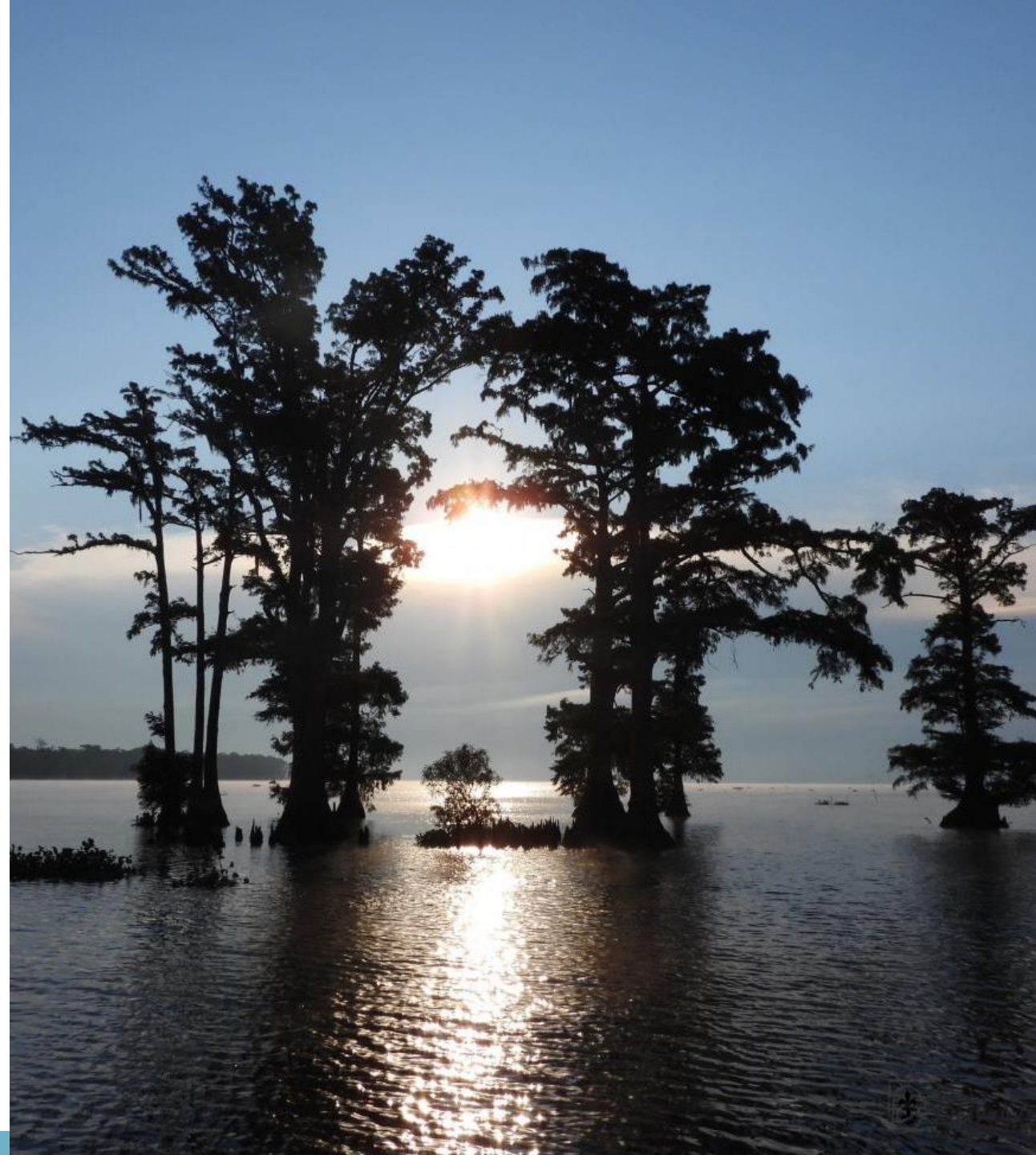
# Agenda

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- **Introduction**
- **Today's Run of Show**
- **Project Background**
- **Project Goals**
- **Stay Engaged**
- **Thank You**

# Today's Run of Show

- Short introductory presentation (15 min)
- Review the boards to see what the project team has in mind for zoning and other master plan areas (15 min)
- Come back together for forum discussion (30 min)
- Project team available at boards for additional discussion (approx. 1 hour)
- Please provide feedback via comment cards and/or to the project team (any time!)





An aerial photograph of a school campus, featuring a large green baseball field on the left, several school buildings with flat roofs in the center, and surrounding residential neighborhoods with houses and trees. The background shows a vast, flat landscape under a clear sky.

# Project Team

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# Definitions

## Parish Planning involves *Policy* and *Regulation*:

- The Comprehensive Plan sets policy intent for future land use/development
- The zoning ordinance is a critical tool in the planning process:
  - Coordinate with policy (Comprehensive Plan)
  - Clearly communicate what is expected in development

## Zoning Regulations:

- Every parcel in the Parish will have a zoning district classification
- Zoning Districts:
  - Dictate how the land can be used and developed
  - Define allowed or prohibited uses
  - Regulate physical development of the site and structure in the site
  - Coordinate with other development regulations





# Project Background



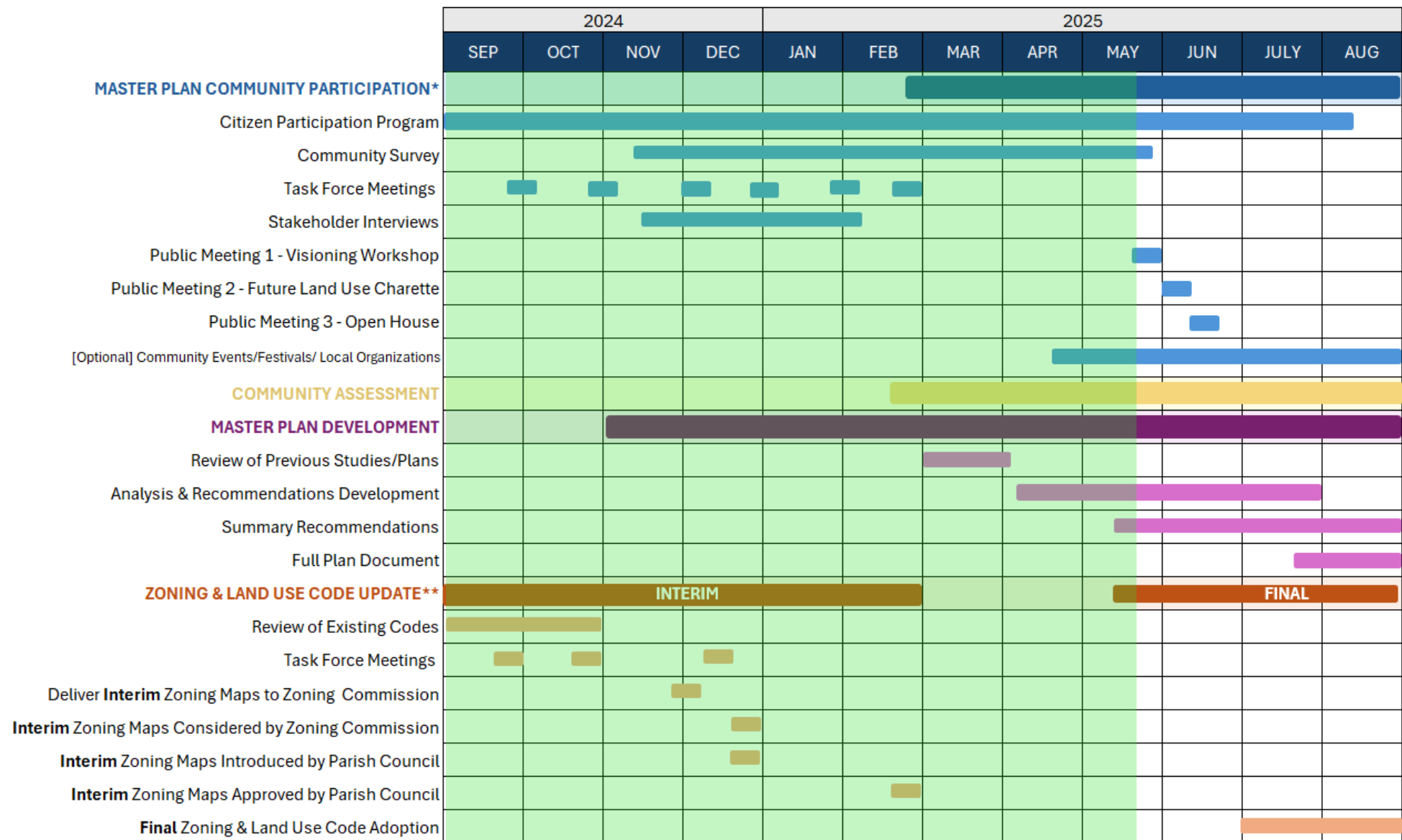
Update Master Plan and Zoning Codes, Classifications and Maps across the entire Parish in a global manner

Open and transparent process

Utilizing technical evaluations and best practices

Team represented here will be supported by subject matter experts from other WSP offices across the US

# Project Timeline (Revised)



\*Note that a portion of the Community Participation period occurs during a period of several holidays (Thanksgiving, Christmas, New Years, etc.). WSP recognizes the desire for Livingston to adhere to an aggressive timeline, but can adjust/delay certain meetings during the Community Participation portion of the scope to account for potential disruptions.

\*\*WSP recognizes the desire for Livingston to adhere to an aggressive timeline. A typical timeline for updating the zoning code and land development codes was modified to include interim recommendations to the zoning code update in order to address the pending January 2025 expiration of the Parish's active development moratorium.

# Project Goals

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- Address changes in population and Parish growth over the last decade
- Make recommendations that reflect community wants, needs, and desires as it relates to land use, development, and Parish growth
- Make recommendations that take into consideration infrastructure, limitations, and challenges within the parish
- Develop final recommendations to update the Master Plan and zoning code in a comprehensive manner that the Council and Parish will adopt



# Guiding Principles – recommend and discuss with the public



## **Adopt Industry Best Practices**

Utilize standards and guidelines established by reputable organizations such as the American Planning Association (APA) to ensure high-quality planning and development.

## **Integrate Master Plan and Future Land Use Map**

Ensure that the Master Plan and Future Land Use Map suggest changes that can be seamlessly integrated into the final zoning code approved prior to the expiration of the moratorium.

## **Unified Land Development Code Adoption**

Adopt the UDC for the parish as a whole, rather than on a district-by-district basis, to maintain consistency and coherence in planning.

## **Preserve Rural Character**

Maintain the rural essence of Livingston Parish by strategically planning to restrict high-density development and promote open spaces.

## **Protect Natural Resources and Wetlands**

Prioritize the conservation of environmentally sensitive areas, including wetlands, floodplains, and native habitats. Integrate green infrastructure and land use strategies that enhance resilience to flooding and preserve ecological functions.

## **Simplify Land Use Categories**

Reduce the overall number of land use classifications to streamline the zoning process and make it more user-friendly for residents and developers.

## **Refine Development Restrictions**

Implement the future Unified Development Code (UDC) to further refine development restrictions, ensuring they are practical and enforceable.

## **Minimize Non-Conforming Situations**

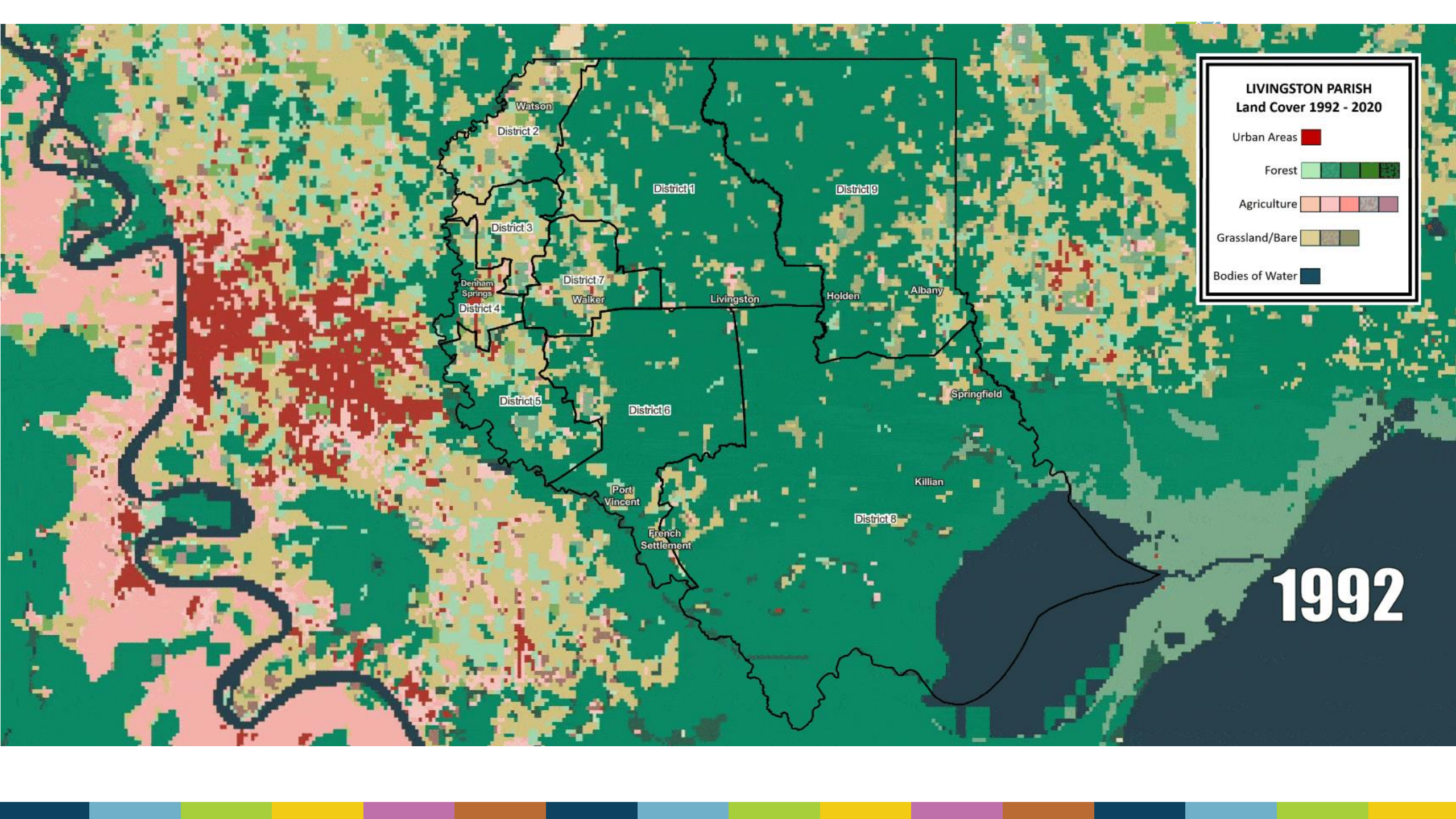
Avoid creating non-conforming properties or uses, ensuring that parcels are appropriately sized for their zoning classification and land uses align with designated zones.

# What's Changed Between 2013 and Today?

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- Post-Katrina population changes
- COVID-19 economic, demographic impacts
- Continually growing economic opportunity in Baton Rouge metro region (e.g. Ascension Parish)
- Large-scale developments (residential and commercial) have been proposed or implemented, with or without infrastructure improvements
- New legislation (Zoning Ordinance) was adopted by the Livingston Parish Council in February 2025 and has attempted to address these issues





LIVINGSTON PARISH

Land Cover 1992 - 2020

Urban Areas

Forest

Agriculture

Grassland/Bare

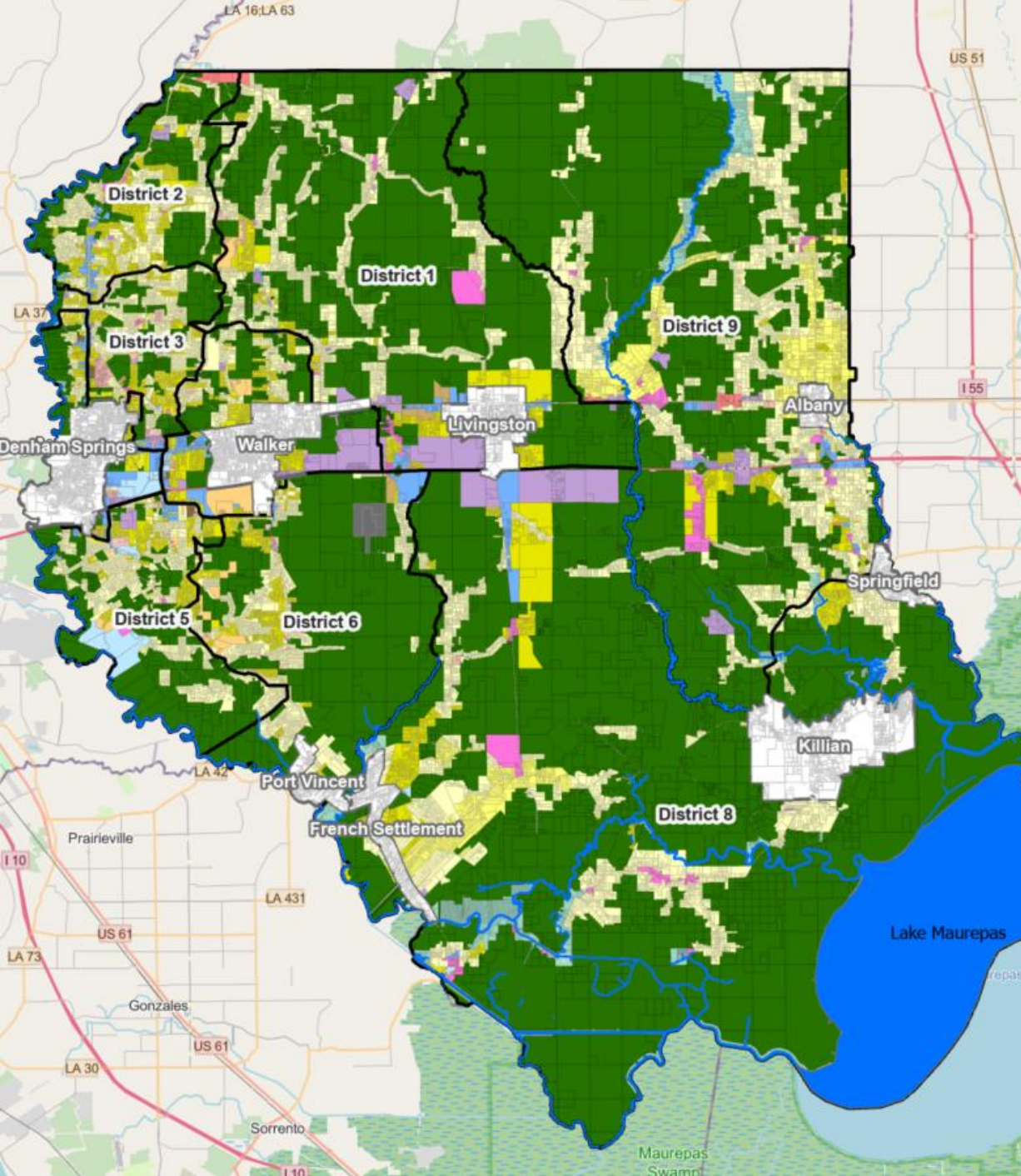
Bodies of Water

1992











# Current Adopted Zoning

## As of February 27, 2025



### Legend

#### Zoning Districts

-  (AG) Agriculture
-  (RR) Riverfront Residential
-  (R-1) Rural Single Family Residential
-  (R-1.5) Single Family Residential (Inactive)
-  (R-2) Single Family Residential
-  (R-3) Garden Homes Residential (Inactive)
-  (R-4) Multi-Family Residential (Duplexes and Townhomes)
-  (R-5) Multi-Family Planned Unit Development (PUD)

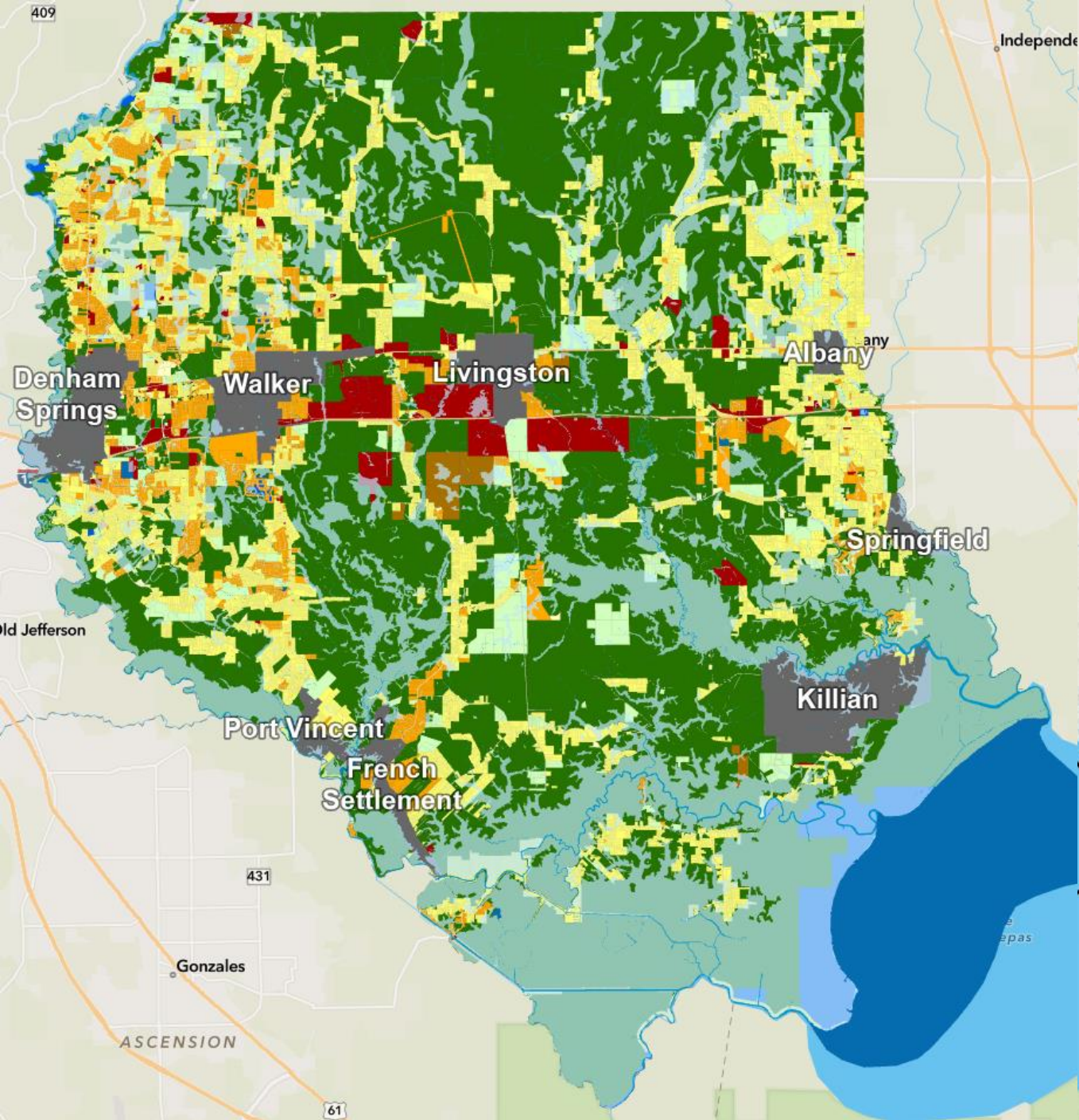
-  (MHP) Manufactured Home Park
-  (SNB) Small Neighborhood Business
-  (MUPD) Mixed-Use Planned Development
-  (C-1) Light Commercial
-  (C/I) Commercial/Light Industrial
-  (I-2) Heavy Industrial

-  Municipalities

#### Overlays

-  Historical Overlay
-  Airport Overlay
-  Conservation Overlay





# Current Land Use

## Legend

-  Council Districts
-  Municipal Boundaries

## Wetlands

-  Lake, Reservoir
-  Marsh, Swamp, Bog, Prairie
-  River

## Current Land Use

-  Open Water
-  Cultivated Crops
-  Developed, Open Space
-  Developed, Low Intensity
-  Developed, Medium Intensity
-  Developed, High Intensity
-  Forest
-  Undeveloped Open Space

# Proposed Future Land Use Categories (to date)

## Current Zoning Classifications

## Current Land Use Categories

## Proposed Future Land Use Categories

AG – Agricultural	Undeveloped Open Space	Open Area
	Forest	Timber & Forestry
	Cultivated Crops	
	Developed, Open Space	Rural
R-1 – Rural Single Family Residential	Developed, Low Density	Country Estates
R-1.5 - Rural Single Family (Inactive)		
SNB – Small Neighborhood Business	Developed, Medium Density	Country Crossroads
RR – Riverfront Residential		Waterfront Development
R-2 – Single Family Residential	Developed, High Density	Suburban Living
R-3 - Garden Homes (Inactive)		
R-4 – Single Family Attached Residential (Duplexes and Townhomes)		
R-5 Multi-Family Planned Unit Development (PUD)		
MHP – Manufactured Home Park		
Mixed-Use Planned Development (PUD)		Mixed Use Corridor
C/I – Commercial/Light Industrial		Commercial/Industrial
I-2 – Heavy Industrial		



# How to Stay Engaged

## Project Webpage

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



## Project Facebook

Livingston Parish Master Plan and  
Zoning Update



# Share Your Feedback Later

Take the Project survey and provide feedback on the interactive Map.

Project Survey and the interactive Map are available here.

**Survey closes at 11:59pm on 5/23/2025.**

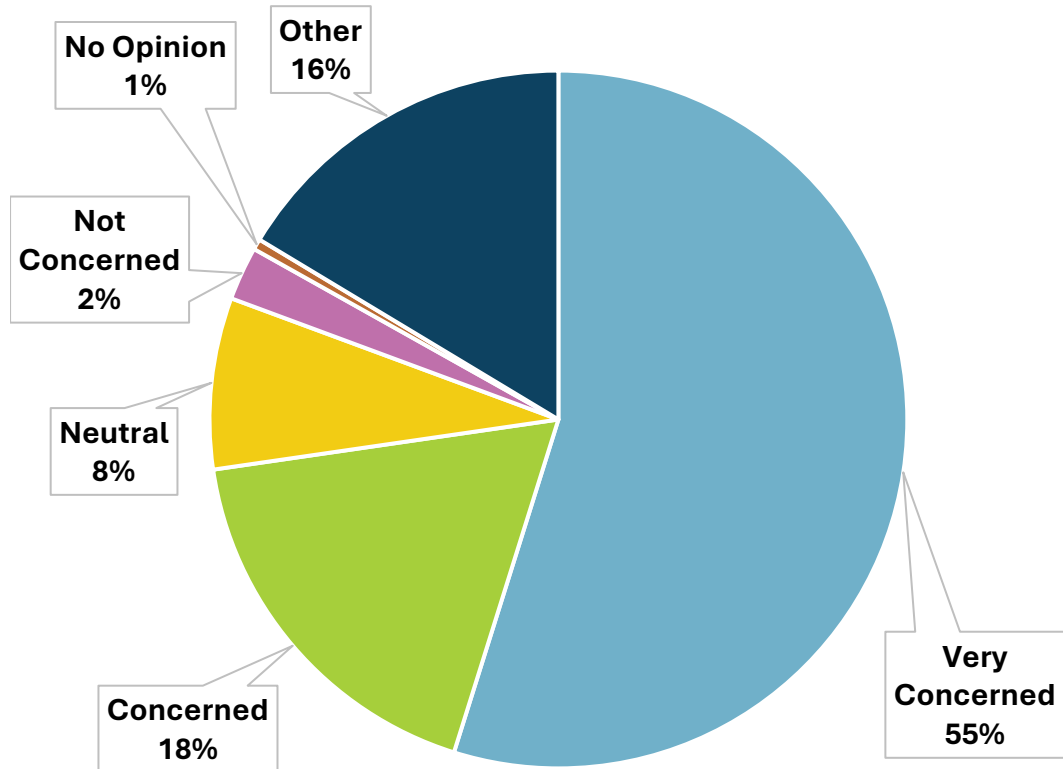
[LPMasterplan.com](https://LPMasterplan.com)

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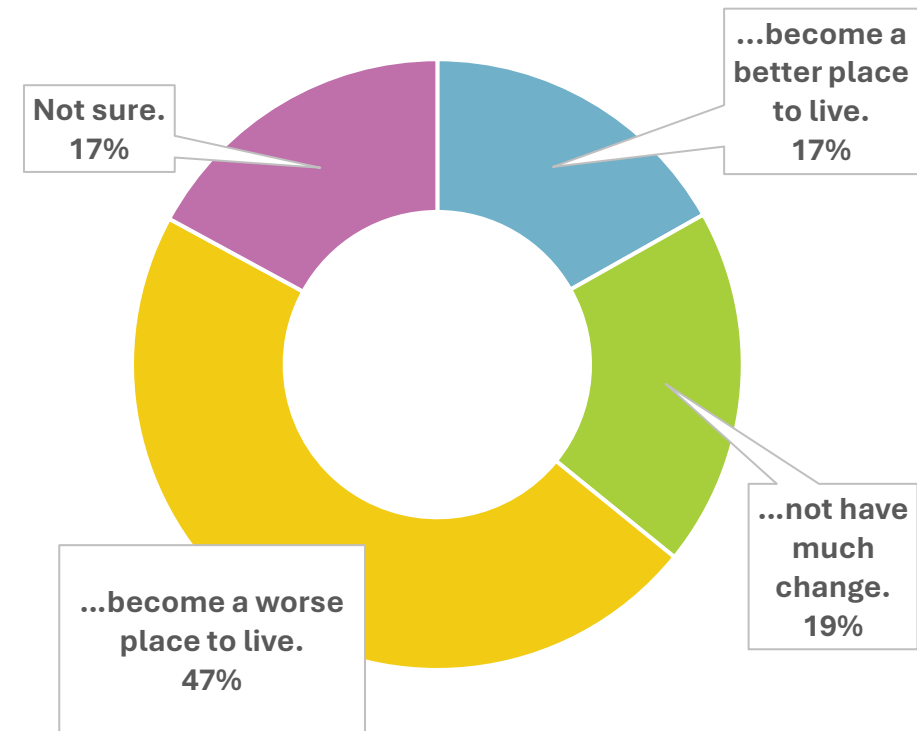


# Survey Highlights

How concerned are you about flood management in Livingston Parish?



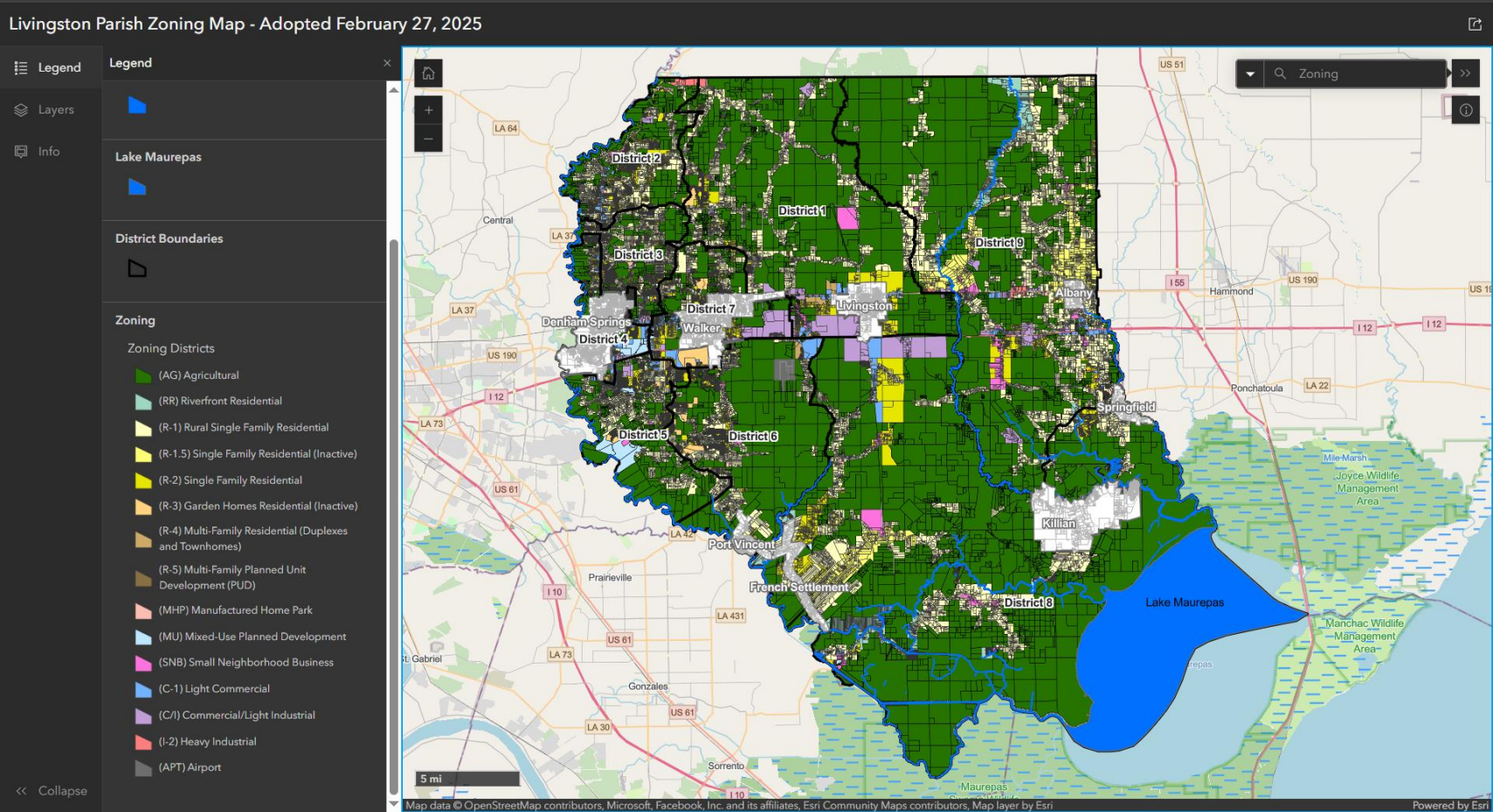
Over the next 5 years, Livingston Parish will...





# Interactive Map (linked below)

Livingston Parish Phase 1 Zoning Recommendations



# Share Your Feedback Today

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

Provide your feedback online

Livingston Parish Master Plan &  
Zoning Code Update



# Public Forum Interactive Activity

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# Agree/Neutral/Disagree

**A statement will be shown here, these statements come from actual survey responses received from the Master Plan.**

If you agree with the statement, hold up a green card. If you disagree, hold up a red card. If you are somewhere in the middle or neutral, hold up a yellow card.

# Agree/Neutral/Disagree

## Example: I love pizza.

The screenshot shows a web-based survey interface. At the top, there's a header bar with a back arrow, the text 'Livingston Parish', and two buttons: 'Visual settings' and 'Edit'. Below the header, on the left, is a sidebar with a list icon and a document icon. The main content area is a blue-bordered box containing the question 'Agree or Disagree? Pizza!' and a counter showing two checkmarks and the number '0'. Below the question are five circular emoji options: a red sad face, an orange sad face, a yellow neutral face, a green happy face, and a green happy face with a wide smile. A vertical scrollbar is visible on the right side of the main content area.

# Agree/Neutral/Disagree

"Large minimum acreage for residential zoning is not only against the American tradition but also counterintuitive to incentivizing people to come to Livingston. There must be a healthy mix of affordable housing on small lots as well as custom homes on acreages for those that can afford them."

The screenshot shows a web-based survey interface. At the top, there is a header bar with a back arrow, the text "Livingston Parish", and two buttons: "Visual settings" and "Edit". Below the header, on the left, is a sidebar with a document icon. The main content area features a poll titled "Agree or disagree? 1" with a checkmark icon and the number "0" indicating the number of responses. Below the title, there are five circular emoji options: a red sad face, an orange sad face, a yellow neutral face, a green happy face, and a green happy face. The interface is clean and modern, with a light blue and white color scheme.

# Agree/Neutral/Disagree

"Expand traditional residential, not quarter-acre lots! Minimum half acre [lot size]!"

The screenshot shows a digital poll interface. At the top, there is a header bar with a back arrow, the text "Livingston Parish", and two buttons: "Visual settings" and "Edit". Below the header, on the left, is a sidebar with a list icon and a document icon. The main content area displays the question "Agree or disagree? 2" in a light blue box. To the right of the question is a thumbs-up icon followed by the number "0". Below the question, there are five circular emoji buttons arranged horizontally: a red sad face, an orange sad face, a yellow neutral face, a green happy face, and a green happy face. A vertical scrollbar is visible on the right side of the poll area.



# Agree/Neutral/Disagree

"Property owners should have a right to develop their property if the proposed improvements meet the requirements."

< Livingston Parish

Agree or disagree? 3

0

Red sad face, Orange sad face, Yellow neutral face, Green happy face, Green very happy face

Bar chart icon, Document icon

# Agree/Neutral/Disagree

"There is only so much land. They aren't making any more. There will come a point when, if land use is not somewhat regulated... New Orleans and Baton Rouge will be one long corridor. I am not against some growth in all areas, but it really needs to be regulated."

The screenshot shows a survey interface for 'Livingston Parish'. At the top, there are navigation icons, a back arrow, the text 'Livingston Parish', and buttons for 'Visual settings' and 'Edit'. Below this is a question box with the text 'Agree or disagree? 4' and a '0' next to a checkmark icon. The response area contains a horizontal row of five circular icons representing a Likert scale: a red sad face, an orange neutral face, a yellow neutral face, a green happy face, and a green happy face. The interface has a blue border and a scroll bar on the right.

# Agree/Neutral/Disagree

"Zoning should be planned in a way to provide mixes of commercial/industrial zones along main arteries of commerce, with affordable housing flanking the commercial/industrial zones to provide ease of access, and larger 'estate' lots and agricultural land space further away."

The screenshot shows a survey interface for Livingston Parish. At the top, there is a navigation bar with a back arrow, the text "Livingston Parish", and two buttons: "Visual settings" and "Edit". Below the navigation bar is a survey question box with the text "Agree or disagree? 5" and a thumbs-up icon with the number "0". Below the question box is a horizontal row of five circular icons representing a Likert scale: a red sad face, an orange sad face, a yellow neutral face, a green happy face, and a green happy face. The interface is framed by a blue border.



# Agree/Neutral/Disagree

"Southern Livingston Parish is restricted with lots of major roads, rivers and wetlands. If we wanted bigger schools, restaurants, etc., we would move to Denham Spring, Watson, Walker, etc."

The screenshot shows a survey interface for 'Livingston Parish'. At the top, there are navigation icons, a back arrow, the title 'Livingston Parish', and buttons for 'Visual settings' and 'Edit'. Below this is a survey question titled 'Agree or Disagree? 6' with a '0' and a double-check icon. The response area contains five circular icons representing a Likert scale: a red sad face, an orange sad face, a yellow neutral face, a green happy face, and a green happy face. A vertical scrollbar is visible on the right side of the response area.

# Agree/Neutral/Disagree

"We need less single-family home residential units. We need small-scale affordable housing within walking distance of most, if not all, needs. We also need more public transit ways, like bike paths and buses."

The screenshot shows a survey interface for Livingston Parish. At the top, there is a header bar with a back arrow, the text "Livingston Parish", and icons for a brain and settings. Below this is a blue-bordered box containing the question "Agree or Disagree? 7" and a thumbs-up icon with the number "0". Below the question is a horizontal row of five circular icons representing a Likert scale: a red sad face, an orange sad face, a yellow neutral face, a green happy face, and a green happy face. At the bottom of the interface, there are two buttons: a microphone icon and a share icon.

# Agree/Neutral/Disagree

"[I support] larger lot sizes for residential. Drainage and streets are a major concern. How can anyone believe that a canal dug in the 1950s is able to handle today's demands?"

The screenshot shows a survey interface for Livingston Parish. At the top, there is a header bar with a back arrow, the text "Livingston Parish", and icons for a map and settings. Below this is a survey question "Agree or Disagree? 8" with a thumbs-up icon and a count of 0. The response options are represented by five circular icons: a red sad face, an orange sad face, a yellow neutral face, a green happy face, and a green happy face. Below the icons are two buttons: a bar chart icon and a share icon.

< Livingston Parish

Agree or Disagree? 8

0

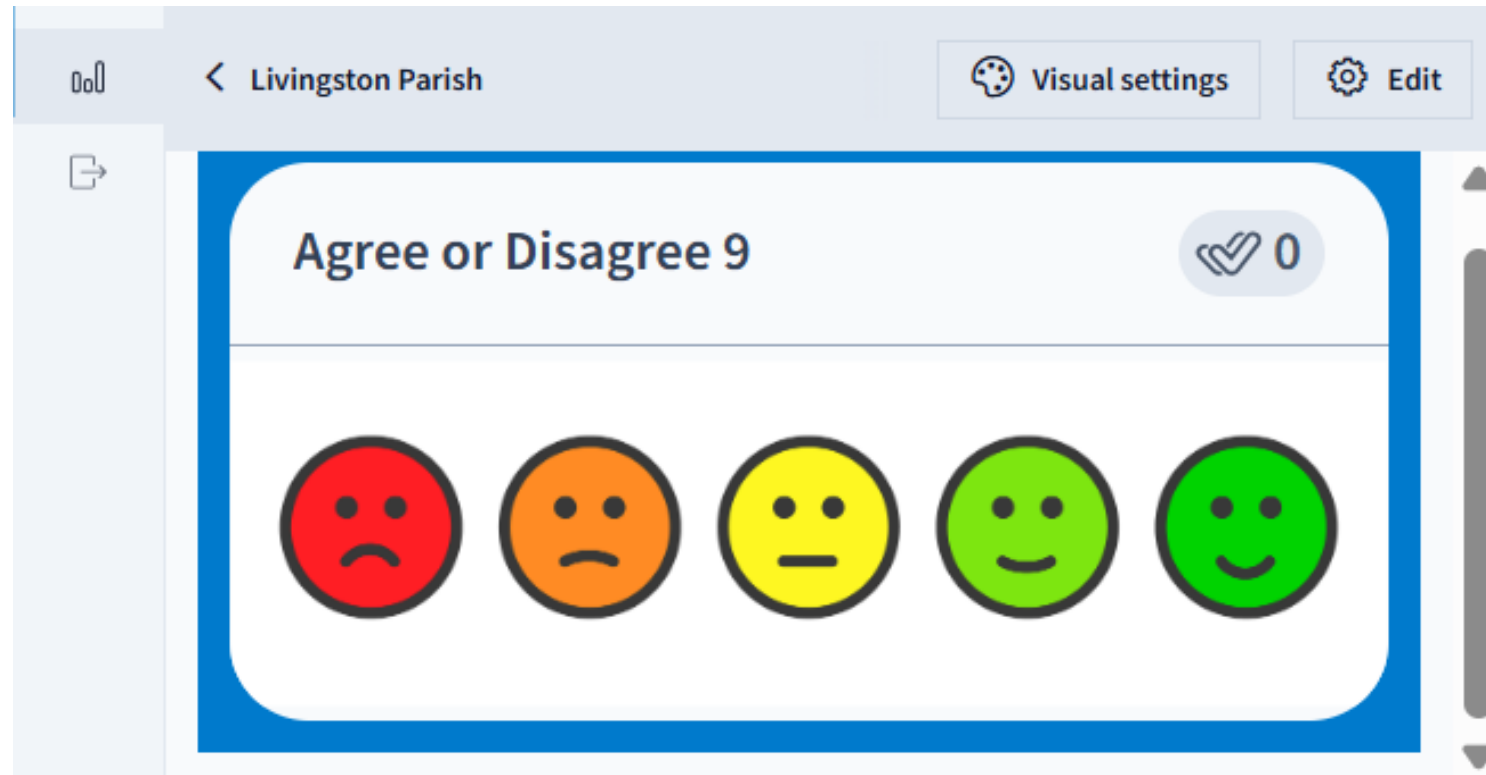
001

Share



# Agree/Neutral/Disagree

"We enjoy seeing cows in the pastures and miles of trees and swamps. I love that my kids are able to hunt not far from home. The increase in residential neighborhoods are destroying that."



The screenshot shows a survey interface for 'Livingston Parish'. At the top, there is a header bar with a back arrow, the text 'Livingston Parish', and two buttons: 'Visual settings' and 'Edit'. Below the header, there is a sidebar with a list icon and a right arrow icon. The main content area displays a question titled 'Agree or Disagree 9' with a thumbs-up icon and the number '0' next to it. Below the question, there are five circular emoji options: a red sad face, an orange sad face, a yellow neutral face, a green happy face, and a green happy face. A vertical scrollbar is visible on the right side of the main content area.

# Agree/Neutral/Disagree

"I think small business, restaurants, grocery, gas, schools, and service business should be congregated in hubs adjacent to high density residential developments... on existing major state or parish roads that are well maintained and easy to expand."

The screenshot shows a survey interface for Livingston Parish. At the top, there is a header bar with a back arrow, the text "Livingston Parish", and two buttons: "Visual settings" and "Edit". Below the header, there is a sidebar with a share icon. The main content area displays a survey question "Agree or Disagree 10" with a thumbs-up icon and a count of 0. Below the question, there is a horizontal row of five circular icons representing a Likert scale: a red sad face, an orange sad face, a yellow neutral face, a green happy face, and a green happy face. The interface is framed by a blue border.

# Thank You!

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