

# TOWN OF ABITA SPRINGS

## DISCUSSION REGARDING A MASTER AND COMPREHENSIVE PLAN

June 16, 2022



# Agenda

- Introduction
- Reasons for Planning
- Planning Process
- Louisiana Constitution on Land Use and Zoning
- Louisiana Revised Statutes on Planning and Zoning
- Background and Demographic Information
- Municipal Limits of Abita Springs
- Developed and Undeveloped Land in Abita Springs
- Comprehensive and Master Plan Growth Management
- Goals for Growth Management

# Introduction

- The Louisiana Revised Statutes provide municipal planning and zoning commissions with the power to “make and adopt a [master plan](#) for the physical development of the municipality.” The Commission is also empowered to create a “[comprehensive plan](#)... designed to lessen congestion in the public streets... avoid undue concentration of population and facilitate adequate transportation, water supply, sewerage, schools, parks, and other public requirements.” The Commission’s broad authority requires its involvement in most land use, zoning, and public facility decisions. This Master and Comprehensive Plan will be adopted under the authority of that section and after certified copies have been filed as required, it will enjoy the legal status afforded to it by La. R.S. § 33:109 and La R.S. § 33:4723.

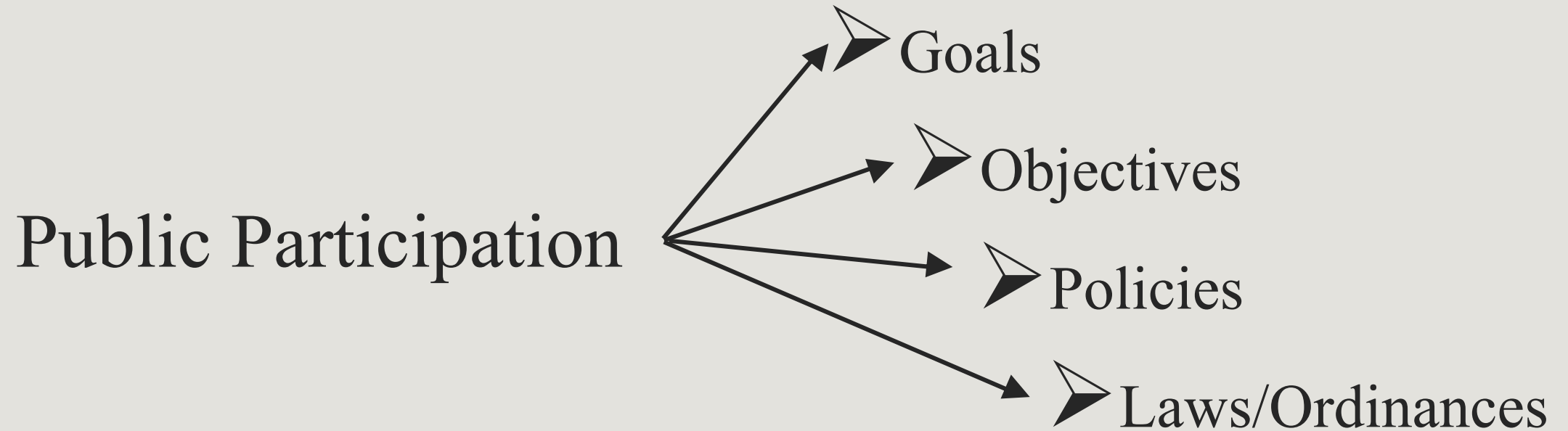


# Reasons for Planning

“Let our advance worrying become advance thinking and planning.”

- Winston Churchill

# Planning Process



# Louisiana Constitution

- Article 6 Section 17. Subject to uniform procedures established by law, a local governmental subdivision may (1) adopt regulations for land use, zoning, and historic preservation, which authority is declared to be a public purpose; (2) create commissions and districts to implement those regulations; (3) review decisions of any such commission; and (4) adopt standards for use, construction, demolition, and modification of areas and structures. Existing constitutional authority for historic preservation commissions is retained.

# State Statutory Laws on Planning R.S. § 33:101 *e t s e q* .

## La. R.S. § 33:106

- (2) A municipal planning commission shall make and adopt a master plan for the physical development of the municipality.
- B. (1) *Any such plan shall provide a general description or depiction of existing roads, streets, highways, and publicly controlled corridors, along with a general description or depiction of other public property* within the jurisdiction that is subject to the authority of the commission.

## La. R.S. § 33:107

- In the preparation of such plan a municipal planning commission shall make careful and comprehensive surveys and studies of present conditions and future growth of the municipality and its environs.

## La. R.S. § 33:109

- Whenever a commission has adopted a master plan of a parish or municipality, as the case may be, or one or more major sections or districts thereof and has filed certified copies thereof as provided in R.S. 33:108, no street, square, park or other public way, ground, or open space, or public building or structure, or public utility, whether publicly or privately owned, shall be constructed or authorized in the parish or municipality, as the case may be, or in such planned section or district until the location, character, and extent thereof has been submitted to and approved by the commission. In case of disapproval, the commission shall communicate its reasons to the local legislative body which shall have the power to overrule such disapproval by a recorded vote of not less than two-thirds of its entire membership...



# State Statutory Laws on Zoning R.S. § 33:4721 *e t s e q* .

## La. R.S. § 33:4721

- For the purpose of promoting health, safety, morals, or the general welfare of the community, **the governing authority of all municipalities may regulate and restrict the height, number of stories, and size of structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of the buildings, structures, and land for trade, industry, residence, or other purposes**; provided that zoning ordinances enacted by the governing authority of municipalities or the acts of the zoning commission, board of adjustment as herein provided for, or zoning administrator shall be subject to judicial review on the grounds of abuse of discretion, unreasonable exercise of the police powers, an excessive use of the power herein granted, or the denial of the right of due process, provided, further, that the right of judicial review of a zoning ordinance shall not be limited by the foregoing.

## La. R.S. § 33:4723

- The regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the public streets, secure safety from fire, promote health and the general welfare, provide adequate light and air, avoid undue concentration of population, and facilitate adequate transportation, water supply, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration of the character of the district and its peculiar suitability for particular uses, and with a view to conserving the values of buildings and encouraging the most appropriate use of land throughout the municipality.

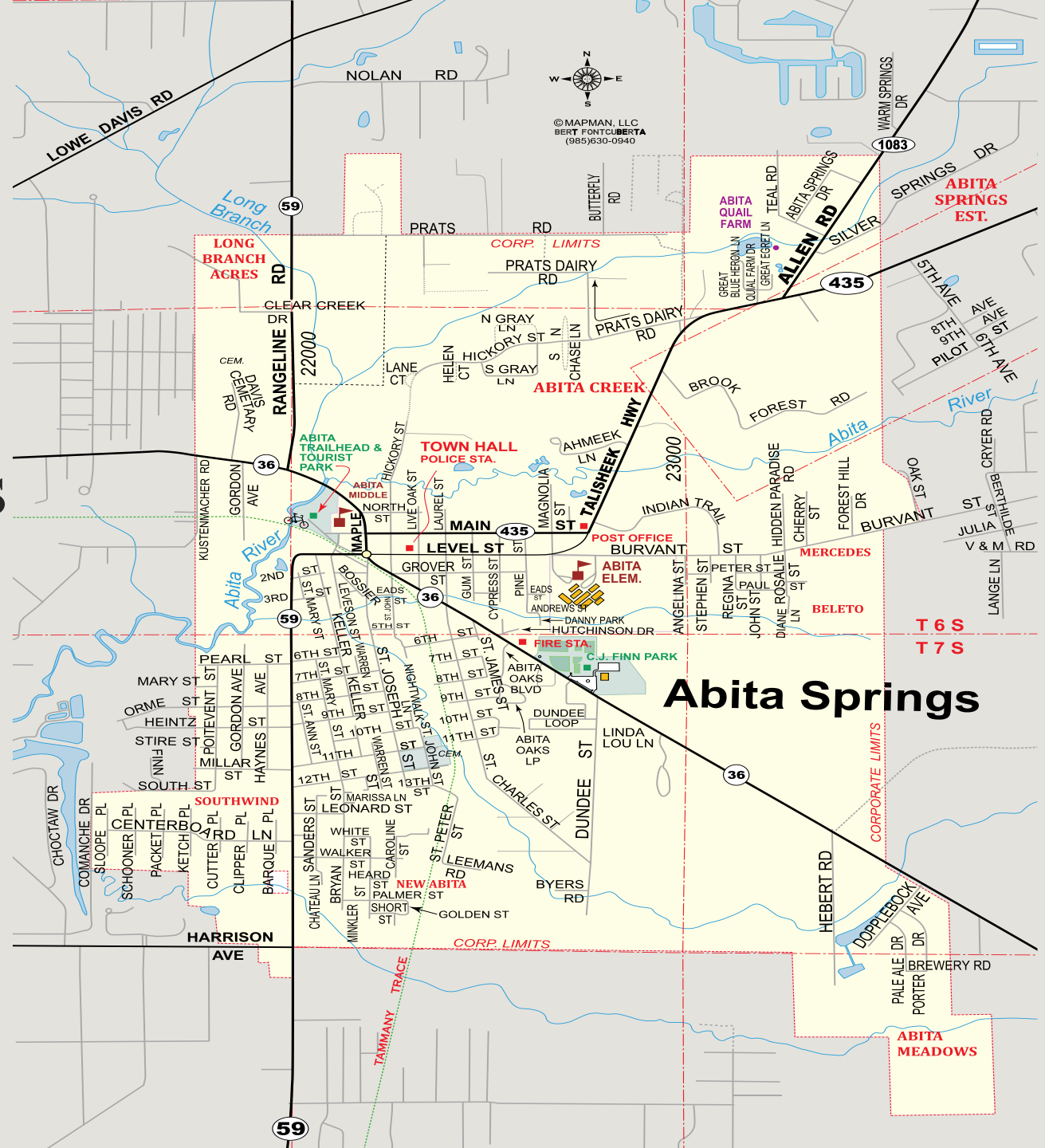
## La. R.S. § 33:4724

- The legislative body of a municipality which has provided for a comprehensive zoning plan shall provide for the manner in which the regulations and restrictions and the boundaries of the districts shall be determined, established, and enforced and from time to time amended.

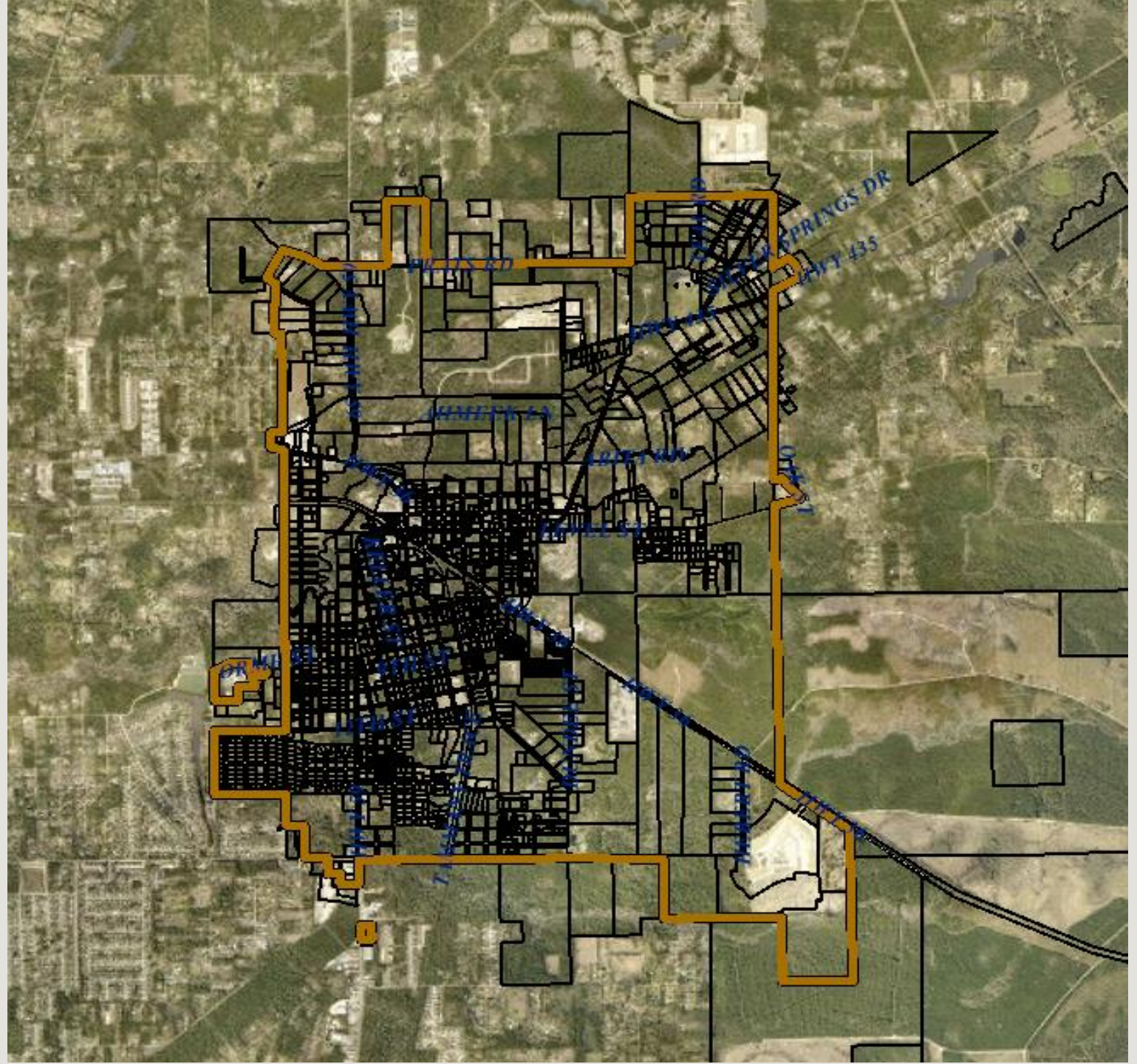
# Background and Demographic Information

- The town of Abita Springs is a culturally rich town that has experienced population growth since the 1800s with a reported population of 2,631 residents in 2020.
- The Municipal Planning and Zoning Commission was established on January 1, 1976, under Section 9-105 of the Code of Ordinances.

# Municipal Boundaries of Abita Springs



Developed and  
Undeveloped Land in  
Abita Springs



# Comprehensive and Master Plan Growth Management:

- To help the demands of a growing population, a Comprehensive and Master Plan would:
  - Define the vision for the future of Abita Springs
  - Express the principles to help achieve that vision
  - Clarify the vision through a series of goals
  - Establish policies that describe how the Town should respond to specific conditions and events.

# Comprehensive and Master Plan Growth Management:

- The importance of Abita Spring's environmental quality to its economic vitality and quality of life; and the critical need to develop regional solutions to regional challenges, such as transportation, housing, air quality and growth coordination.
- Population increases generate demands for additional services and facilities where those increases occur.
- Principal guiding or “vision” document designed to formulate a coordinated, long-term planning program to maintain and enhance the health and viability of the jurisdictions.”
- These policies are reflections of community values identified through public outreach efforts.

# Goals for Growth Management

- Enhancing Water Quality
- Preserving Wetlands/Waterways
- Augmenting Sewage Treatment Plant Management
- Retaining Functional Greenways and Open Spaces
- Preserving the Natural and Historical Character of the Town
- Coordinating Transportation Improvements with Growth
- Ensuring that New Development Contributes to the Town's Fiscal Health
- Strengthening the Town's Stormwater and Floodplain Management