

COLLEGE OF URBAN

AND PUBLIC AFFAIRS

University of New Orleans

LUTAC

Louisiana Urban Technical Assistance Center

ST. JOHN THE BAPTIST PARISH

COMPREHENSIVE PLANNING PROJECT

PHASE I TASK 2

Citizen Participation and Education



COLLEGE OF URBAN AND PUBLIC AFFAIRS

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St. John the Baptist Parish Comprehensive Planning Project, Phase I, Task 2

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I. INTRODUCTION

This report discusses the Citizen Participation and Education program constituting the Phase I, Task 2 activities of the St. John the Baptist Parish Comprehensive Planning Project.

In preparation for the development of a comprehensive land use plan, the St. John the Baptist Parish Council and Administration contracted with the College of Urban and Public Affairs at the University of New Orleans, joined by Meyer Engineers, Ltd., to study the immediate needs of the Parish regarding planning and zoning. This constituted "Year 1" of a multi-year process, and consisted of two fundamental tasks.

Task 1, which was completed in July of 2002, involved reviewing the planning and zoning policies and activities of St. John the Baptist Parish, and developing an administrative plan to improve those policies and activities. Its component parts included:

1. Short Range Planning Evaluation,
2. Permitting Procedure Review,
3. Code Enforcement and Inspection Review, and
4. Subdivision Regulations and Zoning Ordinance Review

Task 2 of Year 1 activities involved the creation of a citizen participation and education campaign to inform the citizens of St. John the Baptist Parish about comprehensive planning – both what it can do for the Parish and what it cannot do – and the beginning of the citizen participation and visioning process through which citizens expressed their hopes and ideas about the future of the Parish. Task 2 activities included the following:

1. Educational and Participatory Planning Workshops - Presentations were made to a number of groups, such as civic associations, business groups, and homebuilders associations within the Parish, using printed material and PowerPoint presentations to provide information to the public. Opinions and attitudes about planning related issues were elicited from the participants.
2. Informational web site - A web site dedicated to the ongoing comprehensive planning process in the Parish has been developed to both inform the public and to gather citizen input and comments.

This document contains the results of Task 2 activities. It discusses the printed material and presentations that were prepared, the groups to whom presentations were made, and the discussions and ideas that were generated as a result of the presentations.

II. CITIZEN PARTICIPATION AND EDUCATION PROGRAM

The Phase I, Task 2 activities of the St. John the Baptist Parish Comprehensive Planning Project were designed to inform the citizens of the Parish about the benefits and limitations of comprehensive land use planning and to elicit opinions on planning related matters. In order to achieve this goal a citizen participation and education program was developed and presented at planning workshops throughout the Parish.

Educational Presentation

There were five components to the educational presentations. These included:

- Educational PowerPoint Presentation
- Regional Planning Commission Community Attitude Survey
- 23 Slide Community Image Survey
- Land Use Issue Identification Session
- Community Image Survey Review

Educational PowerPoint Presentation

The educational PowerPoint presentation introduced the participants to the basic concepts of comprehensive land use planning, outlined the planning process, identified the structure of the on-going citizen participation process, and reported on activities that were underway in support of the planning effort in St. John the Baptist Parish. The slides from the PowerPoint presentation are included in Appendix A.

Regional Planning Commission Community Attitude Survey

Following the educational PowerPoint presentation the workshop participants filled out a Community Attitude Study survey from the Regional Planning Commission (RPC). This is being used as a standard survey in planning projects throughout the greater New Orleans metropolitan region to determine citizen attitudes toward community issues. The survey form is included in Appendix B. A summary of the survey results follows in Appendix C.

Community Image Survey and Review

The Community Image Survey (CIS) presented a series of 23 photographs, representing various kinds of land use, taken throughout St. John the Baptist Parish. The participants were asked to rate these slides as a means of gauging their attitudes of various land use scenarios. They viewed each image for approximately 10 seconds and then rated it on a sliding numeric scale depending upon their visceral reaction to it. They could rate the images anywhere between a positive ten (+10), which represented a strong favorable reaction, and negative ten (-10), which represented a strong unfavorable reaction. Each participant recorded their scores on sheets which were collected at the end of the CIS. The group's scores were then tabulated to produce an average group score for each slide. The Planning Team returned the individual score

sheets to each participant, and the 23 slides were reviewed and discussed among the entire group. The images used in the CIS, with average scores for the workshop series, are included in Appendix D.

Land Use Issue Identification Session

The Land Use Issue Identification session followed the RPC Community Attitude Survey and the Community Image Survey. Participants were asked to identify at least three individual land use issues that they felt needed to be addressed in the Parish. The facilitator then asked each participant to identify their land use issues, which a recorder wrote onto an easel pad. Once this was complete and all participants had identified their issues, the participants reviewed and ranked the issues that were presented. Each participant was given a number of self-adhesive red dots, and each indicated the land use issues that they considered to be most critical by placing a single red dot next to each of those issues listed on the easel pad. Through the series of workshops the participants identified a combined total of over 100 issues. The lists of the land use issues identified at each workshop, with their rankings, are included in Appendix E.

Planning Workshops

A series of planning workshops was conducted throughout the Parish, with a total attendance of more than 100 participants. Organizations representing a wide range of public interest groups attended the workshops, and educational presentations were given at each workshop. Sign-in sheets at each workshop enabled individuals to request notification of future activities associated with the planning effort.

Table 1 provides a summary list of the workshops. It includes the name of each group, the location and date of each workshop, the number of participants at each workshop, and the total number of participants in the series of workshops.

Table 1: Summary of Participation

<i>Organization</i>	<i>Place & Date</i>	<i>Number</i>
Inter-Agency Council	St. John Library. September 20, 2002	14
District One Advisory Committee	Edgard Court House, October 14, 2002	22
Keep St. John Beautiful	Judge Daly's Office, October 18, 2002	6
Planning Commission Meeting	La Place Planning Commission, October 21, 2002	13
St. John Business Association	St. John Library, October 30, 2002	9
St. John Council on Aging	St. John Council on Aging Center, November 8, 2002	~20
Home Owners / Civic Association	Belle Terre Country Club, November 11, 2002	10
Home Builders Association	St. John Library, November 22, 2002	11
Reserve Residents	Reserve Library, February 3, 2003	4
<i>Total</i>		<i>~104</i>

Informational Web Site

An informational web site has been created on the internet. It contains and supplements the information that was presented at the planning workshops, and visitors to the web site are able to review the educational PowerPoint presentation and the images from the Community Image Survey. Therefore, citizens can compare their own evaluations of the Community Image Survey with the results from the workshops. Also, contact information has been included on the web site so that they can communicate their ideas and opinions concerning land use in St. John the Baptist Parish. In this way Parish government can continue to receive input from Parish residents.

The Phase I, Task 1 report has also been posted on the web site for review, and subsequent reports will be added as the comprehensive land use planning process continues. This will allow Parish residents to be informed of ongoing planning activity. The web site is temporarily located at http://www.uno.edu/cupa/LUTAC/stjohnplan_index.htm, but, the St. John the Baptist Parish home page will contain a link to the web page's final location.

III. SUMMARY AND ANALYSIS OF LAND USE ATTITUDES AND ISSUES

Summary of Land Use Attitudes and Issues

The activities conducted at the workshops included three different sources of participant input and resulted in three sets of information regarding citizen opinions and attitudes about land use in St. John the Baptist Parish. These sources of information include the Community Attitude Survey of the Regional Planning Commission, the Community Image Survey, and the Land Use Issue Identification exercise.

Regional Planning Commission Community Attitude Survey Results

The New Orleans Regional Planning Commission developed the Community Attitude Survey (CAS) to elicit the opinions and attitudes of parish residents about planning issues in their neighborhoods. Most survey questions had answers that could be represented in tabular form, and these are included in Appendix C. Most of the questions required numeric answers ranging from 1 to 5. In these cases numbers 1 and 5 indicate strong opinions, numbers 2 and 4 indicate weaker opinions, and number 3 indicates indifference or no opinion. The last few questions give information about respondents' car ownership, home ownership or rental, and parish of residence.

The largest number of questions in the CAS address traffic and transportation. In St. John the Baptist Parish, 38% of survey respondents stated that traffic is a problem, while 70% said that motorists disobeying speed limits is a problem. Street condition is a problem for 32% of respondents.

Sidewalk condition is a problem for 53% of respondents, and 55% say that sidewalks in their neighborhood do not connect well to where they want to go. Many respondents, 48%, say that their neighborhood is poor for bicycle riding, and 65% say it is difficult to walk or ride where they want to go from home. One quarter of the respondents, 25%, say that it is difficult to travel around the parish, while access to parks and playgrounds is a problem for 51%. Travel to work is a problem for 15% of respondents.

Access to transit services is a problem for 78% of respondents, while 83% say that neighborhood access to bus service is inadequate. Because of this 73% are unlikely to consider using transit to get to work while only 18% are likely to consider transit. Thirty-three percent of respondents are willing to pay for improved bus service while another 33% are noncommittal or indifferent; only 34% are unwilling. The gap between those who feel that transit is a problem or inadequate and those who are likely to consider using transit to get to work may be explained by the fact that 95% of respondents' households have automobiles. Also, many residents may work in areas beyond the reach of local transit services.

In other responses, 37% of participants stated that litter is a problem, and poorly maintained property is a problem for 27%. Crime is a problem for 19% of the respondents, and 9% feel more threatened by crime while in a car than while walking, cycling or using the bus. Seven percent of respondents stated that their neighborhood is not quiet.

Sewer and water service is a problem for 13% of respondents, and flooding is a problem for 33% of respondents. Environmental hazards are a problem for 23%, and cellular tower placement is a problem for 9%.

Notably, 76% of respondents stated that local government should be active in guiding patterns of development.

Community Image Survey Results

The Community Image Survey (CIS) introduced workshop participants to land use images and contexts, and prompted them to think analytically about land use issues. There was some variation in the scores that different participants and different groups assigned to the images, which is to be expected. However there was considerable agreement as well. The images, with the average scores that they received for the complete series of workshops, are included in Appendix D.

Several images (numbers 1, 6, 7, 9, 16 and 17) received average ratings of 5, 6 or 7, indicating high approval. Images 1 and 7 are small business buildings that appear to be fairly new and in good condition with pleasant landscaping. Image 6 is a well-kept and landscaped entrance to a residential development. Image 9 is a park area with some benches and playground equipment, while image 16 is a historic house undergoing restoration, and image 17 is a church. These are types of developments that are viewed favorably.

Images 4, 5, 11, 12, 18, 19 and 23 received average scores of 1 to 4. They are still viewed favorably, but with less enthusiasm than the higher-rated images. Image 4 is a shopping center that received a 1 due to its cracked parking lot and its general appearance. Image 5, another small shopping plaza that had some landscaping but poor signage, received a 2. Image 11 is a sugar cane field that was generally viewed as a necessary resource and an economic benefit. Image 12 shows well-kept housing with well-manicured lawns, but many participants felt that the yards were too small and the houses too close together. Image 18 is a picture of river and port activity which most attendees saw as a source of employment and an economic benefit. Image 19 shows a small restaurant beside another small building in a residential area, and some participants did not like the mix of land uses. Image 23 shows a boat used for swamp tours, which is an economic benefit, as well as an activity that may help to promote ecological awareness and conservation.

Two images received average scores of 0, so indicating indifference, a lack of strong feelings, or perhaps mixed feelings. Image 15 shows grain elevators at the port, which participants felt should be separated from the residential district across the street. Image 21 shows the Airline Motors Restaurant, which may be a historic landmark, but which many participants viewed as run down.

Images 2, 3, 8, 10 and 20 received average scores of -2 or -3, indicating moderate dislike. Image 2 shows a number of businesses along a street with poor entrances and no sidewalks. Image 3 shows a vacant "big box" retail building and parking lot. Image 8 is a block that has a mix of residential and commercial uses as well as a large billboard in front. Image 10 shows a number of apartment buildings that participants recognized as being poorly maintained and as a "trouble" area. Image 20 also shows a street scene with a clutter of overhead wires and business signs, and a lack of landscaping.

Three images received average scores of -5, indicating stronger dislike. Image 13 shows a mobile home on a lot beside a bungalow; image 14 shows a street with older housing, a car on blocks, and a mobile home among bungalows; and image 22 shows rush hour traffic on Airline Drive.

These results of the CIS provide an early indication of the types of land use activities and appearance that are favored and disliked by participants. The other exercises support these views.

Land Use Issue Identification Results

Through the Land Use Issue Identification exercise the workshop participants generated and ranked over 100 issues. The participants at the different workshops raised a number of similar concerns which are organized into eleven general categories as follows:

- **Economic Development** (*Commercial, Industrial/Manufacturing*)
This is a general category for issues such as job opportunities and providing general business services to the public. Two subcategories, *Commercial* and *Industrial/Manufacturing*, deal with economic issues specific to those areas. These include encouraging commercial development in certain districts, improving industrial areas and reusing abandoned industrial buildings.
- **Environment**
Issues dealing with pollution (air and land) or environmental degradation.

- **Housing Development/Redevelopment (*Density*)**
Redevelopment of subdivisions, the use of land in housing development, single family vs. multi-family development, and future construction in new housing areas. A sub category, *Density*, deals with lot size and density issues.
- **Infrastructure**
Issues involving maintenance or improvements to roadways, drainage, sewerage and other parish infrastructure.
- **Land Use (*General, Compatibility*)**
Issues involving usage of land that are not site specific. *Compatibility* issues include residential versus commercial and other types of boundary clashes and housing mix.
- **Land Use Administration/Code Enforcement/Zoning**
Issues pertaining to public bodies or officials such as the Planning and Zoning Commission, the Zoning Board of Adjustments, the Planning Department, the Utility Board and the St. John the Baptist Parish Council.
- **Public/Institutional**
Public service oriented issues such as increasing police patrols.
- **Recreation and Leisure**
Open space, the improvement of existing recreational areas, and performing arts center development.
- **Redevelopment (*Commercial Industrial*)**
Issues concerning the redevelopment of general buildings. Two subcategories, *Commercial* and *Industrial*, are used to separate redevelopment that pertained to either of those two issues.
- **Transportation**
Transportation, with the construction and use of streets, roads and highways, is in itself a land use, but it also functions to provide access to other land uses. Just as various land uses can be incompatible, however, various forms of transportation can be incompatible with each other, and can be incompatible with some land uses. Therefore transportation must be planned and designed to be compatible with nearby land uses and activities.
- **Urban Design and Appearance**
Issues pertaining to appearance, such as signage, green space, landscaping and beautification.

A listing of land use issues that were identified, organized by category and by numbers of votes received, is included in Appendix F. The issues that are listed without numbers next to them were identified as land use issues during the discussions, but workshop participants did not consider them to be as critical as other issues that were discussed. A listing of issues by number of votes alone is included in Appendix G, thereby representing a priority list of issues.

The land use issues that were discussed during the workshops are not necessarily discrete or totally independent of other issues. Rather, many issues are closely related. There is not always a sharp distinction or dividing line between some of the issues, and a different reading or grouping of topics could change the ranking of issues. For example, "sidewalks" received 5 votes, and "pedestrian friendliness" received 3 votes, but these two categories could be combined as a single issue of "pedestrian friendliness" with a total of 8 votes and a higher priority in the survey. Similarly, the categories of drainage, residential drainage, and building / drainage link could be combined. Also, some issues are specific to certain communities. To gain the maximum benefit from this study the reader should become familiar with the data in the appendices and should be aware of the decisions that have been made and the re-definitions or reorganizations of data that are possible. Despite this data organization issue citizens' concerns are clearly visible in the topics listed.

Analysis of Land Use Attitudes and Issues

Through the citizen participation and education workshops held throughout St. John the Baptist Parish it is clear that there is considerable citizen support for the development of a comprehensive land use plan for the Parish. Several participants commented specifically on the need for a development plan, an economic development plan, a street plan, and a sewerage plan, and 76% of respondents to the Community Attitude Survey (CAS) stated that local government should be active in guiding development patterns.

The citizens who participated in the workshop activities – the Community Attitude Survey, the Community Image Survey, and the Land Use Issue Identification exercise – and in the discussions that ensued have provided a valuable set of attitudes and opinions that can serve to direct the development of a comprehensive land use plan. Attendees mentioned many of the ideas at more than one workshop, which indicates acceptance of those ideas by more than a single special interest group. Workshop participants did not endorse all ideas unanimously, however, and some ideas conflicted with others. In the development of a comprehensive plan these differences of opinion must be considered and compromises made.

The ideas that were developed through the workshops have been organized into eleven categories that address different areas of land use and land use administration. The major ideas for each of these categories are summarized below.

Environmental Issues

The prevention of wetlands development, which received three votes, was discussed during the land use issue identification exercise. However, this was offset somewhat by one vote that was given to the promotion of wetlands development. Flooding and drainage were also mentioned as problems as part of the CAS.

Economic Development

Workshop participants stated that an economic development plan is needed (apparently unaware of the existence of the recently completed strategic plan for economic development, which will be an integral part of the comprehensive plan). They called for high end retail shops, more grocery stores, and a mall. Participants called for marketing of the Parish and the need for development incentives. The need for development and commercial business growth on the west bank was specifically noted.

Housing Development / Redevelopment

The need for affordable land and housing was discussed. Some participants called for housing rehabilitation, planned housing development, increased residential zoning (in Reserve) and national retail outlets with housing (so promoting economic development as well). There was a comment about maintaining or improving residential quality of life.

Infrastructure

Many participants commented on the need for drainage and other infrastructure improvements. Concerns included telecommunications siting and low power lines, and the need for residential drainage infrastructure and a sewerage plan. (A recently completed drainage plan will be incorporated into the comprehensive plan.) A number of participants also stated that unequal provision of utilities services on the east and west banks must be addressed. Flooding is a problem for one third (33%) of CAS respondents.

Land Use

Several workshop participants brought attention to the issue of land use compatibility. They specifically mentioned industrial-residential compatibility, residential-commercial conflicts, and the presence of bars and night clubs in neighborhoods. Some called for the adaptive reuse of land and buildings, and the preservation of open space. Other issues mentioned include the use of buffering between land uses – particularly around industrial sites – and neighborhood cohesiveness.

Land Use Administration

Many comments at the workshops addressed the structure and operation of the Parish government offices and agencies that administer land use policy. The single issue that received the greatest number of votes in this category is the lack of attention to the west bank, including the lack of administrative services and of emergency management on the west bank. Other

comments called for greater access to government services generally, and for a central government complex.

There were calls for a strategic plan for economic development and redevelopment, for a wetlands development plan (in contrast to those who called for the protection of wetlands from development), and for greater communication between the Parish government and the development community.

Several participants called for improved code enforcement concerning aesthetics, property maintenance, signage, litter control, building permits and the overlay district.

There were calls for zoning ordinance revision, and increased regulation of mobile home placements, of business location and appearance, and of development.

Some workshop participants called for the streamlining of subdivision permitting procedures and for conditional use permits.

There were calls for the elimination of the Utilities Board, and for local assessments for infrastructure.

Other concerns discussed were the lack of state and local coordination; construction standards; land use information and record keeping; transitional zoning and the need for development of office parks.

Public / Institutional

Many participants expressed a need for greater police presence, particularly with an increase in drug dealing. The need was also expressed for improved response to complaints and more opportunities for youth. Others called for new schools, improved schools, and improved library access.

Recreation / Leisure

A large number of participants noted the lack of recreational facilities and the need for youth recreation facilities and opportunities, neighborhood parks and play areas and recreational facilities. Specific recommendations for recreation included the development of bicycle and walking paths (including a bike path on the levee), public access to the river, natural recreation areas, dining and adult recreational and cultural facilities, and a civic center. These comments are supported by the high rating given to slide 9 of the CIS (which shows a park area), and the CAS in which 51% of respondents said that access to parks and playgrounds is a problem.

Redevelopment

Discussion on redevelopment focused on vacant commercial buildings, particularly "Big Box" structures and their reuse, as well as on dilapidated buildings that should be repaired or

demolished. In support of these comments slide 3 of the CIS (showing a vacant Big Box store) received a low rating.

Transportation

Parish residents are very vehicle-oriented, with 95% of CAS respondents owning vehicles, and 82% of respondents owning more than one. Over a third of respondents (38%) stated that traffic is a problem, and 32% stated that street condition is a problem. Workshop participants called specifically for a major street plan and road network improvement.

Ideas that would contribute to this improvement include new east-west roads; subdivision through-streets; road quality improvement; I-10 access to St. John, Reserve and Garyville; and attention paid to parking, narrow streets, and emergency access. The need for traffic management, hazardous transport routing, and for traffic calming was also mentioned. The need for improvements to Carrollwood Avenue was specifically mentioned.

The lack of special needs transportation, the lack of transportation on the west bank, and inadequate ferry service was discussed. Access to transit services is a problem for 78% of CAS respondents. The need for improved public transit was mentioned, and 34% of CAS respondents stated that they would be willing to pay for improved bus service. Another 33% of respondents were neutral on the issue.

Several participants noted the need for pedestrian friendliness, which includes sidewalks, access to public buildings and the need for more crosswalks. Sidewalk condition is a problem for 53% of CAS respondents, and 55% said that sidewalks do not connect well to the places they want to go.

The need for bicycle paths and bicycle friendliness was also discussed. Neighborhoods were rated as poor or bad for bicycle riding by 48% of CAS respondents, and 65% of respondents said that it is difficult to walk or ride a bike to places away from home.

Urban Design and Appearance

Design and appearance issues were a focal point of workshop discussions. This category includes streetscape and highway beautification, with signage control, corridor aesthetics and commercial design and appearance, overlay regulations and Airline Drive lighting. It also includes landscaping standards and maintenance, and green space – particularly consolidated green space. Slides 1, 6, 7 and 9 in the CIS, which showed landscaping and attention to appearance, were all rated highly.

IV: CONCLUSION

This report has discussed the activities that were involved in the Citizen Participation and Education program which constituted Phase 1. Task 2 activities of the St. John the Baptist Parish Comprehensive Planning Project. It has described the five component activities of the Educational and Participatory seminars – the Educational PowerPoint Presentation, the Community Attitude Survey, the Community Image Survey, the Land Use Issue Identification Session, and the Community Image Survey Review – and it has described the Comprehensive Planning Project web site. It has also presented and analyzed the citizen input from the Community Attitude Survey, the Community Image Survey, and the Land Use Issue Identification exercise.

The citizens who participated in the workshops identified over 100 land use issues that they feel need to be addressed, and they provided a valuable set of attitudes and opinions about land use in the Parish. The land use issues that were identified have been organized into eleven categories that address different areas of land use and land use administration, and each of those eleven categories contains a number of specific points. These eleven categories can serve as parts of a plan in which their component issues are addressed.

There is considerable citizen support for the development of a comprehensive land use plan for the Parish. Some participants commented specifically on the need for a development plan, an economic development plan, a street plan, and a sewerage plan, and 76% of respondents to the Community Attitude Survey (CAS) stated that local government should be active in guiding development patterns. The results of these Phase I, Task 2 activities can serve to guide comprehensive land use plan development.

APPENDICES

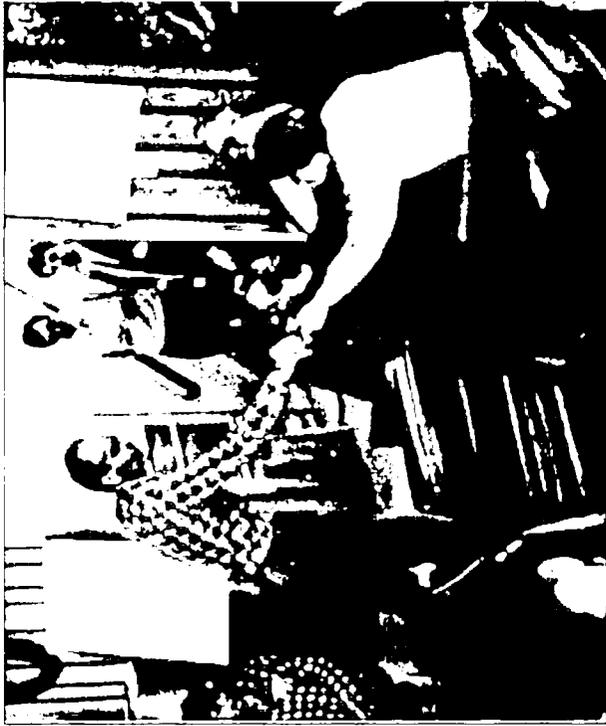
Welcome to Comprehensive Planning: A Citizen's Overview

Presented by

**UNO College of Urban and Public Affairs
Meyer Engineering**



What is Comprehensive Planning?



Citizens agreeing
on the future of
their community

What is Comprehensive Planning?

- *Process*: Citizen visioning
 - Educational activities, citizen outreach, and participation
- *Product*: Comprehensive Plan
 - Policies and programs directed towards a unified vision of the future

The Process: Visioning

- A broad range of citizens participate
- Citizens and planners identify the trends and forces affecting their community
- Citizens think creatively about ways to achieve their vision
- Planners put the citizens' vision on paper

The Product: A Comprehensive Plan

- Relates many topics and geographic areas
- Gives an overall picture of the Parish and future conditions
- Continues citizen participation in planning through periodic updating
- Guides and influences public and private decisions

Comprehensive Plan Elements

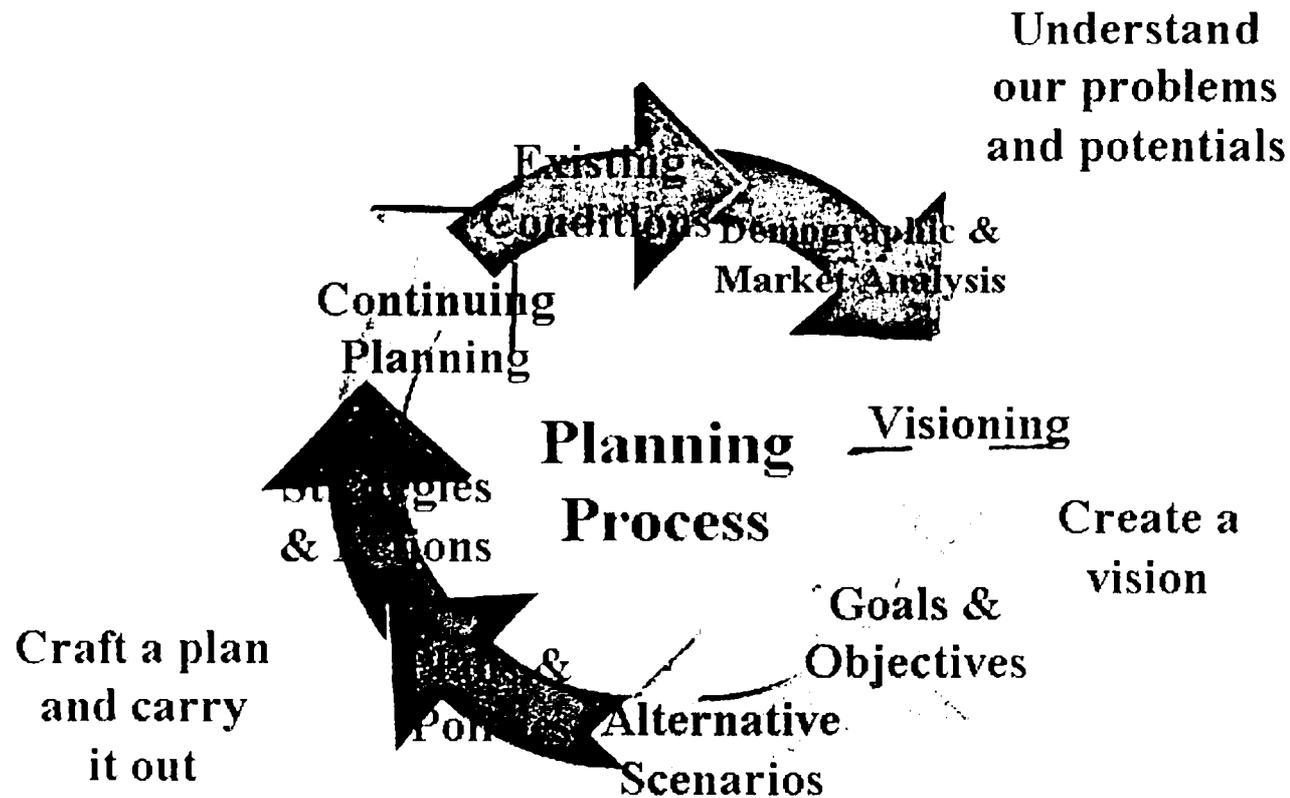
Basic Elements:

Land Use
Housing
Transportation
Economic Development
Community Facilities
Public Works
Parks and Recreation

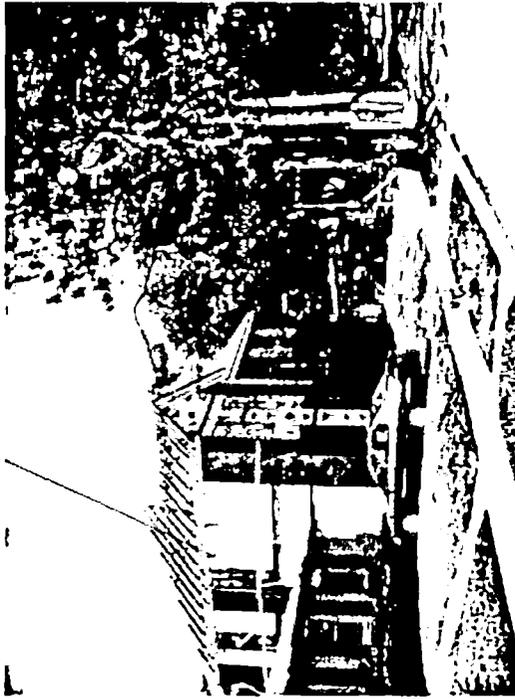
Optional Elements:

Natural Environment
Historic Preservation
Human Services
Public Safety
Sub-area Plans
Urban Design

The Comprehensive Planning Process



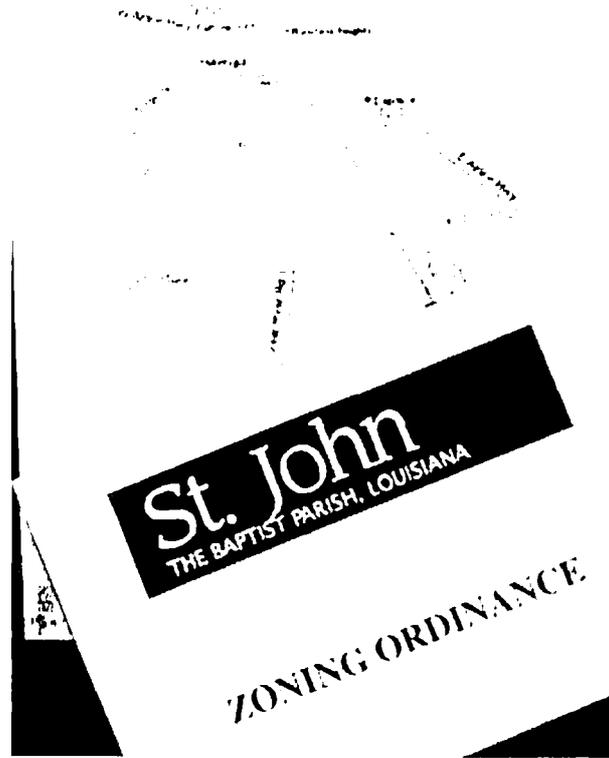
A Comprehensive Plan:



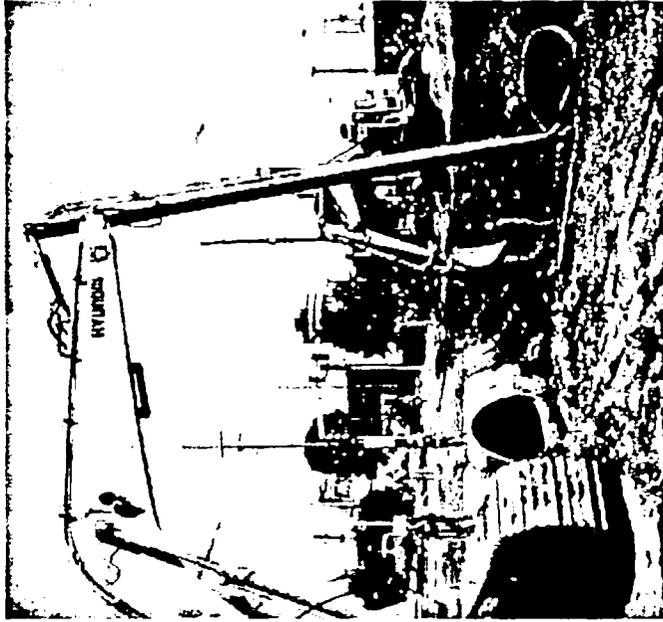
Lets builders, land
developers, and
businesses know the
Parish's intentions

A Comprehensive Plan:

Contains long-range
development goals
which guide zoning
and subdivision
decisions



A Comprehensive Plan:



**Guides the
implementation of
the capital
improvements
program and budget**

Current Planning Issues: St. John Parish

- **No Comprehensive Master Plan**
- **Old Zoning and Subdivision Regulations**
 - Piecemeal approach to changes in regulations
 - No language addressing modern development issues
- **Conflicting Land Uses**
- **Improper Zoning Designations**
 - Inconsistent enforcement over the years
- **Traffic and Congestion**
 - No major street plan
- **Minimal Urban Design and Landscape Standards**

What Has Been Done to Address These Issues?

- A planning appropriation by the St. John Parish Council and Parish President
 - Reviewed existing planning and zoning related roles and actions by the Parish Council
 - Reviewed the Parish's subdivision regulations and zoning ordinance
 - Studied the Parish's Geographic Information System
 - Conducting a series of educational presentations along with a Community Image Survey
- Land use survey underway by GCT, Inc.
- A series of citizen visioning meetings begin now

Regional Initiatives in Comprehensive Planning

- St. Tammany Parish
- Orleans Parish
- Harahan
- Pattern for Progress: Kenner
- St. Bernard Parish
- Plaquemines Parish
- Envision Jefferson 2020



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For more information, contact
CUPA at 280-6873
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APPENDIX C: RPC COMMUNITY ATTITUDE SURVEY RESULTS

5. Neighborhood Issues

a. Traffic

	Is a problem				Not a problem
Category	1	2	3	4	5
Number	18	16	18	9	28
Percentage	20%	18%	20%	10%	31%
(N=89)					

b. Street Condition

	Is a problem				Not a problem
Category	1	2	3	4	5
Number	10	17	10	21	28
Percentage	12%	20%	12%	24%	33%
(N=86)					

c. Sidewalk Condition

	Is a problem				Not a problem
Category	1	2	3	4	5
Number	35	10	7	12	21
Percentage	41%	12%	8%	14%	25%
(N=85)					

d. Litter

	Is a problem				Not a problem
Category	1	2	3	4	5
Number	17	15	17	16	22
Percentage	20%	17%	20%	18%	25%
(N=87)					

e. Flooding

	Is a problem				Not a problem
Category	1	2	3	4	5
Number	18	11	14	21	24
Percentage	20%	13%	16%	24%	27%
(N=88)					

f. Sewer and Water Services

	Is a problem				Not a problem
Category	1	2	3	4	5
Number	5	6	17	24	33
Percentage	6%	7%	20%	28%	39%
(N=85)					

g. Environmental Hazards

	Is a problem				Not a problem
Category	1	2	3	4	5
Number	9	10	15	11	36
Percentage	11%	12%	19%	14%	44%
(N=81)					

h. Cellular Tower Placement

	Is a problem				Not a problem
Category	1	2	3	4	5
Number	5	2	11	12	47
Percentage	6%	3%	14%	16%	61%
(N=77)					

St. John the Baptist Parish Comprehensive Planning Project, Phase I, Task 2

i. Crime

	Is a problem				Not a problem
Category	1	2	3	4	5
Number	6	10	26	22	19
Percentage	7%	12%	31%	27%	23%
(N=83)					

j. Poorly Maintained Property

	Is a problem				Not a problem
Category	1	2	3	4	5
Number	15	9	15	21	26
Percentage	17%	10%	17%	24%	30%
(N=86)					

k. Access to Parks / Playgrounds

	Is a problem				Not a problem
Category	1	2	3	4	5
Number	29	12	13	13	14
Percentage	36%	15%	16%	16%	17%
(N=81)					

l. Access to Transit Services

	Is a problem				Not a problem
Category	1	2	3	4	5
Number	54	11	5	4	9
Percentage	65%	13%	6%	5%	11%
(N=83)					

6. How quiet is your neighborhood?

	Not Quiet				Quiet
Category	1	2	3	4	5
Number	3	4	18	36	36
Percentage	3%	4%	19%	37%	37%
(N=97)					

7. In general, do you feel that the number of people in your neighborhood is shrinking, remaining the same, or growing?

	Shrinking		Same		Growing
Category	1	2	3	4	5
Number	6	3	47	13	27
Percentage	6%	3%	46%	14%	28%
(N=96)					

8. How well do the sidewalks in your neighborhood connect to the places you want to walk to?

	Not well				Very well
Category	1	2	3	4	5
Number	35	11	11	12	14
Percentage	42%	13%	13%	14%	17%
(N=83)					

9. How good a place is your neighborhood for bicycle riding?

	Bad				Good
Category	1	2	3	4	5
Number	33	13	14	16	20
Percentage	34%	14%	15%	17%	20%
(N=96)					

St. John the Baptist Parish Comprehensive Planning Project, Phase I, Task 2

10. How difficult would it be to walk or ride a bike to the place you go away from your home (grocery, drug store, post office, church)?

	Difficult				Easy
Category	1	2	3	4	5
Number	40	22	18	6	10
Percentage	42%	23%	19%	6%	10%
(N=96)					

11. Are there any problems with motorists disobeying the speed limit in your neighborhood?

	Is a problem				No Concern
Category	1	2	3	4	5
Number	43	23	16	6	6
Percentage	46%	24%	17%	6%	6%
(N=94)					

12. Do you expect traffic to get better or worse in the area of your neighborhood over the next five years?

	Worse				Better
Category	1	2	3	4	5
Number	31	28	22	6	9
Percentage	32%	29%	23%	6%	9%
(N=96)					

13. How difficult is it to travel around the parish where you live?

	Difficult				Easy
Category	1	2	3	4	5
Number	9	15	31	19	21
Percentage	9%	16%	33%	20%	22%
(N=95)					

14. What is your attitude about your travel time to work?

	Is a problem				Not a Concern
Category	1	2	3	4	5
Number	6	7	11	10	55
Percentage	7%	8%	12%	11%	62%
(N=89)					

15. How likely would you be to consider using transit, van pools, or car pools to get to work?

	Unlikely				Likely
Category	1	2	3	4	5
Number	56	10	8	8	8
Percentage	62%	11%	9%	9%	9%
(N=90)					

16. Do you feel more or less threatened by crime when you travel by car, as opposed to bicycle, walking, or using the bus?

	Threatened				Safe
Category	1	2	3	4	5
Number	6	3	25	26	35
Percentage	6%	3%	26%	27%	37%
(N=95)					

17. Does your neighborhood have adequate access to buses?

	Not Adequate				Adequate
Category	1	2	3	4	5
Number	68	5	5	2	8
Percentage	77%	6%	6%	2%	9%
(N=88)					

St. John the Baptist Parish Comprehensive Planning Project, Phase I, Task 2

18. How familiar are you with how to use a bus that services your neighborhood?

	Unfamiliar				Familiar
Category	1	2	3	4	5
Number	57	11	6	1	2
Percentage	74%	14%	8%	1%	3%
(N=77)					

19. How willing would you be to pay for improved bus service in your area?

	Unwilling				Willing
Category	1	2	3	4	5
Number	20	8	27	11	17
Percentage	24%	10%	33%	13%	20%
(N=83)					

20. Have you ever attended a Planning Commission or Zoning Board meeting?

	Never				Often
Category	1	2	3	4	5
Number	39	9	16	12	17
Percentage	42%	10%	17%	13%	18%
(N=93)					

21. Have you ever attended any community meetings to talk about a Comprehensive Plan for your neighborhood?

	Never				Often
Category	1	2	3	4	5
Number	35	15	19	12	10
Percentage	38%	17%	21%	13%	11%
(N=91)					

St. John the Baptist Parish Comprehensive Planning Project, Phase I, Task 2

22. How active should local government be in guiding the patterns of development in your area?

	Passive				Active
Category	1	2	3	4	5
Number	4	2	14	15	51
Percentage	5%	2%	16%	17%	59%
(N=86)					

23. How many automobiles does your household own?

	None	One	Two	Three or more
Number	5	12	36	42
Percentage	5%	13%	37%	45%
(N=95)				

24. Do you own or rent your home or apartment?

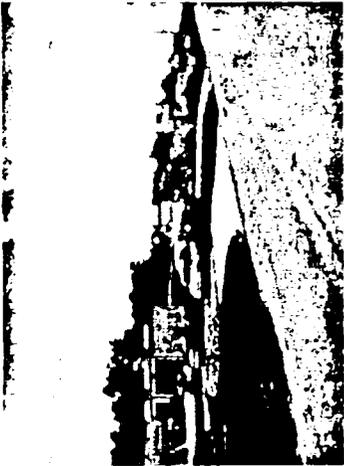
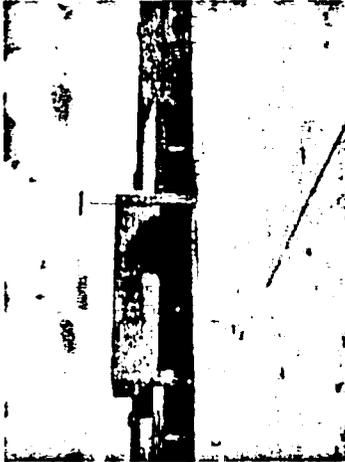
	Own	Rent
Number	86	6
Percentage	93%	6%
(N=92)		

25. In which Parish do you reside?

Orleans	
Jefferson	3
Plaquemines	
St. Bernard	
St. Charles	
St. Tammany	
St. John the Baptist	89
St. James	1
(N=93)	

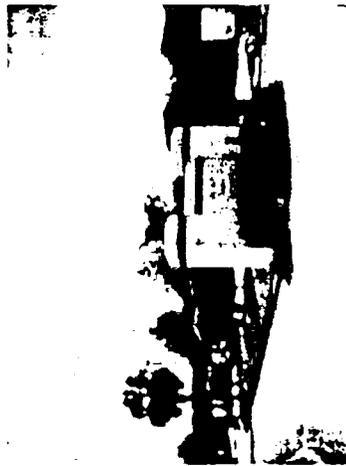
APPENDIX D: COMMUNITY IMAGE SURVEY AND RESULTS

Average CIS Scores
St. John The Baptist Parish Educational Meetings

	
#1 Score 6	#2 Score 3
	
#3 Score 3	#4 Score 1

Average CIS Scores

St. John The Baptist Parish Educational Meetings



#6
Score 6



#8
Score 3

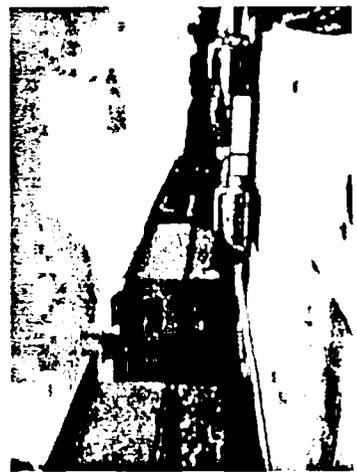


#5
Score 2



#7
Score 7

Average CIS Scores St. John The Baptist Parish Educational Meetings



#10
Score -2



#12
Score 3

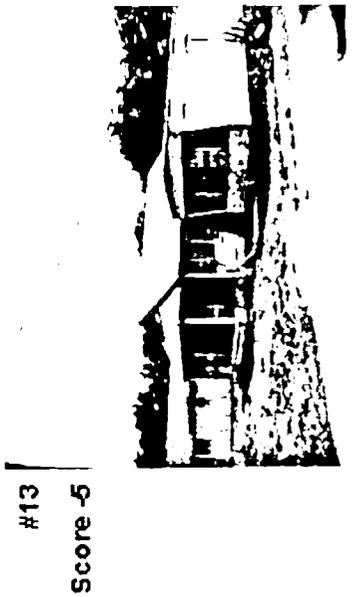


#9
Score 7



#11
Score 1

Average CIS Scores St. John The Baptist Parish Educational Meetings



Average CIS Scores

St. John The Baptist Parish Educational Meetings

#17
Score 7



#18
Score 4



#19
Score 1



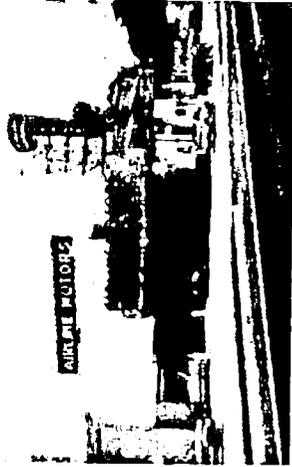
#20
Score -2



Average CIS Scores St. John The Baptist Parish Educational Meetings

#21

Score 0



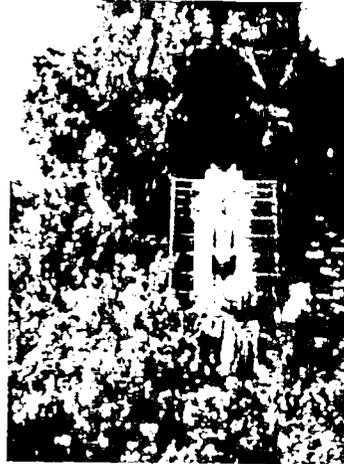
#22

Score -5



#23

Score 4



APPENDIX E: PARTICIPANTS' LAND USE ISSUES

Inter-Agency Council

Land Use Issues	Issue Type
Youth Recreation (5)	Recreation
Central government complex (4)	Public / Institutional
Property maintenance (4)	Land Use Administration
Development communication (3)	Land Use Administration
Vacant commercial buildings (3)	Redevelopment
No wetlands development (3)	Environment
Bike path levee (3)	Recreation / Leisure
Road quality (2)	Transportation
Government Services access (2)	Public / Institutional
Public Access to River (2)	Recreation / Leisure
Drainage / Infrastructure (2)	Infrastructure
Sidewalks (2)	Transportation
Natural Recreation Areas (2)	Recreation / Leisure
Litter (1)	Land Use Administration
Landscaping (1)	Urban Design and Appearance
East-West Street Loop (1)	Transportation
Land Costs (1)	Housing Development / Redevelopment
More neighborhood parks (1)	Recreation / Leisure
Billboards	Urban Design and Appearance
Commercial Design	Urban Design and Appearance
Lack of Crosswalks	Transportation
Construction Standards	Land Use Administration
Dining / Adult Recreation and Culture	Recreation / Leisure
Incompatible Design	Land Use - Compatibility
CMC, Recreational and Cultural Center	Recreation / Leisure

District One Advisory Committee

Land Use Issues	Issue Type
Lack of Attention / Voice on West Bank (12)	Public / Institutional
Lack of Recreation (10)	Recreation
Improve Police Presence; increased drug deals (9)	Public / Institutional
Lack of Development on West Bank (5)	Economic Development
Unequal Utilities Service (4)	Infrastructure
Inadequate Ferry Service (4)	Transportation
No special needs transportation (3)	Transportation
Lack of transportation on West Bank (3)	Transportation
Response to complaints (2)	Public / Institutional
More youth opportunities (2)	Public / Institutional
No economic development plan (2)	Economic Development - Commercial
Bars and night clubs in neighborhoods (2)	Land Use - Compatibility
Public / private property maintenance (1)	Land Use Administration
Improve schools (1)	Public / Institutional
Improve streets (1)	Transportation
No sidewalks (1)	Transportation
Parking (narrow streets, emergency access) (1)	Transportation
Emergency management. No cable	Public / Institutional
Marketing the parish	Economic Development
Drainage	Infrastructure
Low power lines	Infrastructure
No administrative services	Land Use Administration
Lack of state and local coordination	Land Use Administration
Clean-up / beautification	Urban Design and Appearance

St. John the Baptist Parish Comprehensive Planning Project, Phase I, Task 2

Keep St. John Beautiful

Land Use Issues	Issue Type
Adaptive reuse (3)	Land Use - General
Subdivision through-streets (2)	Transportation
Commercial business growth on the West Bank	Economic Development - Commercial
Sidewalks to public buildings (1)	Transportation
Signage control (1)	Urban Design and Appearance
Landscaping and maintenance (1)	Urban Design and Appearance
Planned housing development (1)	Housing Development / Redevelopment
Pedestrian friendliness (1)	Transportation
Regulate business location and appearance (1)	Land Use - Compatibility
Street plan (1)	Transportation
Highway beautification (1)	Urban Design and Appearance
Preserve open space use (1)	Urban Design and Appearance
Vacant commercial structures	Redevelopment
Use buffering	Land Use - Compatibility

St. John Business Association

Land Use Issues	Issue Type
Traffic management (5)	Transportation
Road network improvement (3)	Transportation
Land use compatibility (3)	Land Use - Compatibility
Signage regulation (3)	Urban Design and Appearance
Hazardous transport routing (3)	Transportation
East-West roads (2)	Transportation
Corridor aesthetics (2)	Urban Design and Appearance
Landscaping standards (2)	Urban Design and Appearance
Drainage infrastructure (2)	Infrastructure
Green space (1)	Urban Design and Appearance
Pedestrian access (1)	Transportation
Wetlands development plan (1)	Land Use Administration
Conditional use permits (1)	Land Use Administration
Carrollwood Ave. improvements (1)	Transportation
Residential / Commercial conflicts	Land Use - Compatibility
Litter control	Land Use Administration
Big Box reuse	Redevelopment - Commercial

Planning Commission

Land Use Issues	Issue Type
Code enforcement /aesthetics (5)	Land Use Administration
Vacant commercial (4)	Economic Development
Zoning ordinances revision (4)	Land Use Administration
Industrial / Residential compatibility (4)	Land Use - Compatibility
Major street plan (3)	Transportation
One stop government services (3)	Land Use Administration
Strategic plan for redevelopment (2)	Land Use Administration
I-10 access with St. John (2)	Transportation
Drainage improvements (2)	Infrastructure
Regulate mobile home placements (1)	Land Use Administration - Zoning
Right-of-Way landscaping (1)	Urban Design and Appearance
New schools (1)	Public / Institutional
Telecommunications siting (1)	Urban Design and Appearance
Traffic calming	Transportation
Overlay regulations	Urban Design and Appearance - Zoning
Pedestrian friendliness	Transportation
Housing rehabilitation / occupancy	Housing Development / Redevelopment
Airline Drive lighting	Transportation
Land record keeping	Land Use Administration
Land use information	Land Use Administration
Signage enforcement	Land Use Administration - Code Enforcement
Civic center	Recreation and Leisure
Office parks	Land Use Administration / Commercial
Separate residential and commercial areas	Land Use Compatibility / Zoning
Neighborhood parks	Recreation and Leisure

St. John Council on Aging

Land Use Issues	Issue Type
More grocery stores	Economic Development
Residential quality of life	Urban Design and Appearance
Litter	Land Use Administration
Dilapidated buildings	Redevelopment
Vacant big boxes	Redevelopment
Library access	Public / Institutional
Pedestrian friendly sidewalks	Transportation
Code enforcement - lot cutting	Land Use Administration
More parks and recreational areas	Recreation and Leisure
Public transit	Transportation
Mall	Economic Development

Civic Association and Home Owners

Land Use Issues	Issue Type
Vacant Big Boxes (6)	Redevelopment
Streetscape beautification (6)	Urban Design and Appearance
New East-West major road (4)	Transportation
Neighborhood play areas (4)	Recreation / Leisure
High end retail (3)	Economic Development
Strip commercial access and appearance (1)	Urban Design and Appearance / Transportation
Commercial landscaping (1)	Urban Design and Appearance
I-10 access to Reserve and Garyville (1)	Transportation
Reduce open drainage in residential areas (1)	Infrastructure
Consolidated residential green space (1)	Urban Design and Appearance
Zoning enforcement for all areas (1)	Land Use Administration
Building permit enforcement	Land Use Administration
Major street plan network	Transportation
Enforce overlay district regulation	Land Use Administration
Improved public transit	Transportation
Neighborhood cohesiveness	Land Use Compatibility
Pedestrian / bicycle friendliness	Transportation
Development with regulation	Land Use Administration
Public waterside access	Recreation and Leisure
Neighborhood / Community recreation	Recreation and Leisure
Residential Drainage infrastructure	Infrastructure
Right-of-way parking	Transportation

Home Builders Association

Land Use Issues	Issue Type
No plan (5)	Land Use Administration
Communications - Parish / Development Com. (3)	Land Use Administration
Planning Commission follow law (not emotion) (3)	Land Use Administration
Residential drainage (2)	Infrastructure
Sewerage plan (2)	Infrastructure
Major street plan (2)	Transportation
Vacant big boxes (2)	Redevelopment
Streamline subdivision permitting procedures (2)	Land Use Administration
East / West access (2)	Transportation
Bicycle paths (1)	Transportation
Development incentives (1)	Economic Development
Garyville / Reserve I-10 access (1)	Transportation
Neighborhood playground access (1)	Transportation
Pedestrian friendliness (1)	Transportation
Affordable land / housing (1)	Housing Development / Redevelopment
Commercial design / appearance (1)	Urban Design and Appearance
Local assessments for infrastructure (1)	Land Use Administration
Equal enforcement, East / West bank zoning ord. (1)	Land Use Administration
Eliminate Utility Board (1)	Land Use Administration
Mobile home specific zoning	Land Use Administration
Transitional zoning	Land Use Administration
National retail outlets with housing	Economic Development
Buffer industrial sites	Urban Design and Appearance

Reserve

Land Use Issues	Issue Type
Supermarket availability (5)	Economic Development
Building / drainage link (5)	Infrastructure
Bicycle and walking trails (4)	Recreation and Leisure
Development control to assure rural feel (4)	Land Use Administration
Abandoned buildings (2)	Redevelopment
Encourage responsible industrial development (2)	Land Use Administration
Beautify transportation corridor (1)	Urban Design and Appearance
Modern planned community (1)	Land Use Administration
Place boundaries around town (1)	Land Use Administration
Zoning ordinance violations (1)	Land Use Administration
Insufficient infrastructure (1)	Infrastructure
Limited RR crossings block development access (1)	Transportation
Sidewalks (1)	Transportation
Historic preservation and development (1)	Land Use Administration
Large setbacks	Housing Development / Redevelopment
Irregular lot sizes	Housing Development / Redevelopment
Need more residential zoning	Land Use Administration
Large landowners stifle development	Land Use Administration
Manufactured housing as an economic solution	Housing Development / Redevelopment

APPENDIX F: LAND USE ISSUES BY CATEGORY AND RANKING

Environment	
No wetlands development	3

Economic Development	
Lack of Development on West Bank	5
Supermarket availability	5
High end retail	3
No economic development plan	2
Commercial business growth on West Bank	1
Development incentives	1
Marketing the parish	
More grocery stores	
Mall	

Housing Development / Redevelopment	
Affordable land / housing	1
Planned Housing development	
Large setbacks	
Irregular lot sizes	
Housing rehabilitation and occupancy	
Manufactured housing as an economic solution	
Residential quality of life	
National retail outlets with housing	

Infrastructure	
Drainage / Infrastructure	6
Building / Drainage link	5
Unequal Utilities Services on East & West Banks	4
Residential Drainage infrastructure	3
Sewerage Plan	2
Telecommunications siting	1
Insufficient infrastructure	1
Low power lines	

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Land Use	
Land Use / Industrial-Residential compatibility	7
Adaptive Reuse	3
Bars and night clubs in neighborhoods	2
Preserve open space use	1
Use buffering	
Buffer industrial sites	
Residential / commercial conflicts	
Neighborhood cohesiveness	

Land Use Administration	
Lack of attention / voice on West Bank	12
Strategic Plan for development / redevelopment	7
Code enforcement / aesthetics	7
Development communication (Parish & Development community)	6
Property maintenance	5
Government Services access	5
Central government complex	4
Zoning ordinances revision	4
Development control to ensure rural feel	4
Improve Communications between Parish & Development Community	3
Planning Commission should follow law , not emotion	3
Encourage responsible industrial development	2
Streamline subdivision permitting procedures	2
Modern planned community	1
Litter Control	1
Regulate mobile home placements	1
Emergency management; No cable (West Bank)	1
Regulate business location and appearance	1
Wetlands development plan	1
Conditional Use permits	1
Local assessments for infrastructure	1
Eliminate Utility Board	1
Place boundaries around town (Reserve)	1
Zoning ordinance violations	1
Historic preservation and development	1
Equal enforcement for East & West bank zoning ordinances	1
Large landowners stifle development	
Need more residential zoning (Reserve)	

St. John the Baptist Parish Comprehensive Planning Project, Phase I, Task 2

No administrative services (West Bank)	
Lack of state and local coordination	
Construction Standards	
Land record keeping	
Land use information	
Signage enforcement	
Office parks	
Building permit enforcement	
Enforce overlay district regulation	
Development with regulation	
Transitional zoning	

Public / Institutional	
Improve police presence; respond to increased drug deals	9
Response to complaints - WB	2
More youth opportunities - WB	2
Improve schools	1
New schools	1
Library access	

Recreation / Leisure	
Lack of Recreation	10
Neighborhood parks & play areas	6
Youth Recreation	5
Bicycle and walking paths	4
Bike path levee	3
Public Access to river	2
Natural recreation areas	2
Dining / Adult Recreation and Culture	
CMC - recreational and cultural center	
Civic center	
Neighborhood / Community recreation	

Redevelopment	
Vacant commercial buildings, including "Big Box" structures	15
Abandoned buildings	2
Big Box reuse	
Dilapidated buildings	

St. John the Baptist Parish Comprehensive Planning Project, Phase I, Task 2

Transportation	
East-West roads	9
Major Street Plan	6
Traffic management	5
Sidewalks, including access to public buildings	5
Inadequate Ferry Service	4
I-10 access to St. John, Reserve and Garyville	4
Road Network improvement	3
Hazardous transport routing	3
Road quality improvement	3
Pedestrian friendliness	3
No special needs transportation	3
Lack of transportation on the W. Bank	3
Subdivision Through-streets	2
Parking; narrow streets, emergency access	1
Carrollwood Ave. improvements	1
Bicycle paths	1
Limited RR crossings block development access (Reserve)	1
Lack of Crosswalks	
Traffic calming	
Improved public transit	
Bicycle friendliness	
Right-of-way parking	

Urban Design and Appearance	
Streetscape beautification	6
Landscaping standards and maintenance	6
Signage Control	4
Corridor Aesthetics	3
Commercial design and appearance	2
Highway beautification	1
Consolidated residential green space	1
Green space	1
Billboards	
Clean-up, beautification	
Overlay regulations	
Airline Drive lighting	

APPENDIX G: LAND USE ISSUES BY VOTE / RANKING

Land Use Issue	Vote	Category
Vacant commercial buildings (including "Big Boxes")	15	Redevelopment
Lack of attention / voice on West Bank	12	Land Use Administration
Lack of Recreation	10	Recreation / Leisure
Improve police presence; respond to increased drug deals	9	Public / Institutional
East-West roads	9	Transportation
Land Use / Industrial-Residential compatibility	7	Land Use
Strategic Plan for development / redevelopment	7	Land Use Administration
Code enforcement / aesthetics	7	Land Use Administration
Drainage / Infrastructure	6	Infrastructure
Development communication (Parish & Development Comm)	6	Land Use Administration
Neighborhood parks & play areas	6	Recreation / Leisure
Major Street Plan	6	Transportation
Streetscape beautification	6	Urban Design & Appearance
Landscaping standards and maintenance	6	Urban Design & Appearance
Traffic management	5	Transportation
Youth Recreation	5	Recreation / Leisure
Building / Drainage link	5	Infrastructure
Property maintenance	5	Land Use Administration
Government Services access (including One Stop Shop)	5	Land Use Administration
Lack of development on West Bank	5	Economic Development
Supermarket availability	5	Economic Development
Sidewalks, including to public buildings	5	Transportation
Central government complex	4	Land Use Administration
Development control to ensure rural feel	4	Land Use Administration
Zoning ordinances revision	4	Land Use Administration
Bicycle and walking paths	4	Recreation / Leisure
Unequal Utilities Services on East & West Banks	4	Infrastructure
Inadequate Ferry Service	4	Transportation
I-10 access to St. John, Reserve and Garyville	4	Transportation
Signage Control	4	Urban Design & Appearance
Improve Communications bet. Parish & Development Com.	3	Land Use Administration
No wetlands development	3	Environment
High end retail	3	Economic Development
Adaptive Reuse	3	Land Use
Residential drainage infrastructure	3	Infrastructure

St. John the Baptist Parish Comprehensive Planning Project, Phase I, Task 2

Bike path levee	3	Recreation / Leisure
Road Network improvement	3	Transportation
Hazardous transport routing	3	Transportation
Road quality improvement	3	Transportation
Pedestrian friendliness	3	Transportation
No special needs transportation	3	Transportation
Lack of transportation on the West Bank	3	Transportation
Corridor Aesthetics	3	Urban Design & Appearance
Sewerage Plan	2	Infrastructure
No economic development plan	2	Economic Development
Encourage responsible industrial development	2	Land Use Administration
Bars and night clubs in neighborhoods	2	Land Use
Streamline subdivision permitting procedures	2	Land Use Administration
Response to complaints - WB	2	Public / Institutional
More youth opportunities - WB	2	Public / Institutional
Public Access to river	2	Recreational / Leisure
Natural recreation areas	2	Recreational / Leisure
Abandoned buildings	2	Redevelopment
Subdivision Through-streets	2	Transportation
Commercial design and appearance	2	Urban Design & Appearance
Modern planned community	1	Land Use Administration
Commercial business growth on West Bank	1	Economic Development
Development incentives	1	Economic Development
Affordable land / housing	1	Housing Development
Insufficient infrastructure	1	Infrastructure
Telecommunications siting	1	Infrastructure
Preserve open space use	1	Land Use
Litter Control	1	Land Use Administration
Regulate mobile home placements	1	Land Use Administration
Emergency management; No cable (West Bank)	1	Land Use Administration
Historic preservation and development	1	Land Use Administration
Regulate business location and appearance	1	Land Use Administration
Wetlands development plan	1	Land Use Administration
Conditional Use permits	1	Land Use Administration
Local assessments for infrastructure	1	Land Use Administration
Eliminate Utility Board	1	Lands Use Administration
Place boundaries around town (Reserve)	1	Land Use Administration
Equal enforcement for East & West bank zoning ordinances	1	Land Use Administration

St. John the Baptist Parish Comprehensive Planning Project, Phase I, Task 2

Zoning ordinance violations	1	Land Use Administration
Improve schools	1	Public / Institutional
New schools	1	Public / Institutional
Limited RR crossings block development access (Reserve)	1	Transportation
Parking; narrow streets, emergency access	1	Transportation
Carrollwood Ave. improvements	1	Transportation
Bicycle paths	1	Transportation
Highway beautification	1	Urban Design & Appearance
Consolidated residential green space	1	Urban Design & Appearance
Green space	1	Urban Design & Appearance