

APPENDIX: CASE STUDIES & FREQUENTLY ASKED QUESTIONS

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TOOLKIT TEST COMMUNITY CASE STUDIES

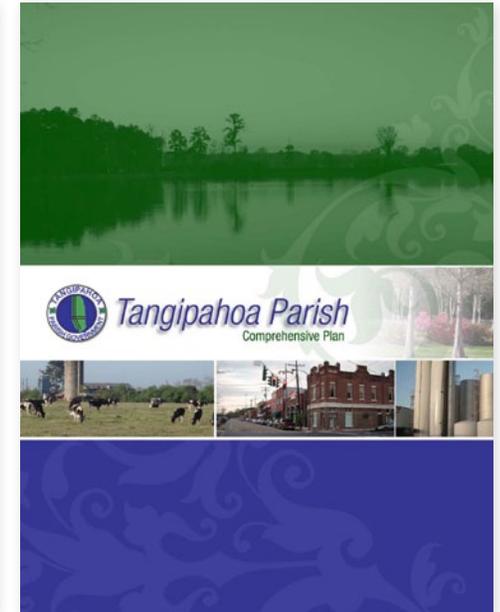
As the Toolkit was being developed, two test communities, West Feliciana Parish and Tangipahoa Parish, were selected as partners to help “right-size” the Toolkit for Louisiana. Both communities had been through a recent comprehensive planning effort, had local planning staff available to assist, appointed a dedicated advisory committee and possessed local leadership willing to get behind the adoption process.

These two communities served as test cases for the ideas and concepts in the Toolkit. They were the first to put the context area and zoning district mapping to the test and were also the first to find concepts in the Toolkit that needed refinement and, in some cases, ideas that simply would not work in much of Louisiana. Many of the decisions regarding the final content of the Toolkit can be attributed to lessons learned from these two test case communities.

Ultimately, both West Feliciana Parish and Tangipahoa Parish discovered they were not quite ready for some of the goals and objectives called for in their comprehensive plans. As a result, they had to rethink issues such as what the preservation of rural character really meant to them and what types of densities were appropriate in what parts of the community.

Both communities determined they were not ready to implement the Toolkit in its entirety but instead worked to customize components of the Toolkit. In some cases, complete Articles and Sections were deleted. In both cases, staff, advisory committee members and public comments were effectively used to tailor the Toolkit for the level of control that they were ready to implement.

Brief case studies outlining the experiences of West Feliciana and Tangipahoa Parishes follow.



TEST COMMUNITIES. AS THE TOOLKIT WAS BEING DEVELOPED, WEST FELICIANA PARISH AND TANGIPAHOA PARISH WERE SELECTED AS PARTNERS TO HELP “RIGHT-SIZE” THE TOOLKIT FOR LOUISIANA.

West Feliciana Parish: Development Ordinance

Planning in West Feliciana Parish

West Feliciana began their Toolkit implementation having experienced significant recent growth and facing the likelihood of additional growth with the completion of the John James Audubon Bridge. Fortunately, West Feliciana is relatively well-positioned to deal with both the struggles and the opportunities this growth presents. They have recently prepared and adopted a comprehensive plan that established a community vision, they have a dedicated planning staff with GIS capabilities, a current zoning and subdivision ordinance and parish leadership that understands the importance of managed growth.

Advisory Committee

As a test community, the West Feliciana Toolkit Advisory Committee had a difficult job. They were tasked not only with tailoring the Toolkit for the parish, but also with providing feedback on how to improve subsequent versions of the Toolkit.

The Toolkit Advisory Committee oversaw the mapping of context areas and zoning districts and the calibration of the Toolkit text. At the time of publishing this Handbook, the Toolkit Advisory Committee was continuing to work with staff and the general public to refine their mapping and the version of the Toolkit (the West Feliciana Development Ordinance).

Lessons in Mapping the Toolkit

West Feliciana ran into trouble with their mapping. The comprehensive plan designated the southern portion of the parish, near the Town of St. Francisville and all significant infrastructure, as the area to focus the majority of their future growth. Staff and the Toolkit Advisory Committee responded to this with context and zoning district mapping that was consistent with the adopted comprehensive plan.

Over the course of several public meetings, the initial maps were discussed and several vocal opponents began to question the adopted comprehensive plan and why growth



TOOLKIT COMMITTEE MEETING. RESIDENTS DISCUSS THE MAPPING OF CONTEXT AREAS AND ZONING DISTRICTS AT AN ADVISORY COMMITTEE MEETING.

was focused in the southern portion of the parish. Parish residents were clearly not in agreement about where to grow. While this opposition was fundamentally directed at the community vision, it was being focused on the Toolkit and the mapping of context areas and zoning districts.

This conflict gave rise to the addition of a new concept to the model version of the Toolkit—the mapping of regional growth sectors. By first mapping regional growth sectors, a community is able to clearly establish where they plan to grow before discussing context areas and zoning districts. If a community has thoroughly discussed and debated this issue, then the first step could be taken directly from the comprehensive plan. If it has not been thoroughly deliberated, this step provides a community with an outlet for refining this discussion without endangering the integrity of the Toolkit.

West Feliciana backed away from an aggressive zoning district remapping and chose instead to remap based on existing patterns. For example, existing rural parcels that are larger than 40 acres were zoned R-AG-40, existing rural parcels that were 20 acres and larger were zoned R-AG-20 and existing rural parcels 10 acres and larger were zoned R-AG-10 and so on. The current version of their context area and zoning maps are much more a reflection of current conditions than a effort to advance their future land use map.

Lessons in Customizing the Toolkit

The experience in West Feliciana impacted later versions of the Toolkit in one very important way. The first version of the Toolkit consisted of one complete code containing all the zoning, subdivision and site development standards in a single document, and to use the Toolkit, West Feliciana had to remove components they were either not interested in or not ready to implement. This proved intimidating as West Feliciana wasn't prepared for such a sizeable and complex document. As a result, the Toolkit was broken down into three more manageable pieces, the Zoning Code module, the Subdivision Code module and the Additional Ordinances module. This will allow future Toolkit users to add components as their comfort level increases for new concepts and ideas.

One issue to note is that West Feliciana's version of the Toolkit uses an Estate Context Area. This option was removed from future versions of the Toolkit because the Estate Context Area is neither rural nor town-like in character. The Estate Context Area allowed residential lot sizes of two acres. Once developed, these types of residential areas are difficult to change and become more and more difficult to service and maintain over time. Farmland becomes fragmented by these large-lot homes, which means little possibility of carrying on true agriculture or maintaining farm animals in these areas.

The single largest source of contention in West Feliciana has been the optional cluster subdivision provision. Cluster subdivision is an alternative subdivision design where

smaller residential lots are permitted in exchange for usable common open space. Developers have a choice, they can either develop lots as they normally would or they may choose smaller lot sizes and increased density in exchange for providing additional open space. A number of residents became concerned that this optional provision would require someone to give up too much land as open space. Rather than lose support for the Toolkit, the decision was made to remove the cluster option from the draft.



TOOLKIT COMMITTEE MEETING. THE MAPPING OF CONTEXT AREAS AND ZONING DISTRICTS WAS DISCUSSED AT NUMEROUS COMMITTEE MEETINGS.

Tangipahoa Parish: Development Code

Planning in Tangipahoa Parish

Like West Feliciana, Tangipahoa Parish has also experienced recent growth and is anticipating continued future growth. Additionally, the parish has a recently adopted comprehensive plan, has a dedicated planning staff and has access to parcel level GIS data.

Unlike West Feliciana, Tangipahoa Parish only has subdivision standards. When adopting zoning for the first time, it can be difficult to implement anything other than the most basic of zoning rules. While there may be some advantages, such as not having to “down zone” properties, it is often difficult to gain the public support and buy-in needed for something as comprehensive as the Toolkit and Tangipahoa has been proof of this.

Advisory Committee

Tangipahoa appointed a Toolkit Advisory Committee made up of development professionals and community leaders to assist with the implementation effort. The Advisory Committee worked with staff to develop a version of the Toolkit that focused primarily on allowing current development patterns to continue, while removing barriers to implementing the comprehensive plan. The parish was not ready to adhere communitywide to the goals and objectives of the comprehensive plan, but was willing to allow individual projects to respond if chosen by the developer and accepted by local residents.

Lessons in Mapping the Toolkit

Tangipahoa had many of the same problems with their mapping that West Feliciana experienced. The vast majority of the parish is rural in both character and land use. Additionally, the infrastructure in these areas of the parish is rural in scale and will be quickly overburdened if higher intensity development is allowed to occur. Despite this issue, the parish was not ready to widely implement rural zoning districts. Instead they

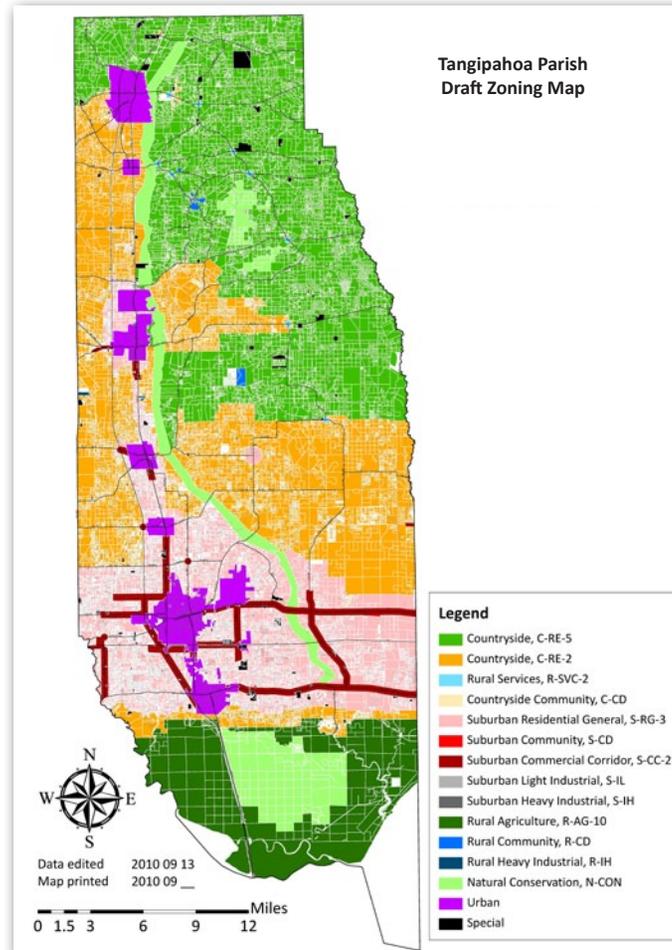
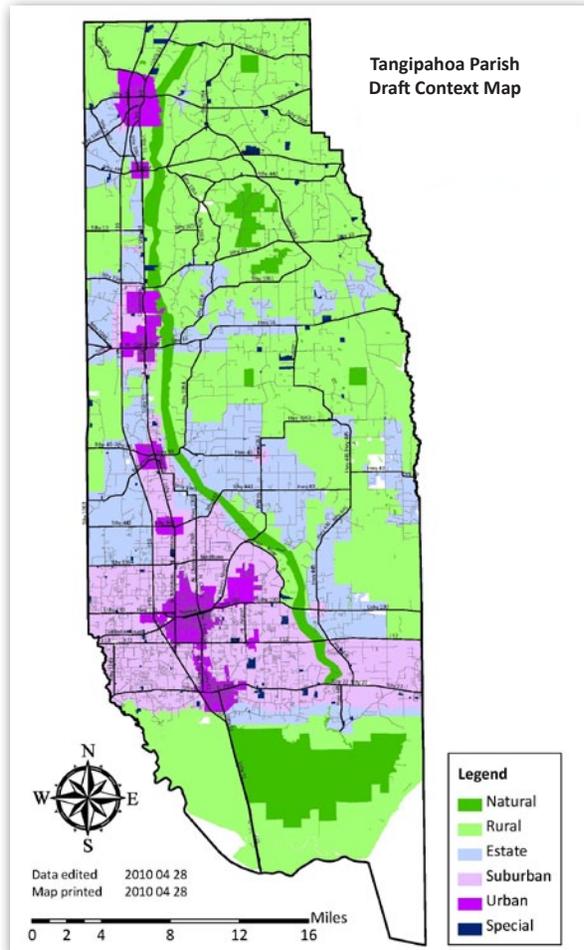
mapped rural areas with five acre and two acre “countryside” lots. This pattern can be seen on the maps on the following page. The Countryside Context is identical to the Estate Context applied in West Feliciana but was renamed to reflect the designation in their comprehensive plan.

Lessons in Customizing the Toolkit

The experiences in customizing the Toolkit for Tangipahoa were significantly different from West Feliciana. Generally speaking, Tangipahoa was more tolerant of site development standards, such as landscaping and parking, but less willing to use zoning districts as a growth management tool.

Tangipahoa’s version of the Toolkit contains the Natural, Rural, Countryside, Suburban and Special context areas. The context area map currently shows Urban over the municipalities but, since Tangipahoa doesn’t control these jurisdictions, it will not appear on the final map or in their version of the Toolkit. Tangipahoa sees itself as a rural/suburban parish and does not plan to allow urban intensities. The Suburban Context allows for pedestrian-oriented, mixed use places, however, such development cannot exceed typical suburban intensities of three stories in height or eight units per acre.

Tangipahoa is implementing or retaining as an option all the zoning districts available in the context areas. They are not, however, mapping all of the zoning districts, instead relying on individual requests to implement the full pallet of zoning options. Generally, the Toolkit subdivision standards remain unchanged. The streets have been slightly modified to allow for larger turning radii on some street types.



DRAFT CONTEXT AND ZONING MAPS. TANGIPAHOA'S VERSION OF THE TOOLKIT CONTAINS THE NATURAL, RURAL, COUNTRYSIDE, SUBURBAN AND SPECIAL CONTEXT AREAS. THEY ARE NOT, HOWEVER, MAPPING ALL OF THE ZONING DISTRICTS, INSTEAD RELYING ON INDIVIDUAL REQUESTS PRIOR TO DESIGNATING MIXED USE OR MAIN STREET DISTRICTS.

HOW DO I BUILD A TND?

Traditional neighborhood developments or TNDs are neighborhoods built with a focus on creating vibrant and walkable mixed use neighborhoods. While conventional subdivisions often offer cookie-cutter layouts, TNDs focus on complete neighborhoods that offer a mix of housing options and uses all within a comfortable walking distance. TNDs focus on the needs of the pedestrian, with a high priority placed on walkability and the human experience.

The Toolkit contains all the pieces needed to build a TND without a specific TND ordinance. An applicant could use and map various components of the Toolkit to create a TND or use the Toolkit's Planned Neighborhood Development procedure.

The Planned Neighborhood Development is a streamlined TND rezoning and subdivision process. If an applicant has a sufficient amount of land (20 to 200 acres) and meets the prerequisites for using the Planned Neighborhood Development, they can get approval for the proposed project with one hearing before the governing body. It is important to note that a Planned Neighborhood Development is not a planned development in the sense that the entire project is under one zoning district, instead it is more like a package rezoning with proposed Toolkit modifications tied to single approval procedure.

How Do We Plan for a TND?

There are a number of ways to plan for a TND, some communities use a public/private partnership while others are planned solely by private developers. Regardless, it is more important to understand how the Planned Neighborhood Developments process works.



EXISTING ZONING. THIS MAP SHOWS EXISTING ZONING FOR A POTENTIAL TND SITE. TND'S ARE OFTEN IN FORMER AGRICULTURAL OR RURAL THAT REQUIRE REZONING IN ORDER TO ACCOMMODATE THE PROPOSED CHANGE IN INTENSITY.

Site Eligibility

The Planned Neighborhood Developments process is intended to be used to build a TND. As such it requires a significant amount of land. Typically, TNDs range in size from 20 to 200 acres in size. Assembling this amount of land in a built up environment can be tricky. As a result, many TNDs will likely be developed in rural areas or on the suburban fringe. The key is that the proposed TND must be in the Anticipated or Infill growth sectors. The example zoning district map on the previous page shows a proposed TND site within an Anticipated Growth Sector that is predominately rural and suburban in character.

Context Areas

To help generate range of diversities required for a TND, the development must consist of at least three context areas. The example TND site shown on the right uses four context areas gradually transitioning from Urban to Suburban to Rural to Natural.

Blocks

TNDs must have a high degree of connectivity. If your community is just adopting the Zoning Code module then the average of all block perimeters in the proposed TND should be less than 2,400 feet. If your community adopts both the Zoning Code module and the Subdivision module, then the block perimeter standards of the Subdivision Code apply.



PROPOSED CONTEXT AREAS. THIS MAP IDENTIFIES PROPOSED CONTEXT AREAS. THE PLANNED NEIGHBORHOOD DEVELOPMENT REQUIRES A MINIMUM OF THREE CONTEXT AREAS.

Zoning Districts

Only certain zoning districts are allowed in specific context areas. Large expanses of any one zoning district should be avoided. A mix of zoning districts should be used. Eleven zoning districts have been applied to the proposed TND, as seen on the right. The proposed zoning focuses a small amount of U-MS- and U-MX- at the center of the TND, surrounded by varying intensities of residential districts, transitioning to larger estate and rural sized lots near the edge of the subdivision.

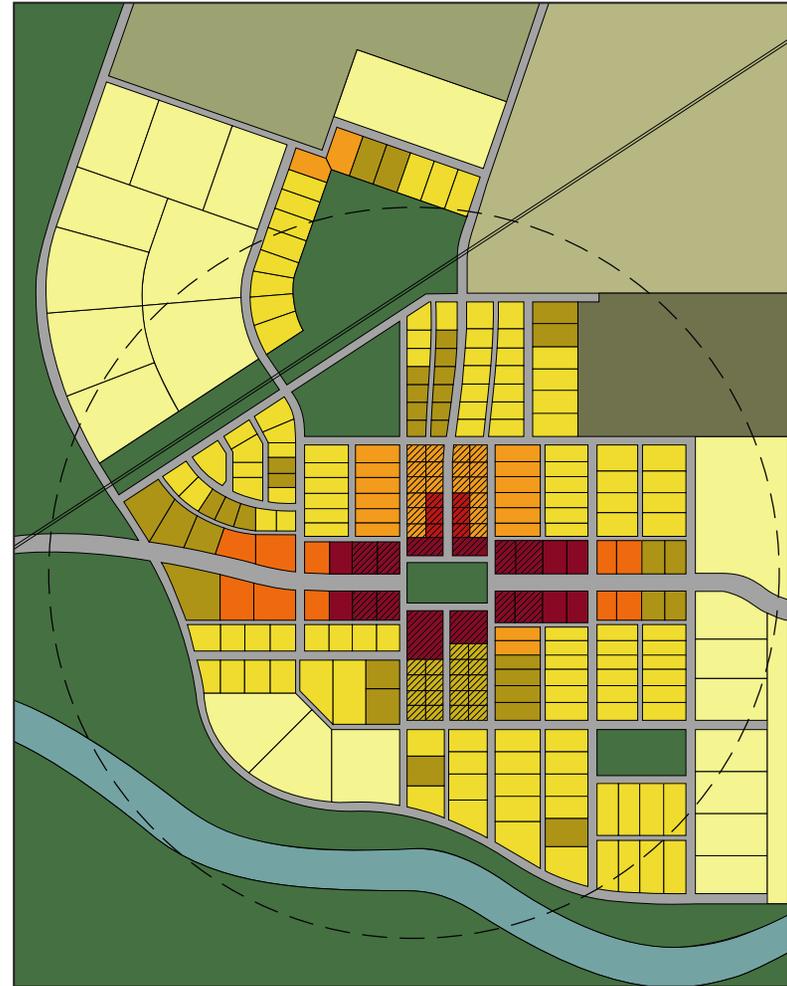
Street Types

If your community is just adopting the Zoning Code module then you will need to consult with your community’s local transportation engineer to determine the applicable street widths and types. If you adopt both the Zoning Code module and the Subdivision module, then the street cross-sections of the Subdivision Code apply.

Building Types

Only certain building types are allowed in specific zoning districts. Building types should be mapped based on the desired mix and built form of your TND. Building types do not control architecture, they establish the building envelope standards for a specific lot or parcel. Allowed uses are controlled by the zoning districts.

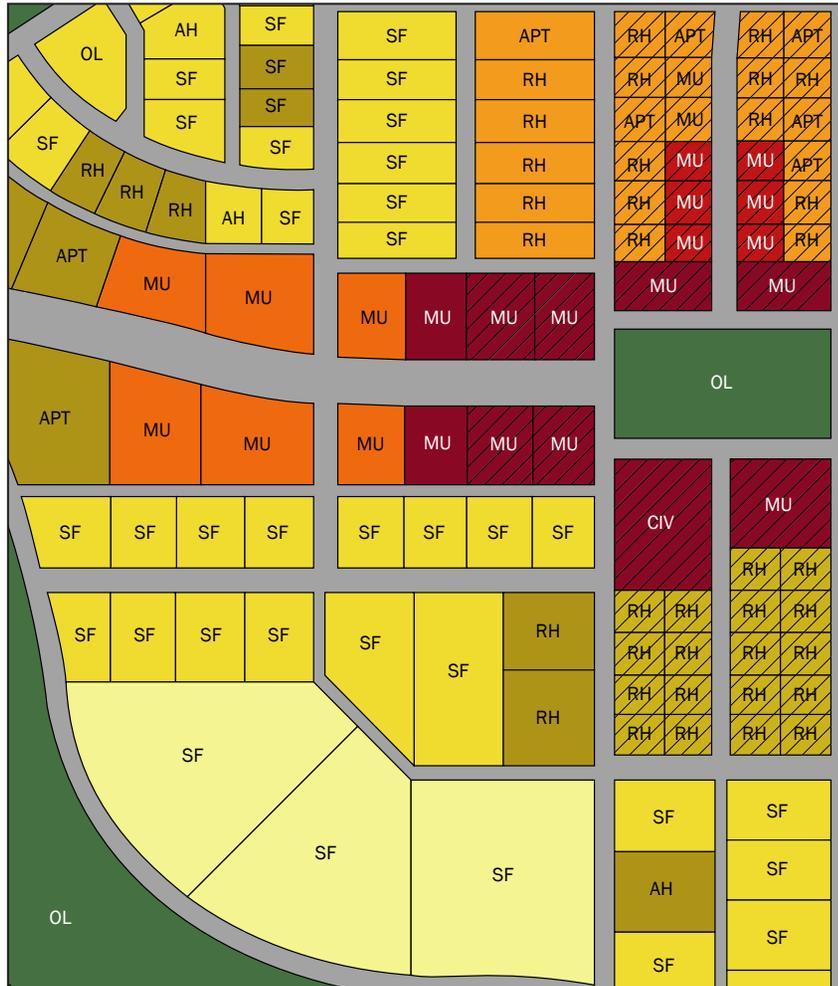
Natural	Rural	Suburban	Urban	
■ N-CON	■ R-AG-5	■ S-RS-6	■ U-RS-6	■ U-MX-5
		■ S-RM-3	■ U-RM-3	■ U-MS-3
		■ S-MX-3	■ U-MX-3	■ U-MS-5



PROPOSED ZONING. THIS MAP IDENTIFIES THE PROPOSED ZONING FOR THE TND. ELEVEN ZONING DISTRICTS ARE MAPPED ALLOWED FOR A DIVERSE MIX OF USES AND HOUSING OPTIONS.

Building Types

- SF = SINGLE-FAMILY APT = APARTMENT
- AH = ATTACHED HOUSE MU = MIXED USE
- RH = ROW HOUSE OL = OPEN LOT



PROPOSED BUILDING TYPES. THIS MAP IDENTIFIES THE PROPOSED BUILDING TYPES FOR A SECTION OF THE TND.



RIVER RANCH LAFAYETTE. A BUILT TND WITH RETAIL AND OFFICE SPACE IN CLOSE PROXIMITY TO RESIDENTIAL AREAS THUS CREATING A PEDESTRIAN-FRIENDLY COMMUNITY WHERE PEOPLE CAN LIVE, WORK AND PLAY.

HOW DO I BUILD A SHOPPING CENTER?

“Big Box” Shopping Center

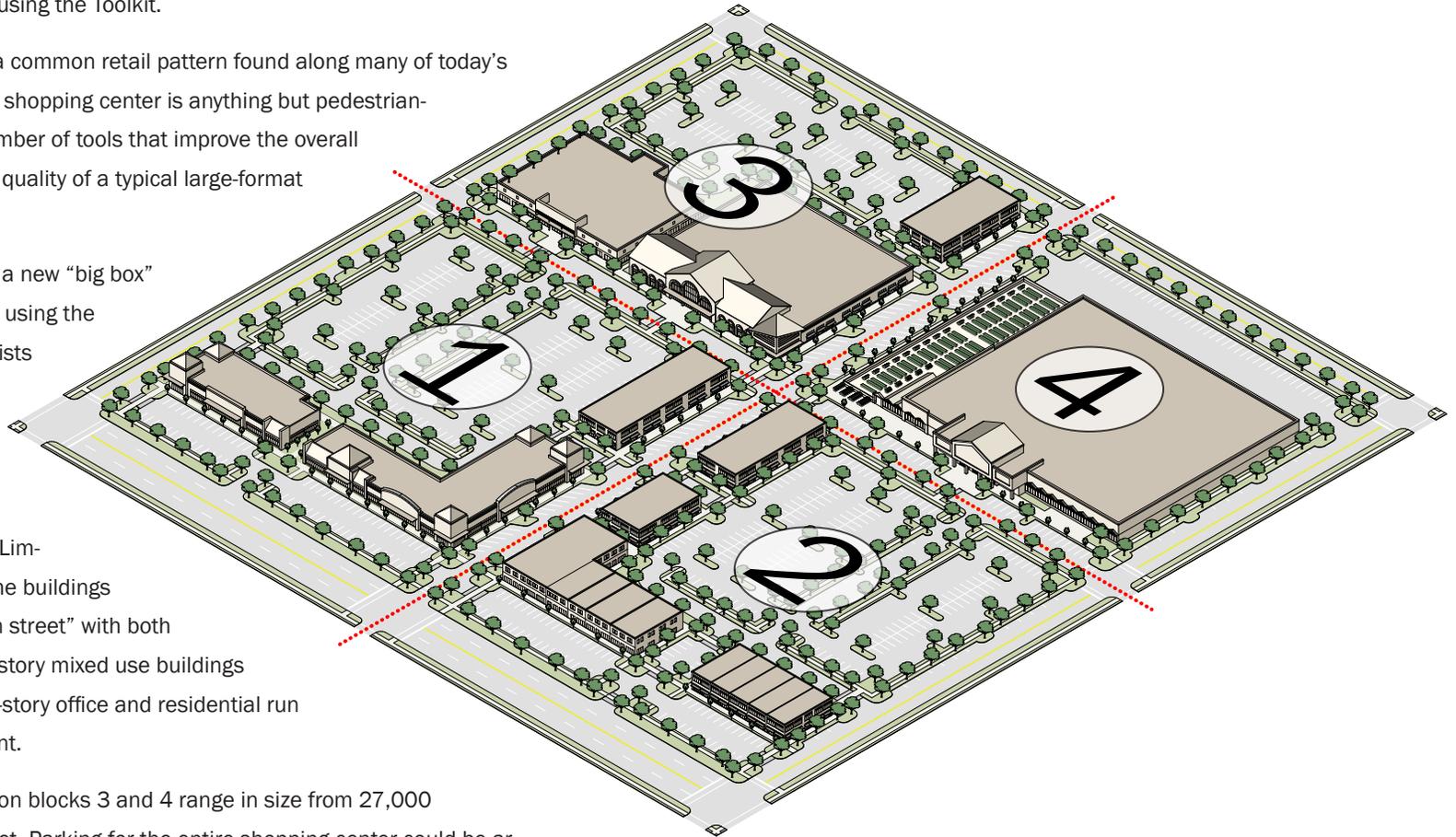
Large-format “big box” shopping centers such as Walmart, Target or Home Depot can be accommodated in a variety of ways using the Toolkit.

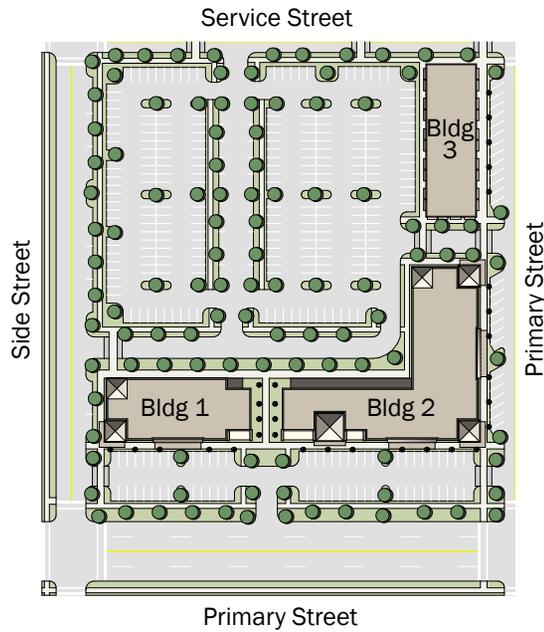
The “big box” shopping center is a common retail pattern found along many of today’s major corridors. While a “big box” shopping center is anything but pedestrian-friendly, the Toolkit contains a number of tools that improve the overall walkability, economic viability and quality of a typical large-format suburban shopping center.

The example shown portrays how a new “big box” shopping center could be created using the Toolkit. The shopping center consists of four blocks acting as a single project or development. Blocks 1 and 2 are oriented with their primary street frontage toward a 4-lane arterial. Limited parking is allowed between the buildings and the street. A traditional “main street” with both single-story shopfronts and multi-story mixed use buildings with ground floor retail and upper-story office and residential run down the spine of the development.

The three large buildings located on blocks 3 and 4 range in size from 27,000 square feet to 105,000 square feet. Parking for the entire shopping center could be arranged through an alternative parking plan. This prevents any single block from being overly dominated by parking.

The four blocks of the power center example are broken apart in a plan view and discussed separately in the following pages.





Block 1

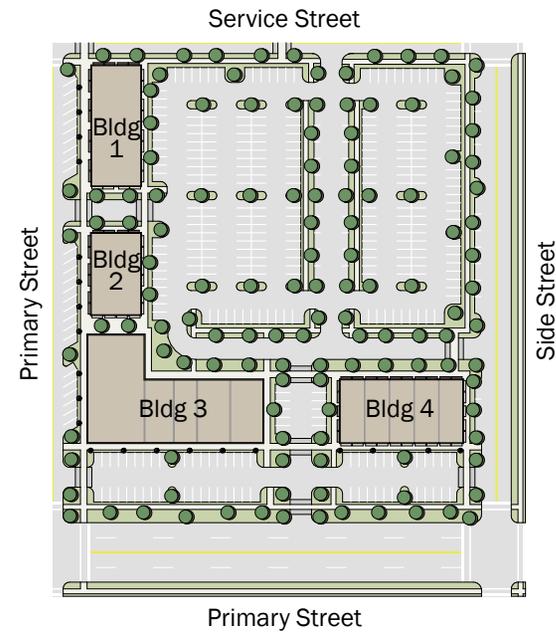
Zoning	Suburban Commercial Corridor - 3 (S-CC-3)
Block Perimeter	2,308 ft.
Parking	376 spaces (shared with Block 3)

Buildings

Building 1	Single-Story Shopfront - 13,250 sq. ft.
Building 2	Single-Story Shopfront - 30,000 sq. ft.
Building 3	Mixed Use Building - 13,250 sq. ft.

Block 1

Block 1 uses standards associated with the S-CC-3 District and consists of three buildings totalling 56,500 square feet. The buildings are set back approximately 80 feet from the 4-lane arterial, but are built-to along the interior primary street creating a traditional “main street” environment. The block provides parking for the Block 3.



Block 2

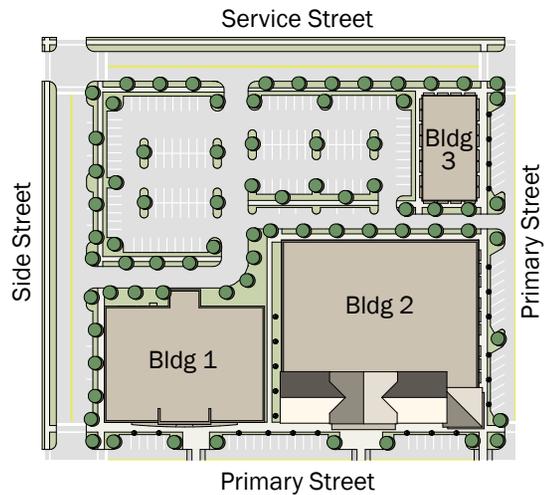
Zoning	Suburban Commercial Corridor - 3 (S-CC-3)
Block Perimeter	2,310 ft.
Parking	351 spaces (shared with Block 4)

Buildings

Building 1	Mixed Use Building - 9,000 sq. ft.
Building 2	Mixed Use Building - 6,000 sq. ft.
Building 3	Mixed Use Building - 20,000 sq. ft.

Block 2

Like Block 1, Block 2 is also zoned S-CC-3. Buildings 3 and 4 are set back approximately 80 feet from the 4-lane arterial and buildings 1 and 2 are built-to along the interior primary street. The block provides parking for the Block 4.



Block 3

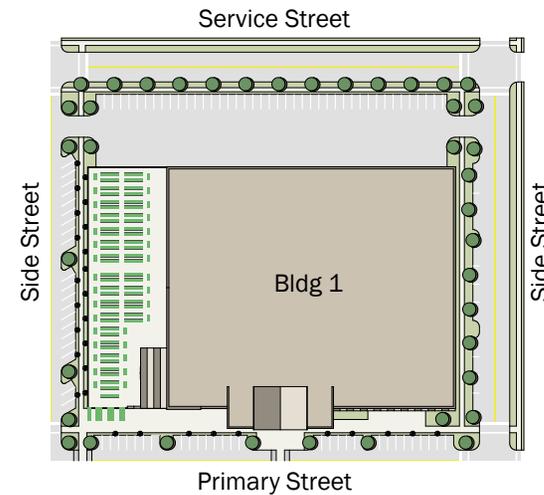
Zoning	Suburban Commercial Corridor - 3 (S-CC-3)
Block Perimeter	2,030 feet
Parking	200 spaces (shared with Block 1)

Buildings

Building 1	Single-Story Shopfront - 27,250 sq. ft.
Building 2	Single-Story Shopfront - 53,000 sq. ft.
Building 3	Mixed Use Building - 8,500 sq. ft.

Block 3

Buildings 1 and 2 serve as junior anchors to the shopping center (grocery store, book store). Building 3 is a mixed use building that could be office, retail or residential or a mix of all three. In order to function, required parking spaces for buildings 1 and 2 are located on Block 2.



Block 4

Zoning	Suburban Commercial Corridor - 3 (S-CC-3)
Block Perimeter	2,026 feet
Parking	110 spaces (shared with Block 2)

Buildings

Building 1	Single-Story Shopfront - 105,000 sq. ft.
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Block 4

Block contains the primary “big box” anchor store. This example shown represents a typical national home improvement superstore with an outdoor garden center. In order to function, required parking spaces are located on Block 2.

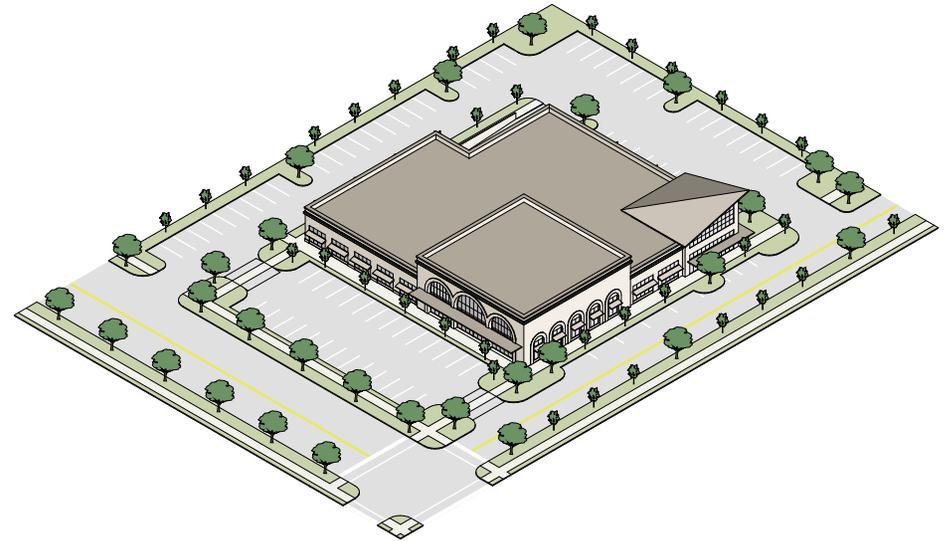
Neighborhood Shopping Center

The images to the right show how a neighborhood center containing a typical grocery store or drugstore could be created using the S-CC-3 and S-MX-3 districts.

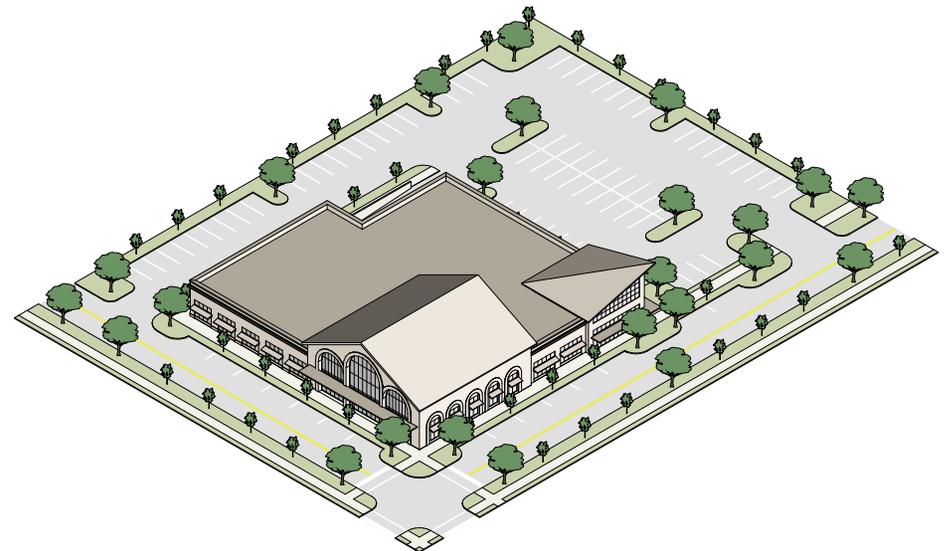
Option 1 (S-CC-3) shows limited parking between the building and the street whereas Option 2 (S-MX-3) shows the building pulled up closer to the street. Both options provide sufficient amounts of on-site parking. The table below outlines some of the specifications considered in creating each option.

Block Specifications	District Requirements		District Requirements	
	S-CC-3	Option 1	S-MX-3	Option 2
Zoning	S-CC-3	S-CC-3	S-MX-3	S-MX-3
Building size	n/a	24,900 sq. ft.	n/a	23,400 sq. ft.
Required parking	1 per 300 sq. ft.	n/a	1 per 300 sq. ft.	n/a
Parking provided	n/a	83 spaces	n/a	78 spaces

Lot & Building Specifications				
Lot area	22,500 sq. ft.	84,516 sq. ft.	7,500 sq. ft.	82,333 sq. ft.
Lot width	125 ft.	228 ft.	75 ft.	227 ft.
Primary street setback	0/80 ft	74 ft.	0/15 ft.	5 ft.
Primary street build-to	65%	73%	65%	73%
Height	35 ft.	33 ft.	50 ft.	47 ft.
Transparency	35%	65%	55%	65%
Building mass	300 ft.	166 ft.	200 ft.	165 ft.



NEIGHBORHOOD SHOPPING CENTER OPTION 1. NEIGHBORHOOD CENTER AS IT MIGHT APPEAR IN A S-CC-3 DISTRICT. THE S-CC-3 DISTRICT ALLOWS THE BUILDING TO BE SET BACK WITH LIMITED PARKING BETWEEN THE BUILDING AND THE STREET.



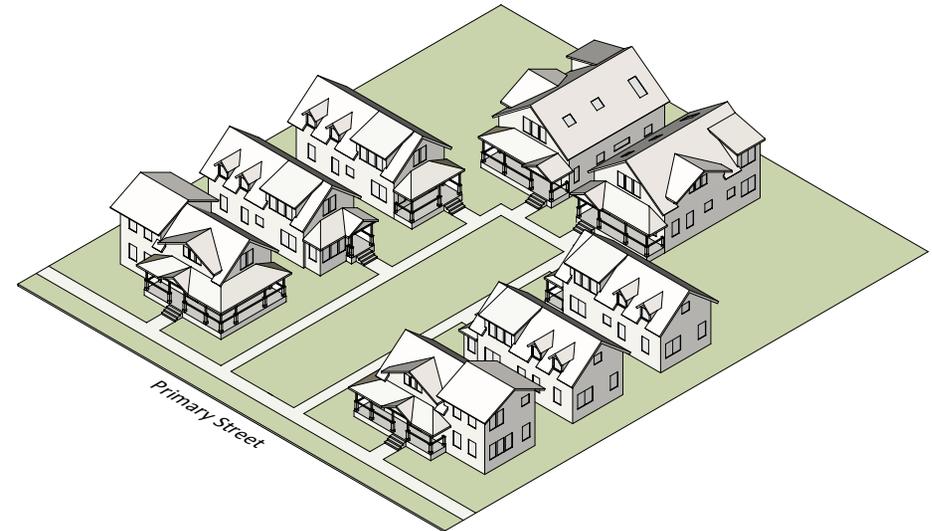
NEIGHBORHOOD SHOPPING CENTER OPTION 2. NEIGHBORHOOD CENTER AS IT MIGHT APPEAR IN S-MX-3 DISTRICT. THE S-MX-3 DISTRICT REQUIRES BUILDINGS TO BE PULLED UP CLOSER TO THE STREET.

HOW DO I BUILD A COTTAGE COURT?

A housing option that is becoming more and more popular is a Cottage or Garden Court. Cottage or Garden Courts arrange anywhere between four and eight single-family homes around a shared common lawn. The images on the right show both options. The primary difference being that individual homes in a Garden Court are larger than individual homes in a Cottage Court.

This housing option is commonly used in infill settings or as part of a master planned community. The Cottage or Garden Court can be a complementary housing option for many existing neighborhoods, but if not designed appropriately can create conflicts with established character.

Because of the sensitive nature of Cottage or Garden Courts, the Toolkit requires that a planned development (or Planned Neighborhood Development) be used as the regulatory tool for approving this type of project. This allows the community, through a public process, to decide where this housing option is appropriate.

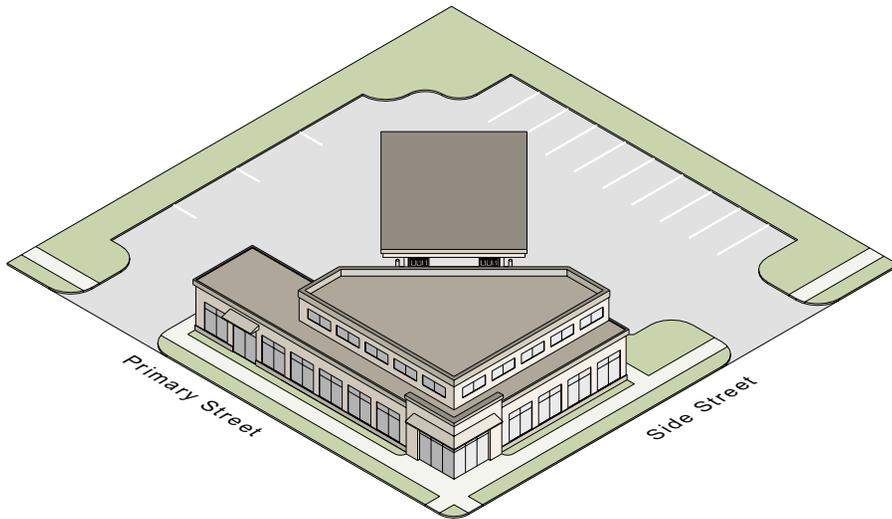


GARDEN OR COTTAGE COURTS. A HOUSING OPTION THAT IS GAINING IN POPULARITY AROUND THE COUNTRY. A GARDEN OR COTTAGE COURT ARRANGES INDIVIDUAL HOMES AROUND A SHARED COURTYARD SPACE.

HOW DO I BUILD A GAS STATION?

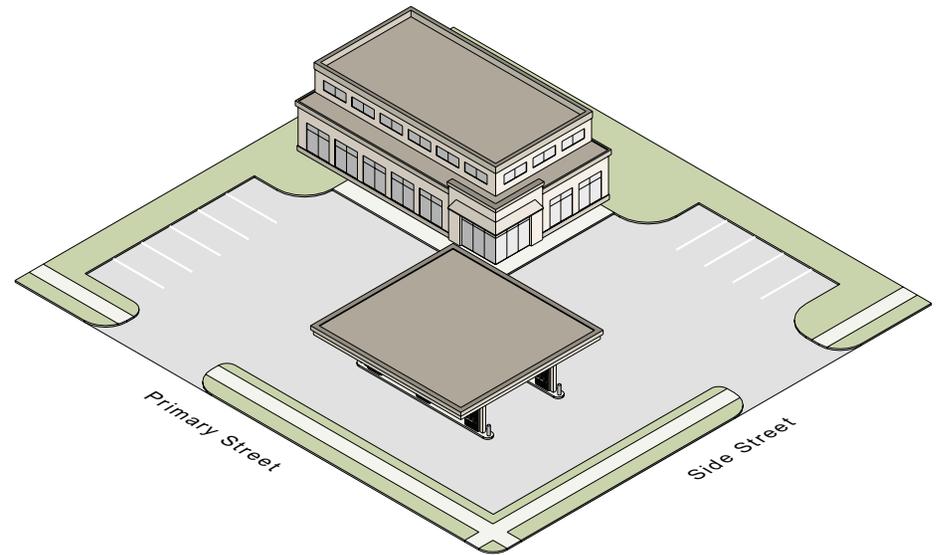
A typical gas station with a convenience store can be accommodated in different ways depending on your zoning district. In a mixed use district (Option 1), the “gas backwards” approach with the building between the gas canopy and the street is the most appropriate. In a commercial corridor district (Option 2), the “gas backwards” approach is allowed, but it will be more common to see the gas canopy between the building and the street. Each of the two options are shown below.

Option 1: Mixed Use District “Gas Backwards”



The “gas backwards” option is the best way to incorporate an auto-oriented use such as a gas station into a pedestrian-oriented environment. This approach uses a mixed use building type pulled up to the street. A high level of transparency and functioning entrances help activate the street edge. Additional entrances may be located facing the gas pumps.

Option 2: Commercial Corridor District Gas Station



The commercial corridor district allows the building to be set back up to 80 feet, allowing sufficient room for the gas canopy, parking and turning movements between the building and the street. Optional placements may locate the building at the street and the gas canopy to the side, or on larger lots, may place additional gas facilities to the rear of the structure.



Center for
Planning Excellence

100 Lafayette Street
Baton Rouge, LA 70801
(225) 267-6300

www.cpex.org

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1200 E. 11th Street, #107
Austin, TX 78702
(512) 478-2200

www.code-studio.com