

HORIZON

How The Horizon Plan Changes...

When the Horizon Plan was adopted by the Metropolitan Council in 1992, it was recognized that the many factors that influence the comprehensive plan would continually change and that the plan was a document that would need continual surveillance; changes would be necessary. There are three methods to change the Horizon Plan documents: (1) adjustments to the "2010 Land Use Plan;" (2) amendments to the Plan; and (3) the scheduled Plan Update Process.

"2010 Land Use Plan" Adjustments

The Horizon Plan includes a "2010 Land Use Plan." This graphic depiction of future land uses throughout the Parish was printed on a scale of one inch equals 7,040 feet. This scale has proven difficult to interpret when it is necessary to locate specific parcels of land, especially for zoning and development locations. Therefore, the Planning Commission Staff has converted the original land use plan to the scale of one inch equals 400 feet; this is the same scale as the Planning Commission's "Lot and Block" zoning maps.

The process of converting the "2010 Land Use Plan" to the "Lot and Block" scale in a Planning District (PD) by Planning District order was started by the Planning Commission Staff in January 1994. It was decided to begin the scale conversion process in the Planning Districts where development is most active, being the southern and easterly Planning Districts of the Parish. The staff started with PD 16 and worked sequentially, in descending numerical order. As the "2010 Land Use Plan" scale was converted, it became apparent that the land use categories should be adjusted so that the existing land use, the underlying zoning and each parcel's boundaries were reflected for each

PD. The process was completed in July 1996 with the adoption by the Metropolitan Council of the land use adjustments for PD 1. The land use plan, as adjusted, will undergo further evaluation and public scrutiny during the required five-year updates to the Horizon Plan.

Amendments to the Plan

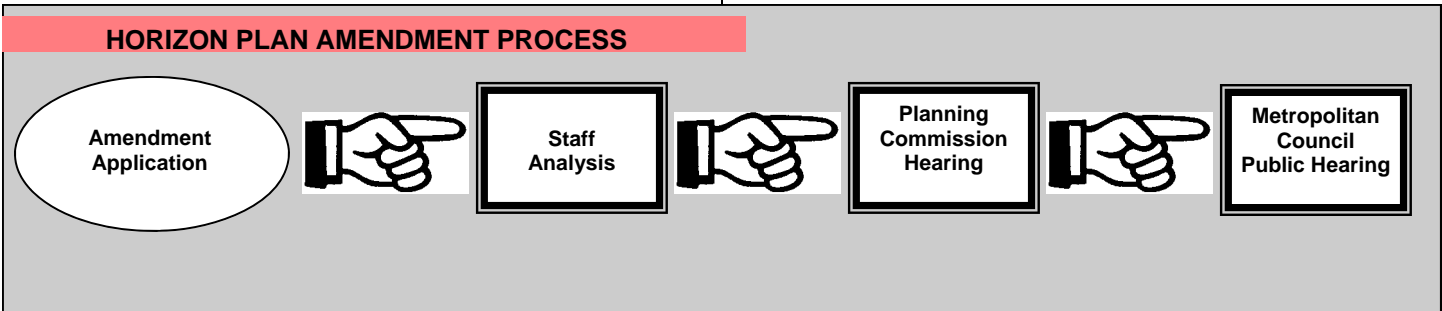
The Metropolitan Council has adopted a procedure to amend the Horizon Plan. Amendments are classified as Small Scale Land Use Plan, Large Scale Land Use Plan and/or Text amendments. Small Scale (sites with five acres or less) and Large Scale (sites with more than five acres) amendments both follow the same schedule that is used for zoning cases. However, Large Scale amendments must have an additional separate advertisement as described in the Unified Development Code.

Horizon Plan amendment requests require a Public Hearing by the Planning Commission and by the Metropolitan Council. The Planning Commission Staff has developed a schedule of related deadlines and dates so that the requirements for these Public Hearings may be met. Many "2010 Land Use Plan" amendments are companion requests within rezoning cases where the zoning requested is not consistent with the land use category indicated for a particular property. An application fee for an amendment is required. Applications for amendments to the Horizon Plan (A-2) are available from the Office of the Planning Commission.

Plan Update Process

The Horizon Plan requires updating every five years. The first Horizon Plan Update process was completed in 1997. The third, most recent Plan Update, took place in 2007.

Actually, the adjustments to the "2010 Land Use Plan," which were initiated in 1994, were the beginning of the Update process. The existing land use inventory, analysis, and detailed land use plan that



resulted from the adjustment process formed the basis for review and reevaluation of the concept traffic and land use plans for the 16 Planning Districts.

Each of the 16 Planning Districts and the land use adjustments previously approved were reexamined to determine if the concept and land use plans for the Planning Districts needed modification. Also, data collected for the Planning Commission's Geographic Information System (GIS) and socio-economic information were examined for changes in conditions.

These changes were used to analyze how the Horizon Plan should be modified. Changes and development activity that have taken place since the adoption of the Horizon Plan were examined on the Parish and Planning District level. Current estimated population, projected population trends and expected land use activity, which influence the plans, were studied. All of these influences were among the considerations that established the basis to modify each Planning District Plan, as needed.

Related Activity

The two most common ways to change the Horizon Plan are through the monthly amendments to the "2010 Land Use Plan" that accompany zoning cases and changes made as a result of the Subarea/Neighborhood Planning process. As no parcel of land can be rezoned such that it is in conflict with the "2010 Land Use Plan," people who apply for zoning changes must often apply for a land use amendment as well.

The land use amendment is processed simultaneously with the zoning application. The first five-year update also examined the status of the 256 Action Items identified in the original Horizon Plan. Action Items are responsive to the objectives, goals, and policies established by the Horizon Plan Resource Committees in 1992. Some of these Action Items were changed or deleted due to the evolutionary nature of the Horizon Plan. New Action Items were established for the next five-year time period. As a result of the latest Horizon Plan Update in 2007, 88 items were added while 13 were deleted, bringing the total Action Items to 363.

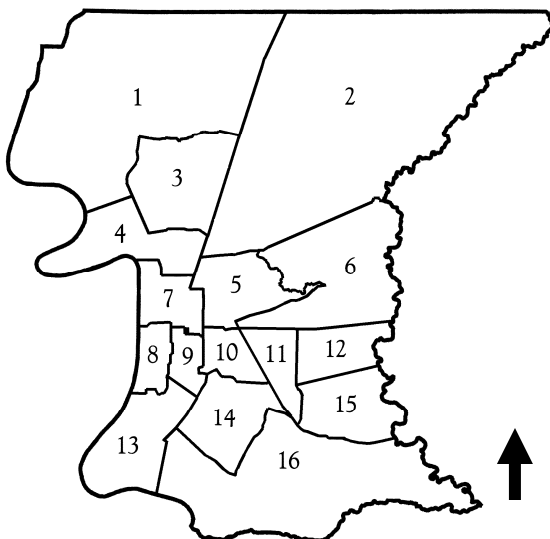
The Horizon Plan calls upon the Planning Commission to discuss issues related to aesthetics of land use and development within a subarea and neighborhood context. The Planning Commission initiated this process in 1998 with a five-year series of neighborhood/subarea public meetings. The Planning Commission then initiated a five-year *Growth Center Community Planning Process*. The Growth Center public meetings gave residents, landowners, and businesses an opportunity to participate in the community planning process for their Growth Center. Topics for discussion at the meetings included Horizon Plan land use, bicycle, pedestrian and transit facilities, landscape improvements, and urban

design guidelines for future development. Meetings for all Growth Centers have been completed and the Planning Commission has moved forward to its Community Planning Program.

The implementation of the Horizon Plan depends upon the adoption of various ordinances and resolutions that guide policy decisions and procedures. Such implementation activity includes the zoning and subdivision regulations of the Unified Development Code, Major Street Plan, Capital Improvement Program, Drainage Impact Study, and erosion control to name just a few. Two of the most recent and most important changes to the Horizon Plan include the new Horizon Plan Land Use Categories and the accompanying new zoning districts.

In order to ensure the integrity of the Horizon Land Use Plan, new zoning districts were necessary to reflect the intent of the new land use categories. In August 1998, a Zoning Study Committee was established by the Planning Commission to review the existing regulations and develop new districts based upon the new land use categories. After almost a year of work and revisions, the Committee presented its recommendations to the Planning Commission in June 1999. On July 21, 1999, the Metropolitan Council adopted the new zoning districts thereby ensuring not only the integrity of the Horizon Plan but also its continued implementation.

In February 1998, the Metropolitan Council adopted new Horizon Plan Land Use Categories in order to further refine the "2010 Land Use Plan." Previously, the Commercial/Office category included a wide range of zoning classifications which allowed uses from a beauty shop to a high rise office or large discount store. The new categories now provide for four commercial categories and two office categories.



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