

Future Land Use Map

April 2022



Neighborhood Hubs

Grocery stores, schools, houses of worship, restaurants, entertainment venues and other public serving uses are encouraged where major roads intersect. This brings destinations closer to residences. This growth pattern means shorter drives, reducing traffic.

Using the “FLUM”

The purpose of the Future Land Use Map (FLUM) is to provide decision makers and stakeholders with a tool for understanding our community's preferred pattern of growth. Land Use Goal 2 in the Comprehensive Plan text provides the following policies governing Parish use of the FLUM:

- The Future Land Use Map contained within the Comprehensive Plan shall predominantly guide the assignment of zoning districts throughout the Parish.
- Parish staff and decision-makers shall reference the Future Land Use Map when considering changes to zoning designations, budgeting for capital improvements, and adoption of future plans and policies impacting land use in the Parish.

Neither the FLUM nor the Comprehensive Plan text constitute a “zoning” map or policy.

Subarea Plans

Many parts of our Parish are expected to change quickly in the next twenty years, and require more careful planning. These include areas with:

- High market demand for residential, commercial, and manufacturing and logistics development;
- Critical and sensitive environmental resources;
- Underdeveloped transportation, drainage, and wastewater infrastructure

Additional land use and transportation planning beyond the scope of the New Directions should include:

- Close consultation with property owners, residents and businesses, elected officials, and state and local institutions and government agencies;
- Collection of the best available ecological data;
- Development scenario consideration

Floodplains

Wetlands and surface waters make up 50% of the Parish. The 100-year floodplain is shown as an overlay of Future Land Use categories to guide decision-making for uses in areas subject to a one percent or greater chance of flooding in any given year, as established by current Federal Emergency Management Agency Flood Insurance Rate Maps, Flood Boundary Floodway Maps, and future amendments to them. Intensification of land use is discouraged in this area, though some may be appropriate for sensitive, low impact development due to circumstances such as proximity to existing activity centers and infrastructure.

Growth Management Areas

St. Tammany Parish's cities have established boundaries for areas outside of their incorporated areas planned for potential annexation in the future. Decision-making for land use and public infrastructure within these areas should be closely coordinated with municipalities to encourage centralized water and wastewater; provision of adequate drainage and transportation infrastructure; and fair distribution of tax revenues.

Planned Roadway Projects

New and enhanced roadways are needed to improve connectivity and reduce traffic congestion. Previously planned roadways are shown on the FLUM, but the Parish should update the FLUM following development of an updated Thoroughfare Plan that identifies priority transportation improvements.

Legend

FUTURE LAND USE CATEGORIES

Coastal Conservation

Conservation- Protected

Rural/Agricultural

Parks and Open Space

Residential
Includes a wide range of neighborhoods with varying character. The predominant use is housing, though supportive community uses - such as parks and recreational facilities, trails, small churches, small businesses, daycare centers, fire and police substations, neighborhood restaurants, and primary and secondary schools - may also be located here.

Low Intensity

Medium Intensity

High Intensity

Mixed Use: A flexible category that encourages higher concentrations of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. May also include high intensity residential uses.

Institutional

Commercial

Manufacturing & Logistics

Planned Roadway Projects

Tammany Trace

Growth Management Areas

Recommended Subarea Plans

Area of Special Flood Hazard (100-year floodplain)

0

5

10 Miles

N

Sources: St. Tammany Parish, GIS Department; US Census Bureau; Cities of Slidell, Covington and Mandeville

