

Lafayette Parish Growth Plan

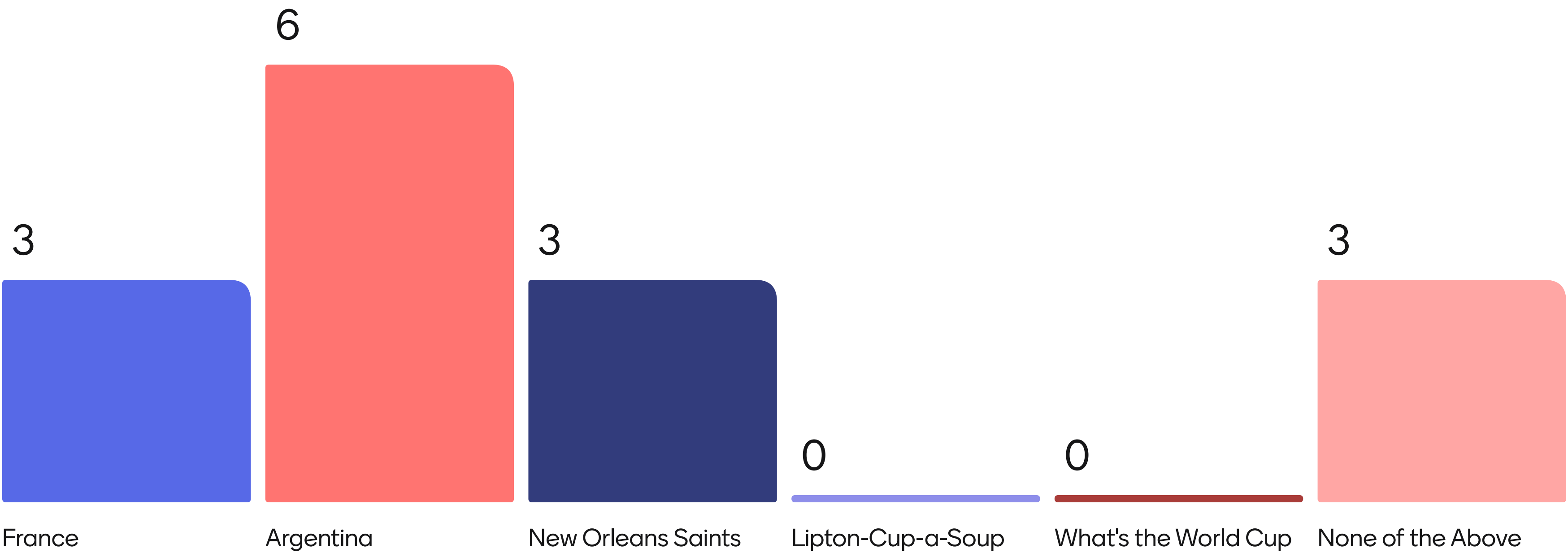
Carencro Public Meeting | July 9, 2026



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Who is going to win the World Cup?



Why are we talking about growth?

Lafayette Parish is growing

ACADIANA'S NEWSCHANNEL

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Residents concerned about proposal for new subdivision

Say flooding could become worse



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NEWS

Youngsville, Broussard populations grow. Not Lafayette.

Claire Taylor
The Daily Advertiser

May 29, 2018 · Updated June 13, 2018, 5:09 p.m. CT

So what does it mean if the city of Lafayette loses population while Youngsville and Broussard continue to grow?

It could mean the largest municipality in the parish, one without its own mayor and council, could be at the mercy of non-city representatives.

Youngsville and Broussard continued to gain population between 2016 and 2017, while the city of Lafayette lost population, according to U.S. Census Bureau estimates released last week.

THE ACADIANA ADVOCATE

Lafayette Parish again state's fastest-growing parish by population. See the numbers.

by Adam Daigle | Acadiana business editor · Mar 26, 2026 · 2 min to read · Subscriber Exclusive



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Lafayette Parish leads Louisiana in population growth for second straight year

By: Reporter Drakkar Francois · Mar 26, 2026 · Updated Mar 26, 2026



March 20, 2024

Column: Lafayette's population donut is growing. Let's savor the opportunity.

by Geoff Daily

Remember Lafayette's population donut? Well, it's getting bigger.

Or maybe more clearly stated: The population in Lafayette Parish is growing while parishes around it shrink and the city of Lafayette stalls.

Here's (roughly) what that looks like, with green indicating population growth and red indicating decline or stagnation:



The latest census estimates bear that trend out further. From 2020 to 2023, neighboring parishes shrank 1-5%, with the exception of Vermilion Parish, which held steady. Lafayette Parish grew 3.3% overall. (City-level data isn't included in these annual estimates.)

Growth Considerations

Growth brings **opportunity** and **responsibility**.



Growth Considerations

Growth brings **opportunity** and responsibility.

Stronger political position for the parish

Increased tax revenue

Larger workforce

Greater supply of housing

Growth Considerations

Growth brings opportunity and **responsibility**.

Greater demand for public infrastructure

More long-term infrastructure maintenance obligations

Additional need for fire, public safety, and emergency services

More frequent conflicts between land uses in the Parish

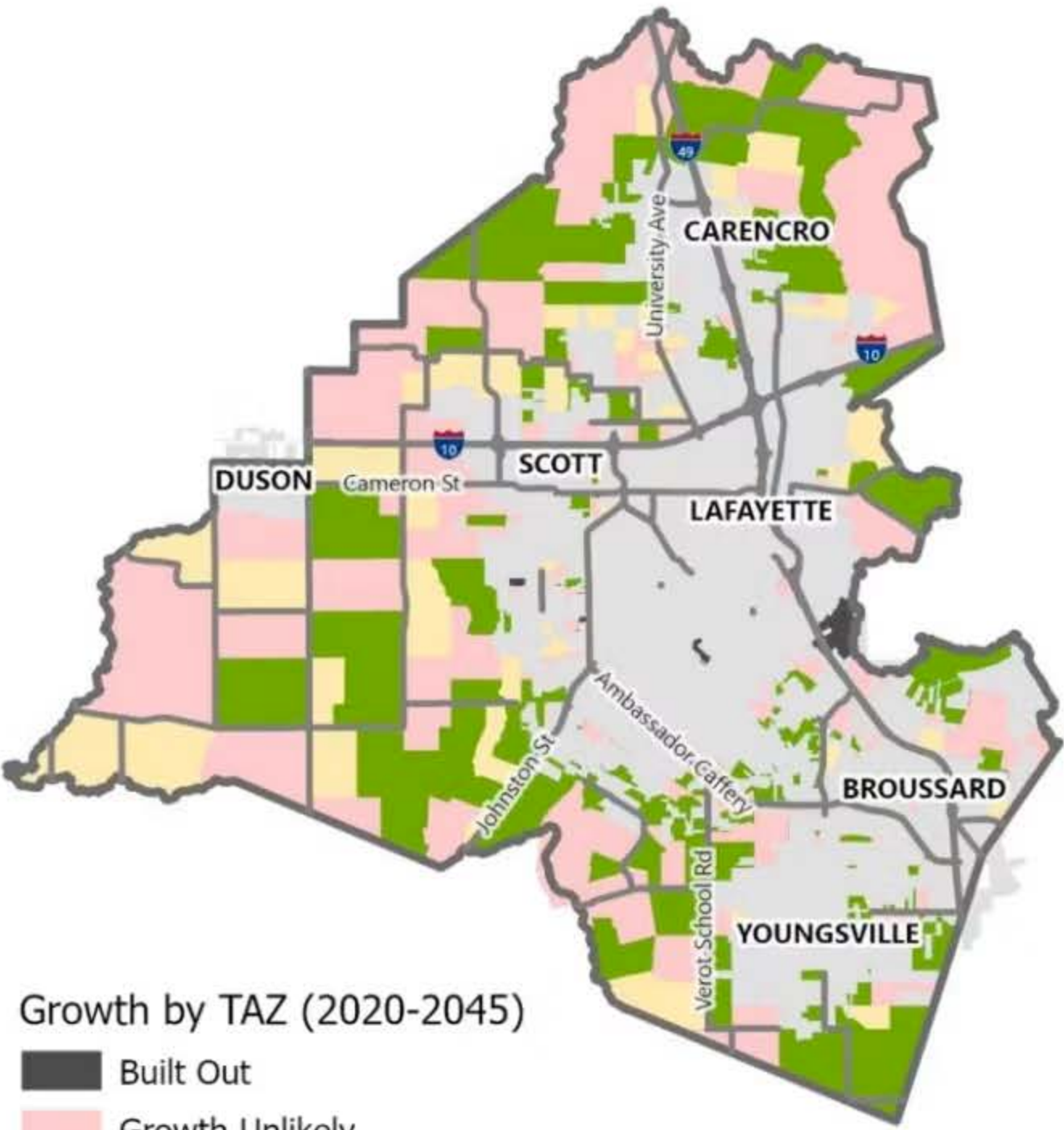
Parish Growth Considerations

- Will growth create ongoing maintenance obligations for the parish? How do long-term costs compare to projected revenues?
- Will growth bring reduced service levels for existing residents?
- Can existing infrastructure adequately support future growth?
- Is the growth happening in areas that are prepared to receive it?
- Is growth compatible with surrounding land uses?

Overview of Local Growth Trends

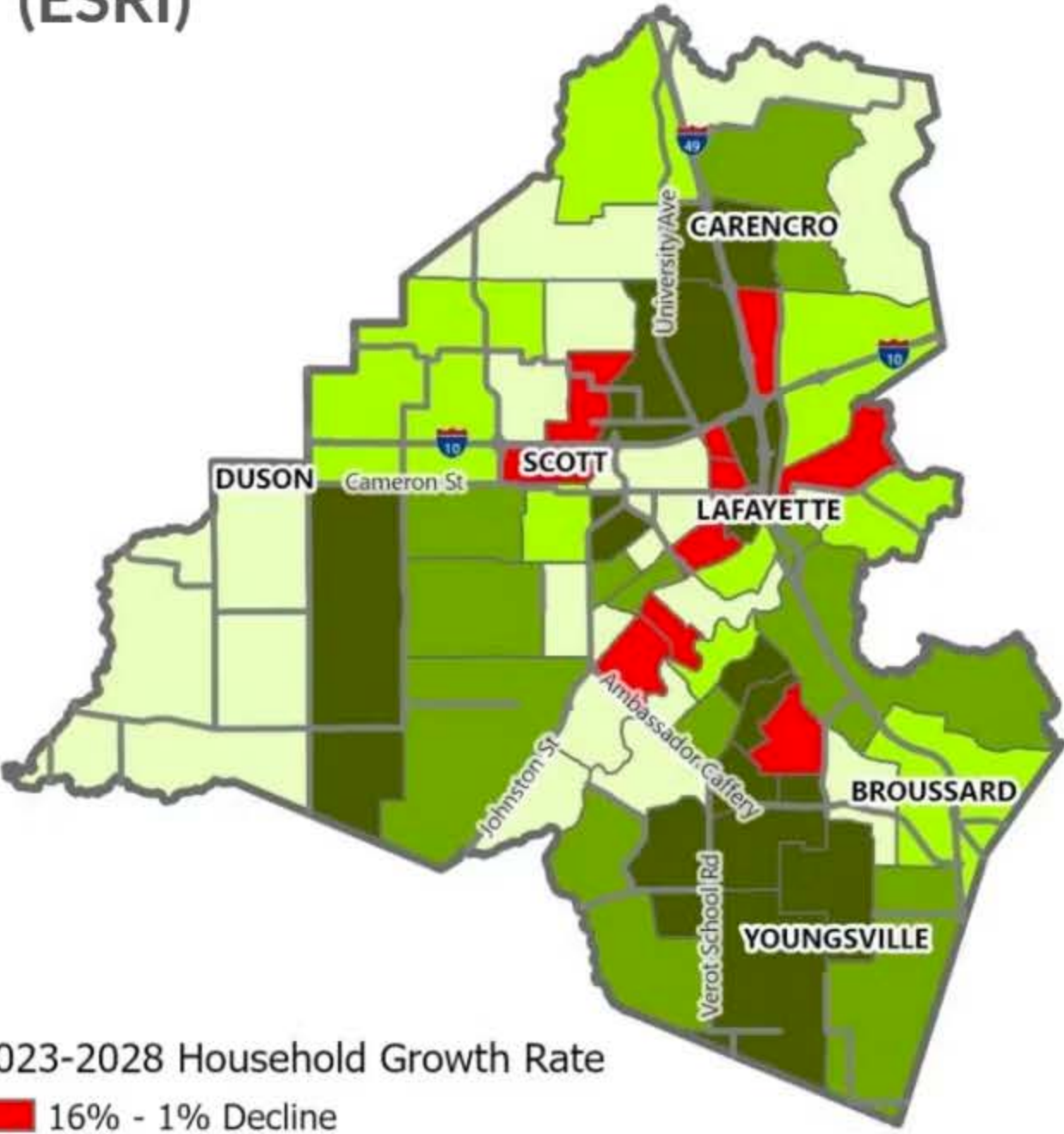
Projecting Future Growth

Regional Transportation Plan



- Growth by TAZ (2020-2045)
- Built Out
 - Growth Unlikely
 - Lower Potential of Growth
 - Higher Potential of Growth

Environmental System Research Institute (ESRI)



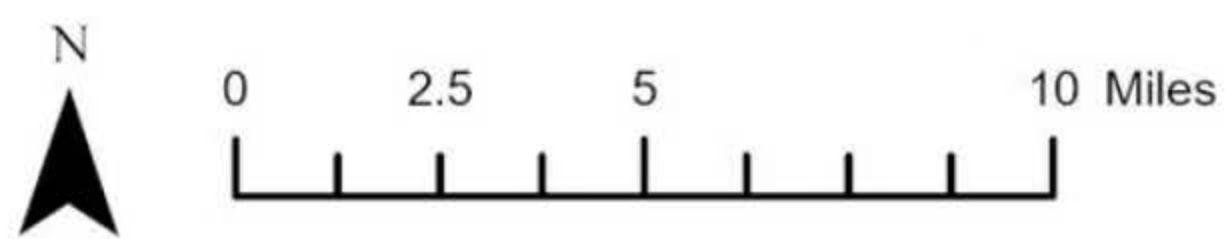
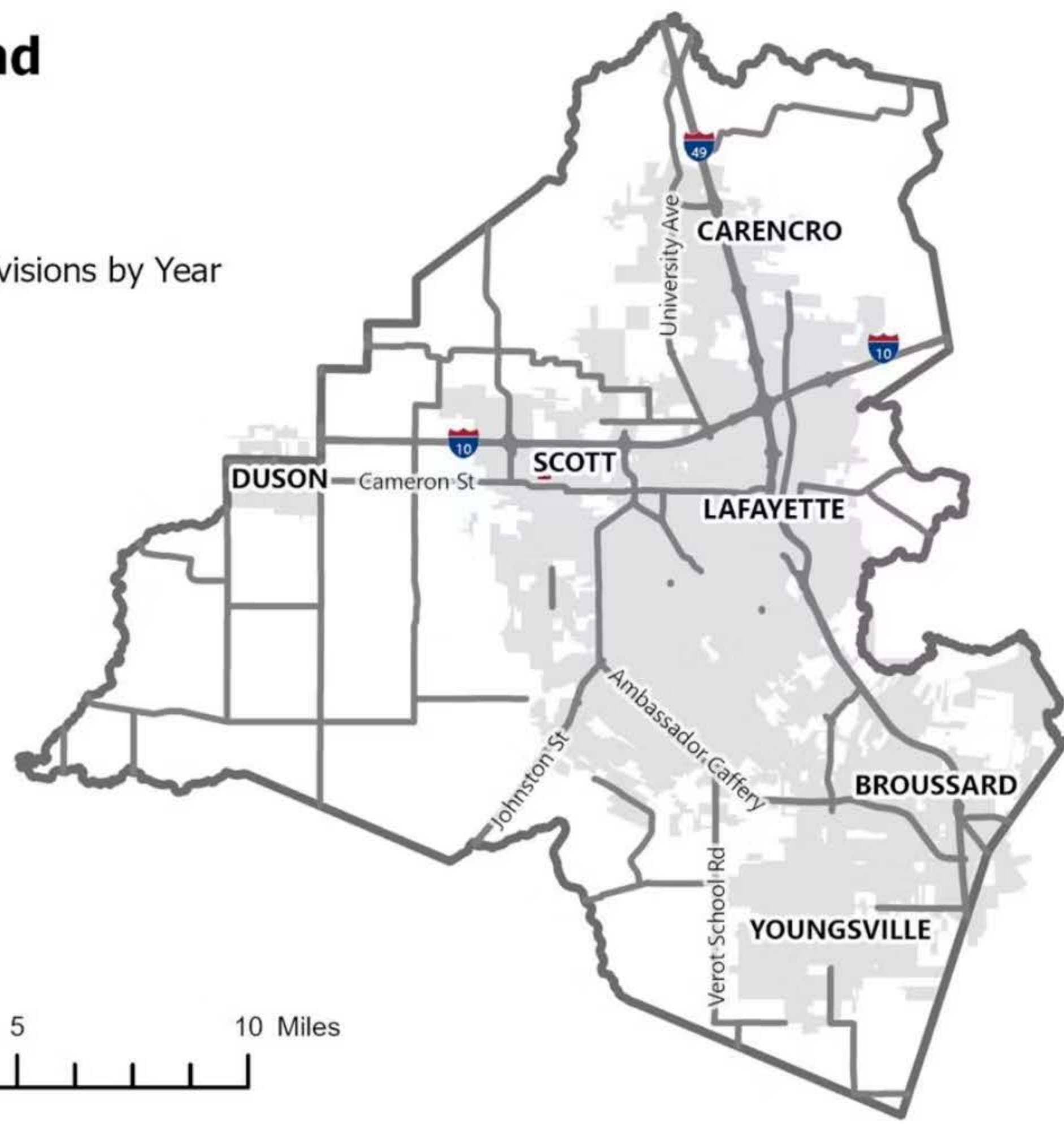
- 2023-2028 Household Growth Rate
- 16% - 1% Decline
 - 1% - 33% Growth
 - 34% - 66% Growth
 - 67% to 99% Growth
 - 100% to 224% Growth

Legend

-  Lafayette Parish
-  State Routes
-  City Boundary

Unincorporated Subdivisions by Year

 0 - 1929

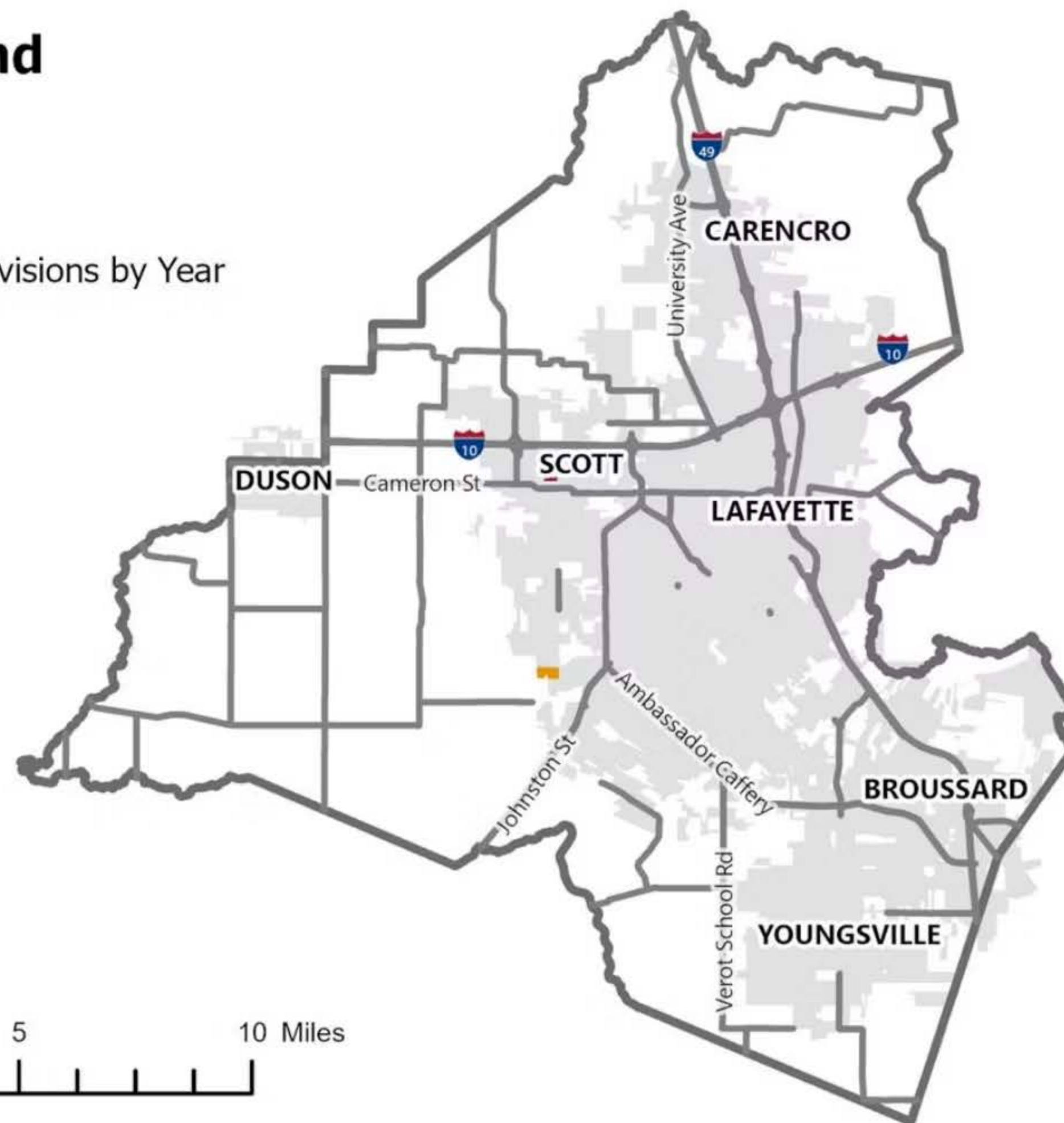


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Unincorporated Subdivisions by Year

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-  1930 - 1939

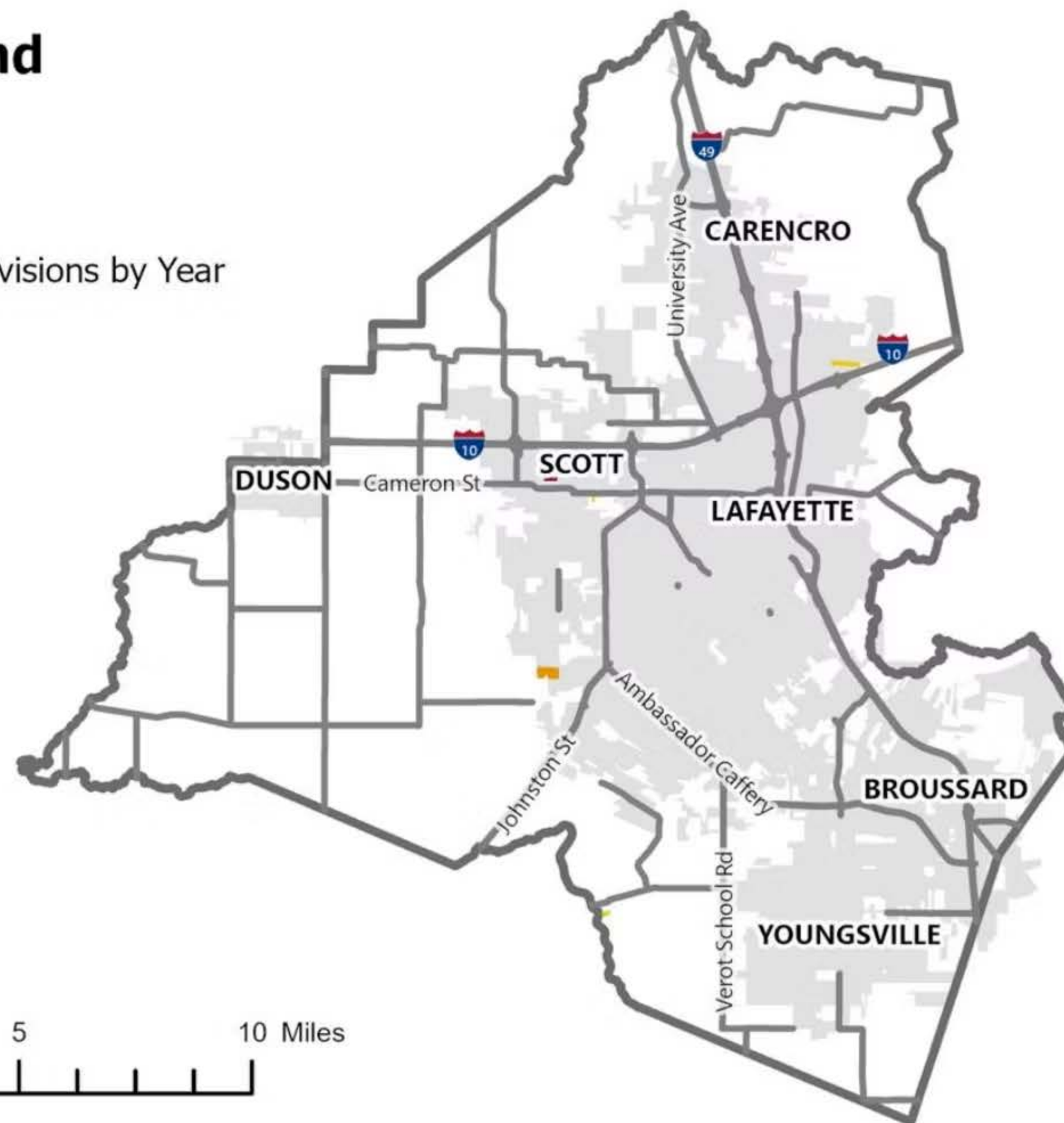


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-  1940 - 1949

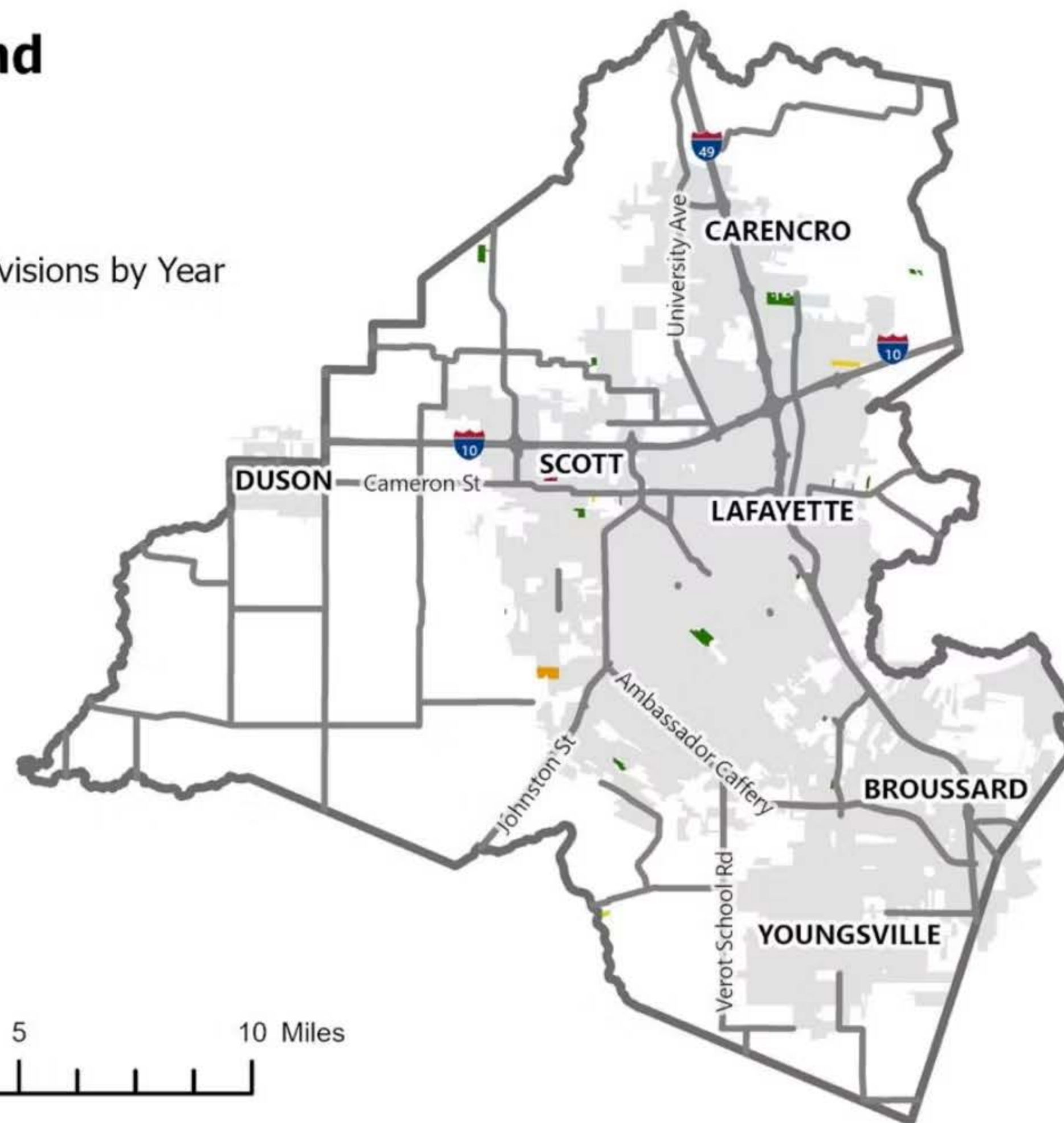


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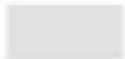
Unincorporated Subdivisions by Year

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-  1930 - 1939
-  1940 - 1949
-  1950 - 1959



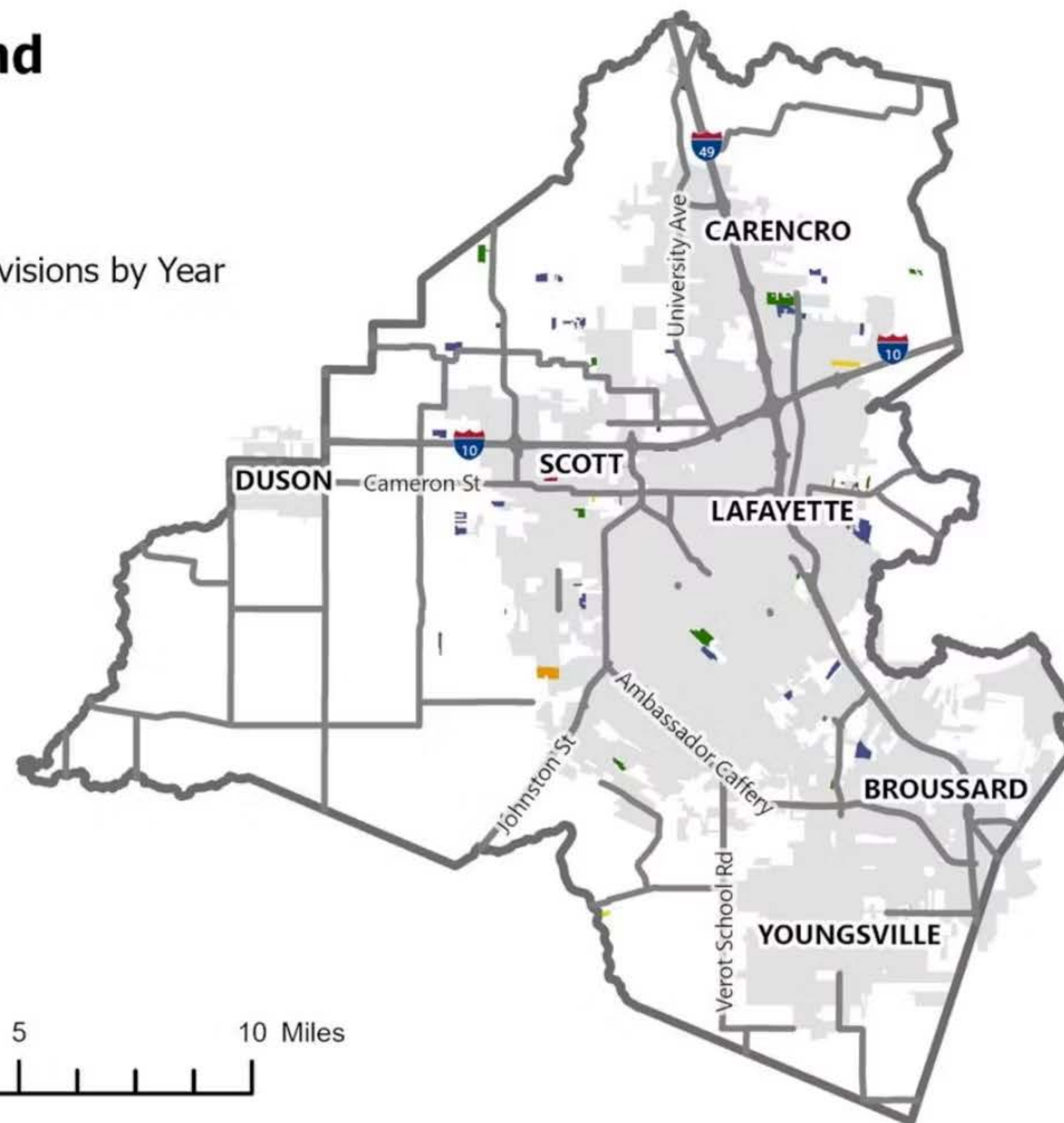
0 2.5 5 10 Miles

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-  1960 - 1969



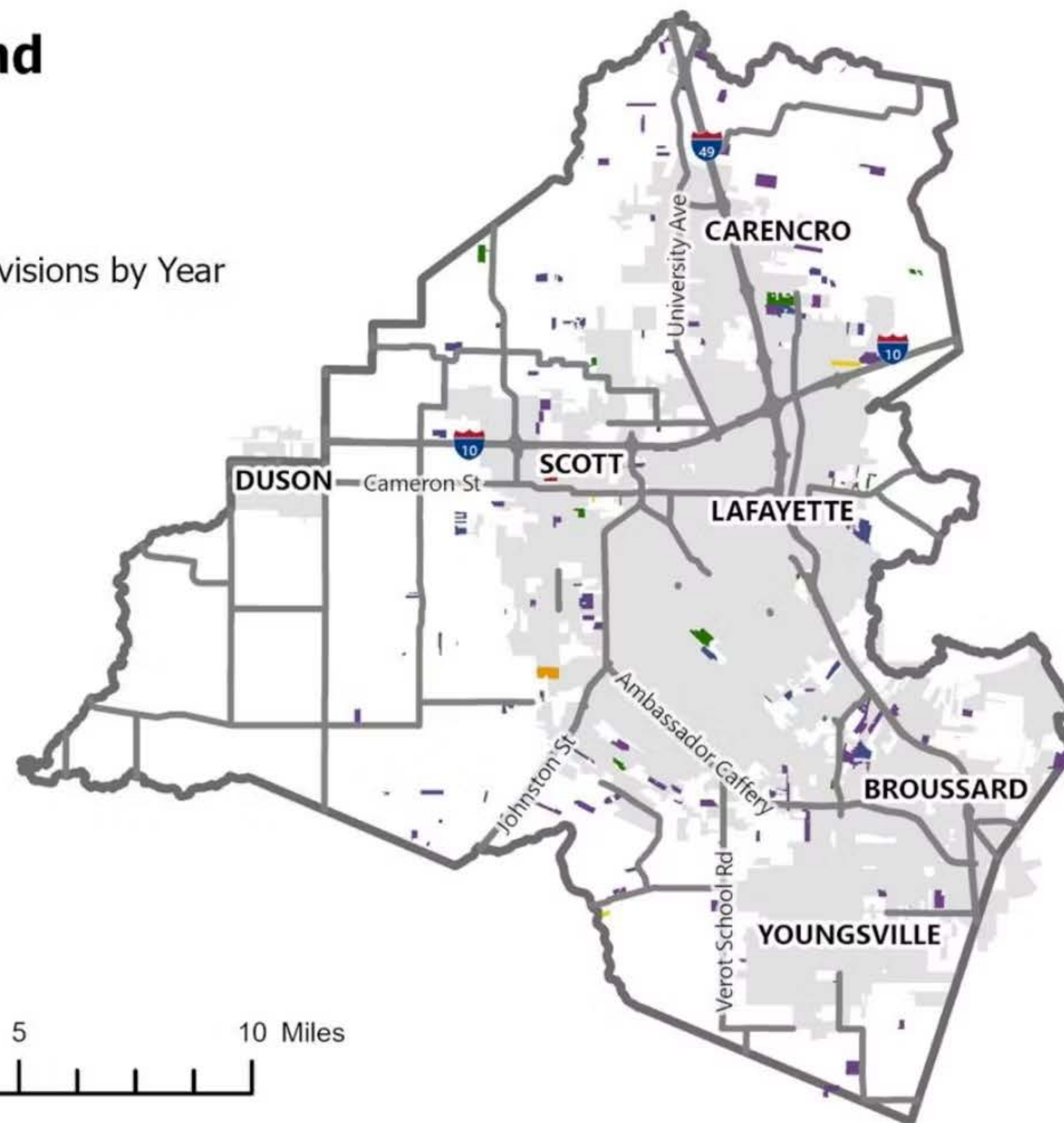
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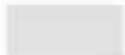
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-  1950 - 1959
-  1960 - 1969
-  1970 - 1979



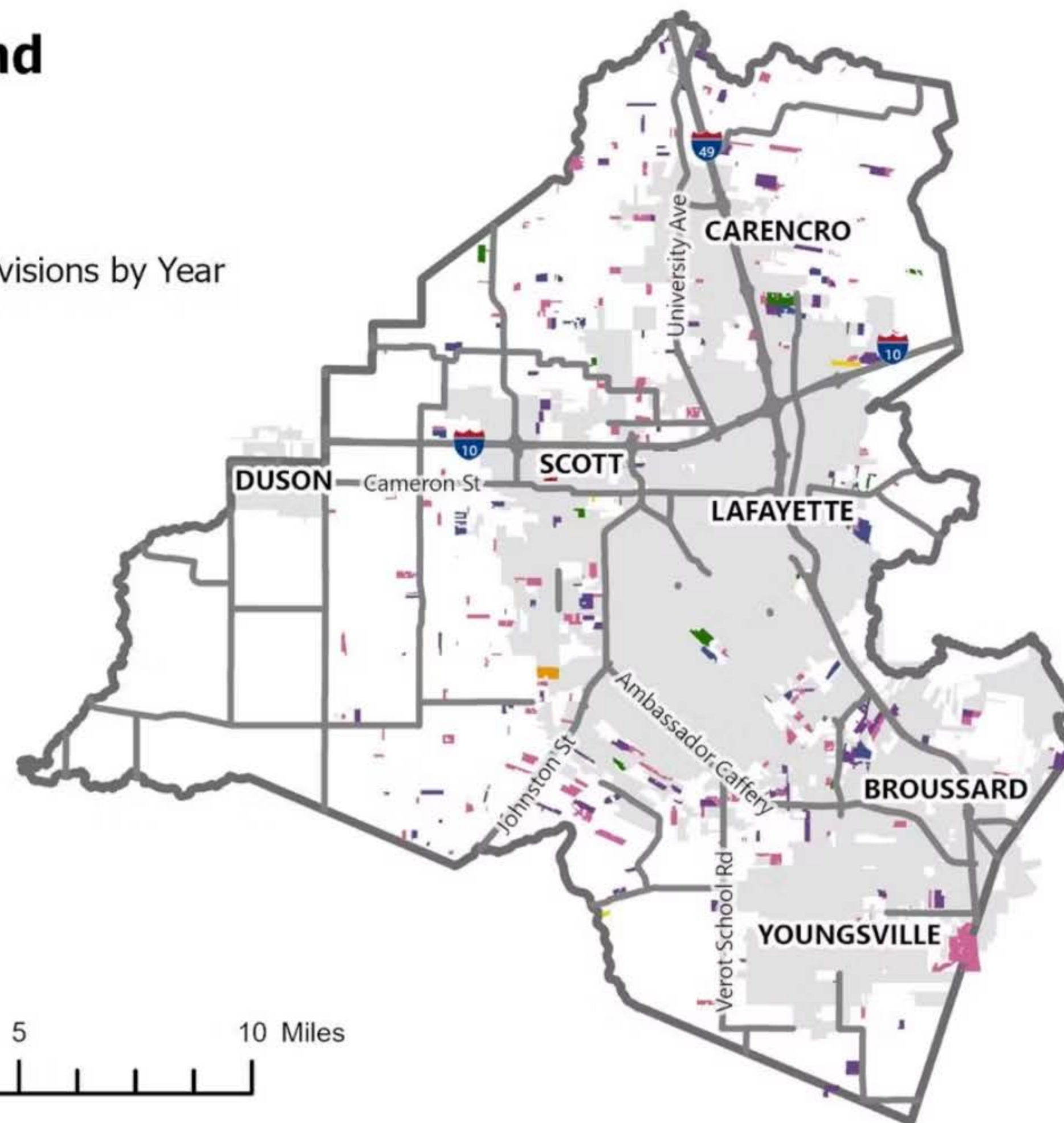
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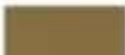
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-  1960 - 1969
-  1970 - 1979
-  1980 - 1989

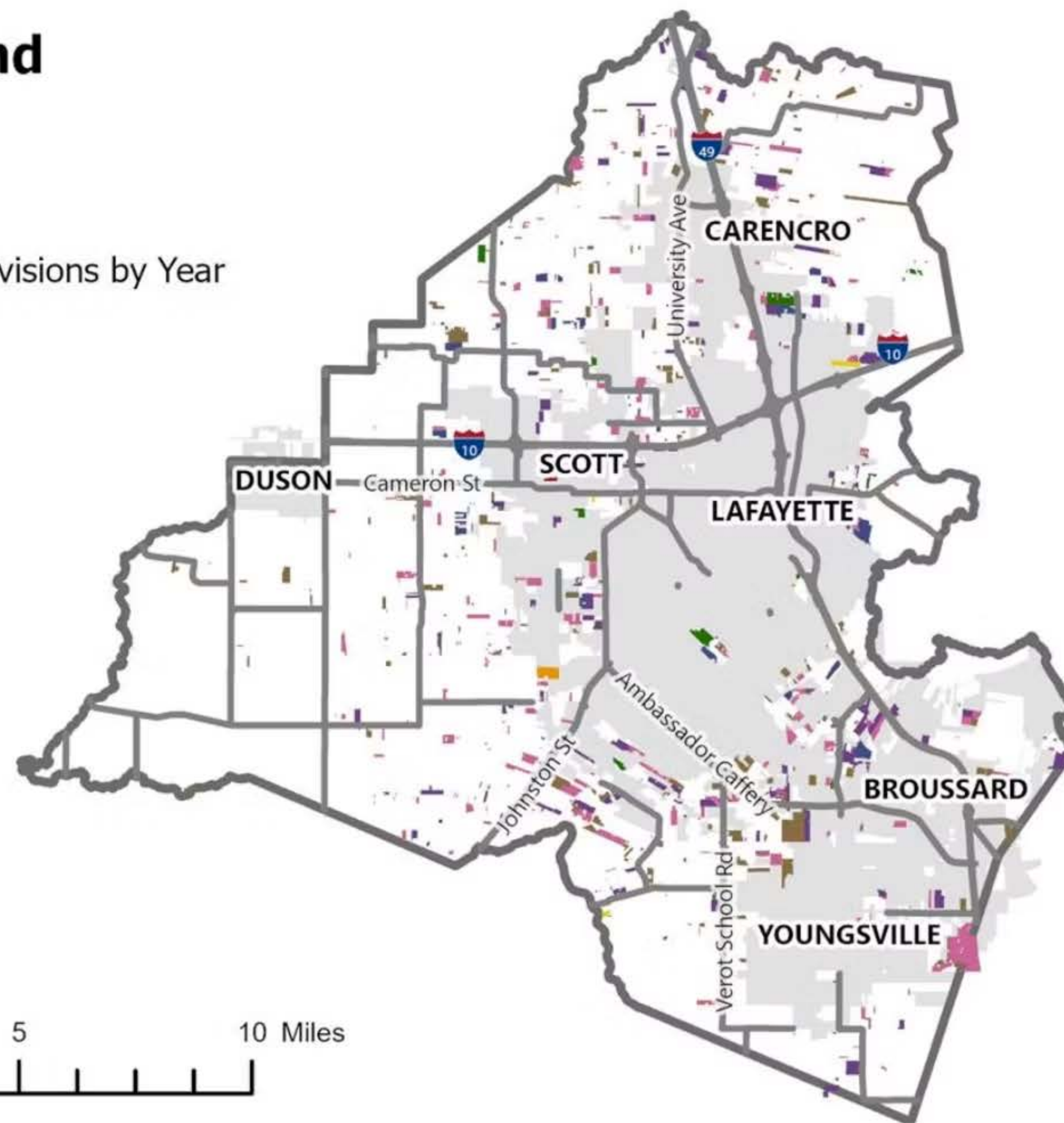


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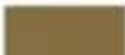
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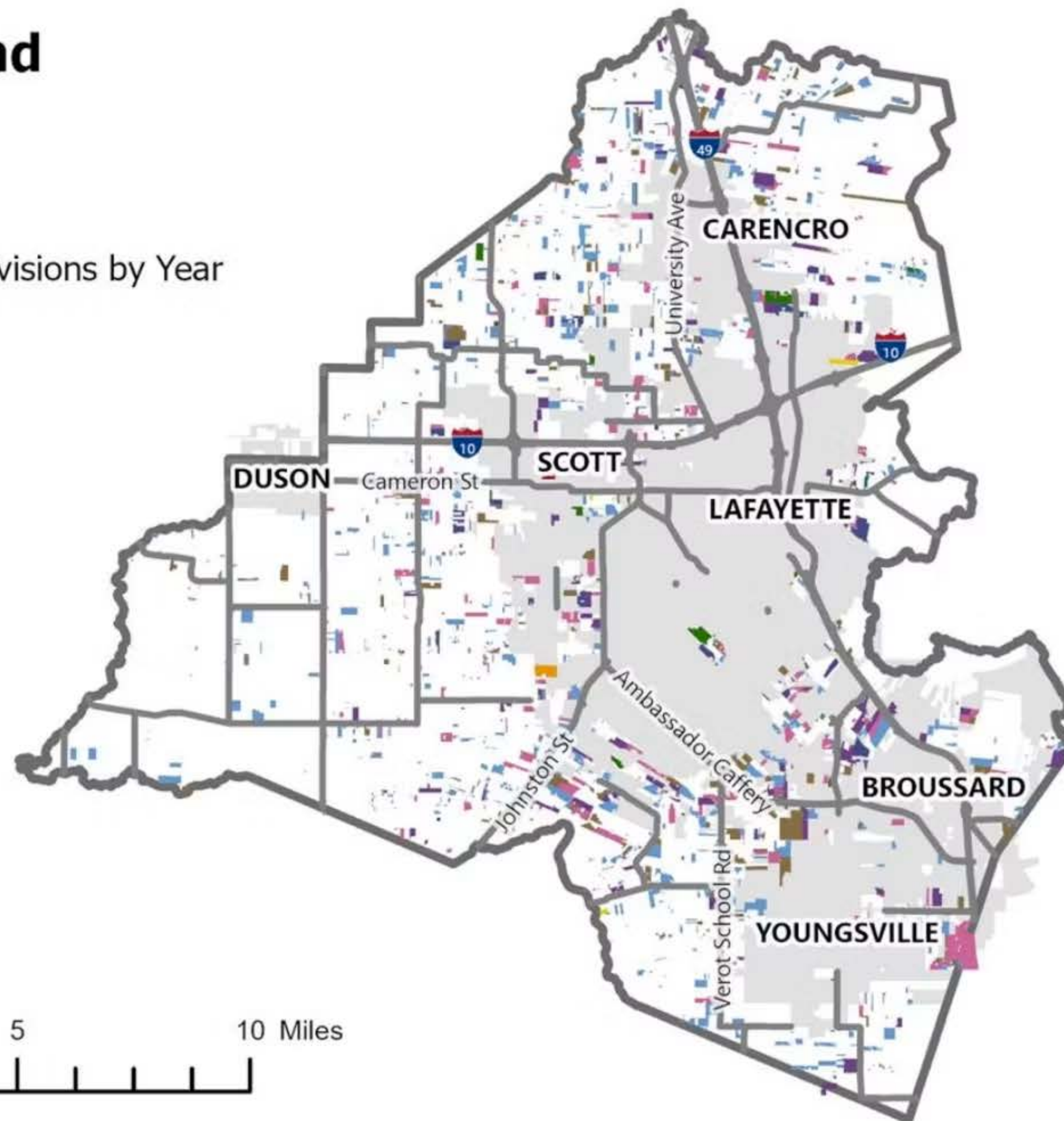


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-  2000 - 2009

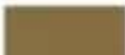


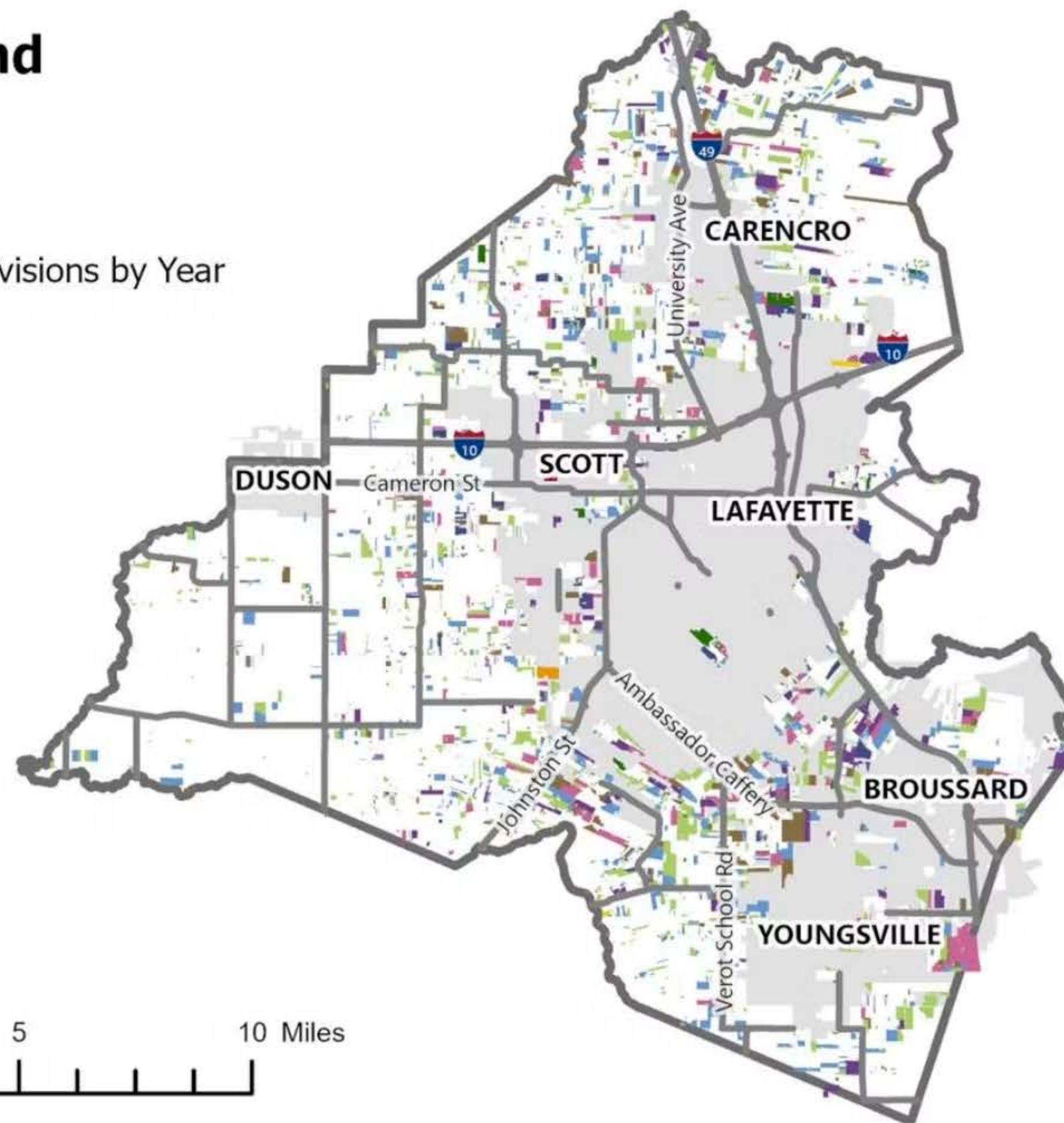
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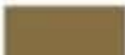
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-  1990 - 1999
-  2000 - 2009
-  2010 - 2019

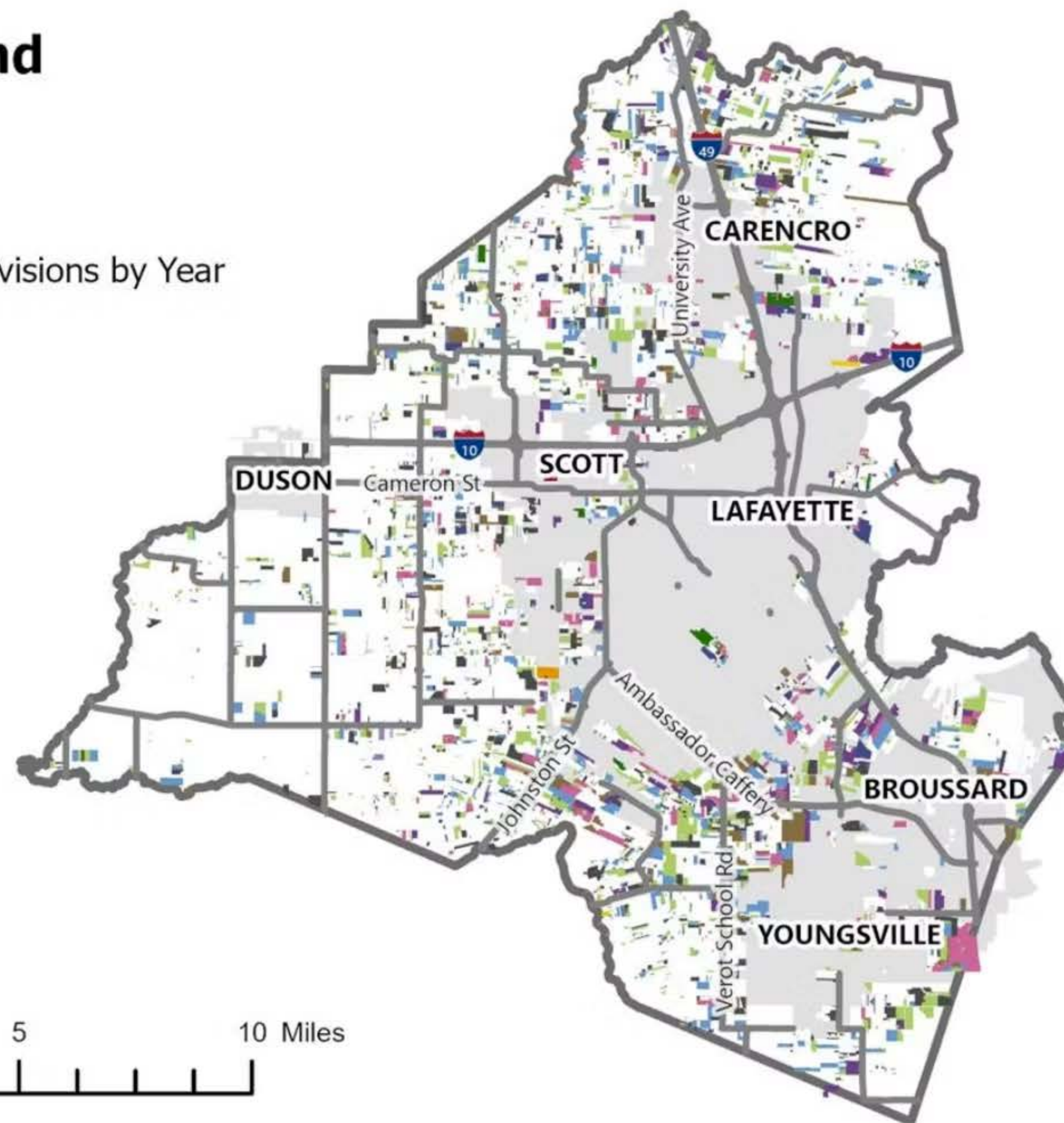


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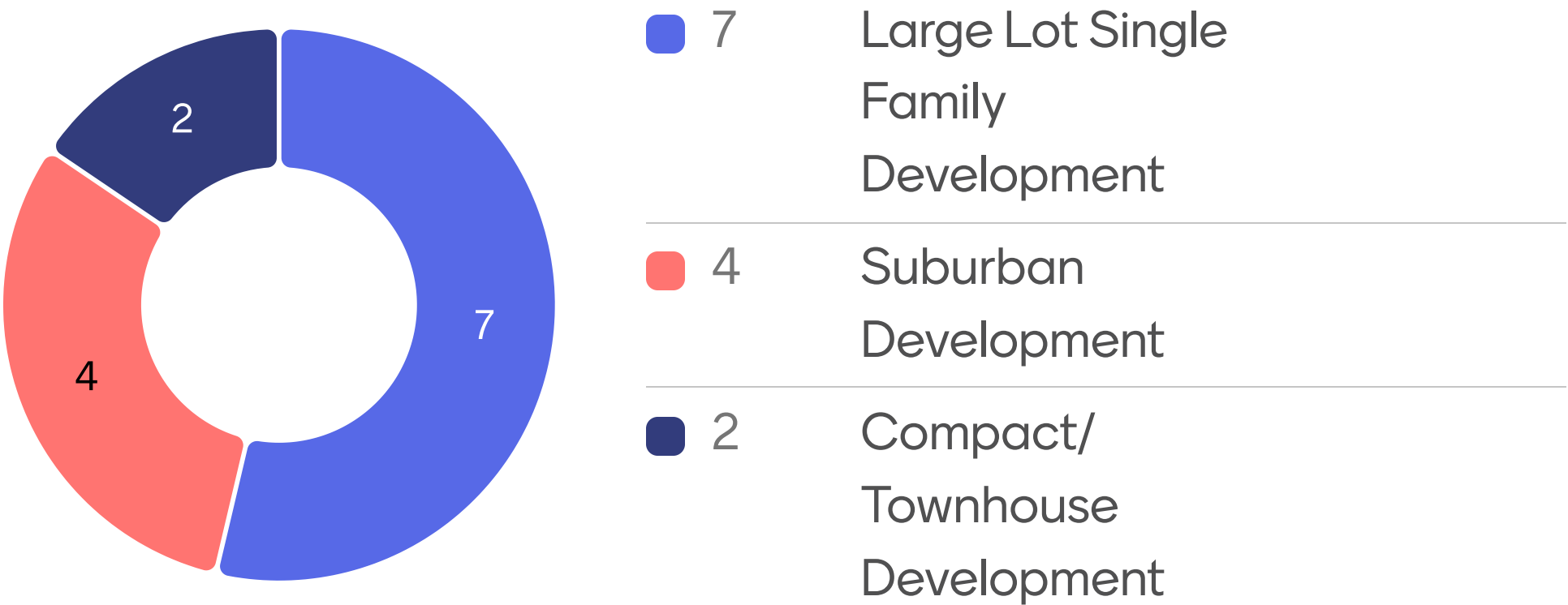
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-  1980 - 1989
-  1990 - 1999
-  2000 - 2009
-  2010 - 2019
-  2020 - 2025



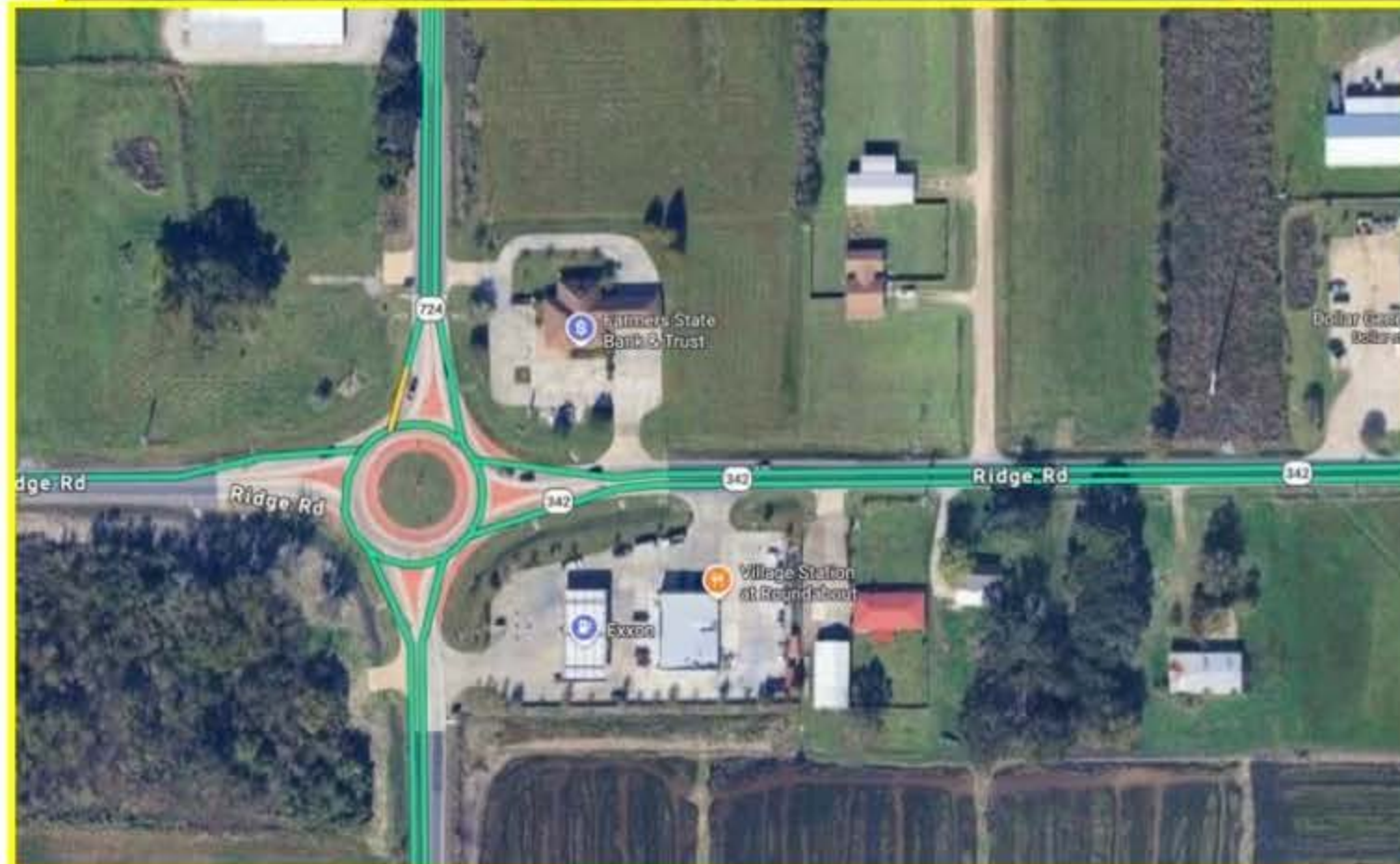
Subdivision Examples



What is the type of residential development you think is most appropriate for the parish?



Commercial Development Examples



Drivers of Growth in the Parish

- Lower land prices
- Fewer development standards
- Desired rural character

Impacts of Growth



Impacts of Growth

- **Infrastructure strain**
 - Parish roads
 - Parish drainage systems
 - Parish water infrastructure
- **Public safety and services**
 - Fire
 - Schools
 - Libraries
 - Parks
- **Quality of life changes**
 - Use conflicts (express as impacts)
 - Traffic (travel time delay)
 - Drainage issues (cumulative impacts of water)
 - Community character change

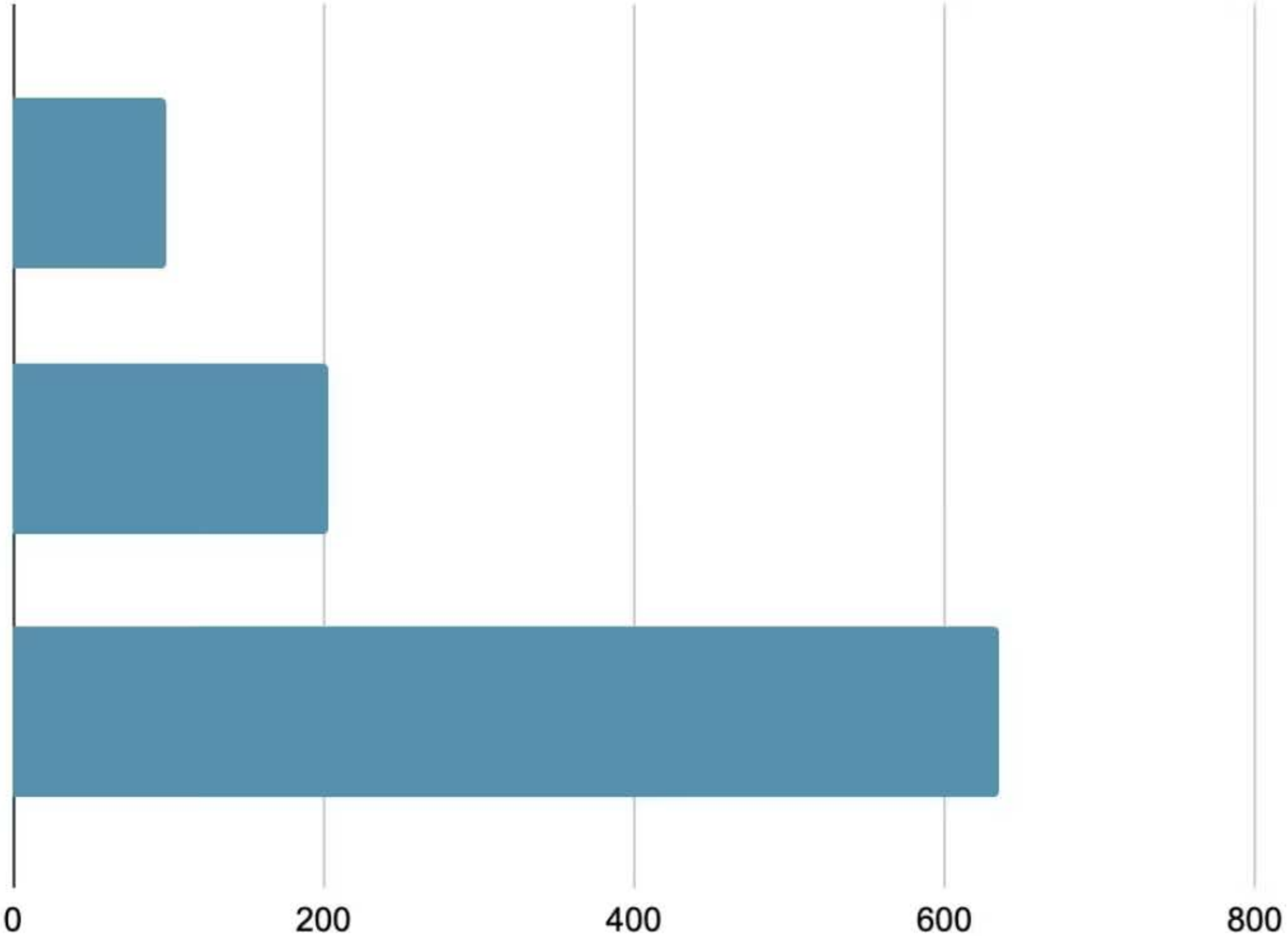
Public Survey Feedback

In your perspective, is the parish...

Ready to add more growth

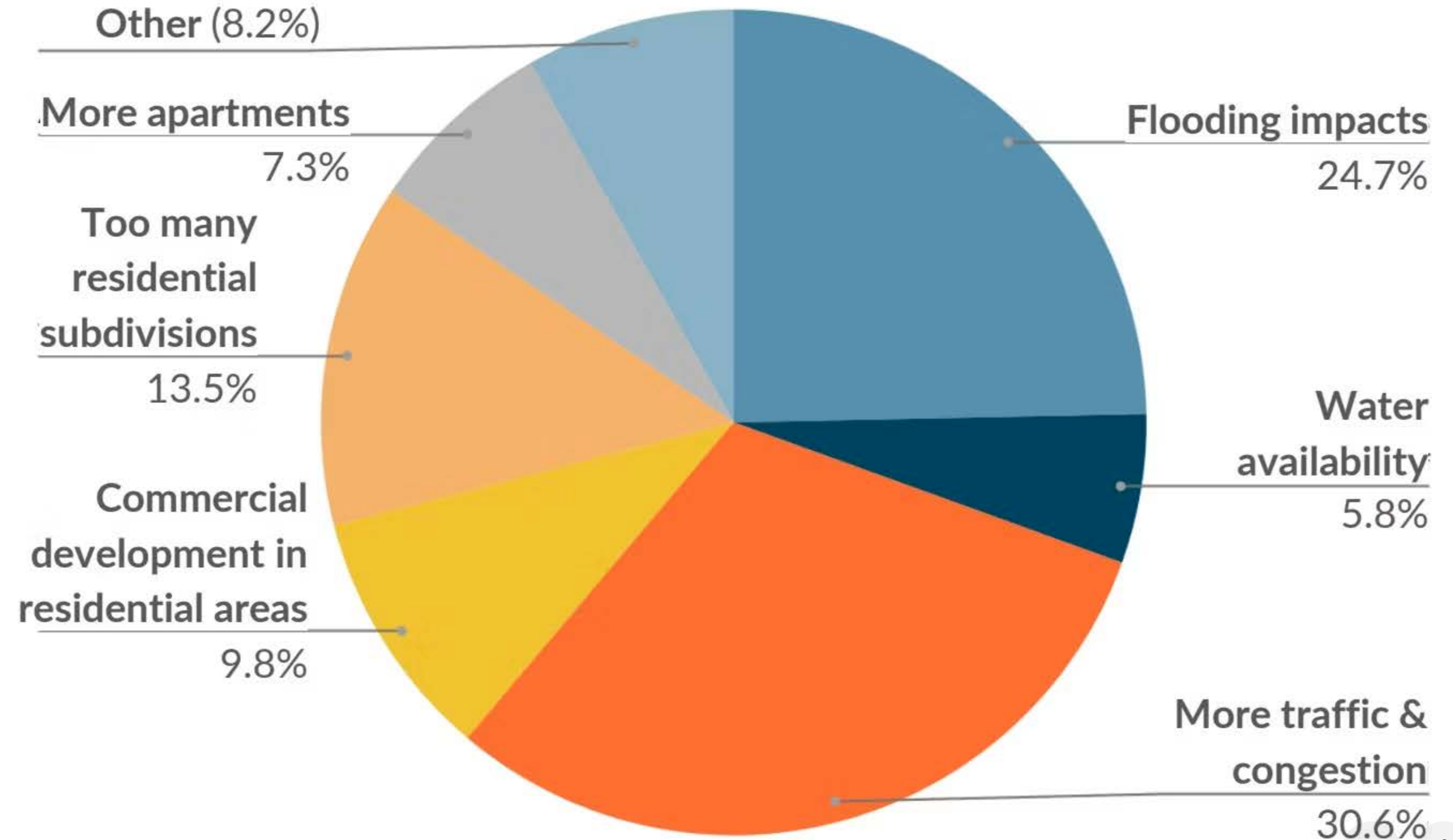
Keeping up with the amount and size of new development

Falling behind in providing services to current and future residents



Public Survey Feedback

What are your biggest concerns about future development in the areas outside of city boundaries?



Public Survey Feedback

Rank the following issues for the future of Lafayette Parish from most to least important

#1

Traffic congestion & traffic safety

#2

Flooding & drainage

#3

Housing affordability

#4

Economic development & jobs

#5

Environmental protection



Public Survey Feedback

Which of the following considerations are most important to guiding future growth in the parish?

Ensuring adequate services (water, sewer, roads, etc.) for residents

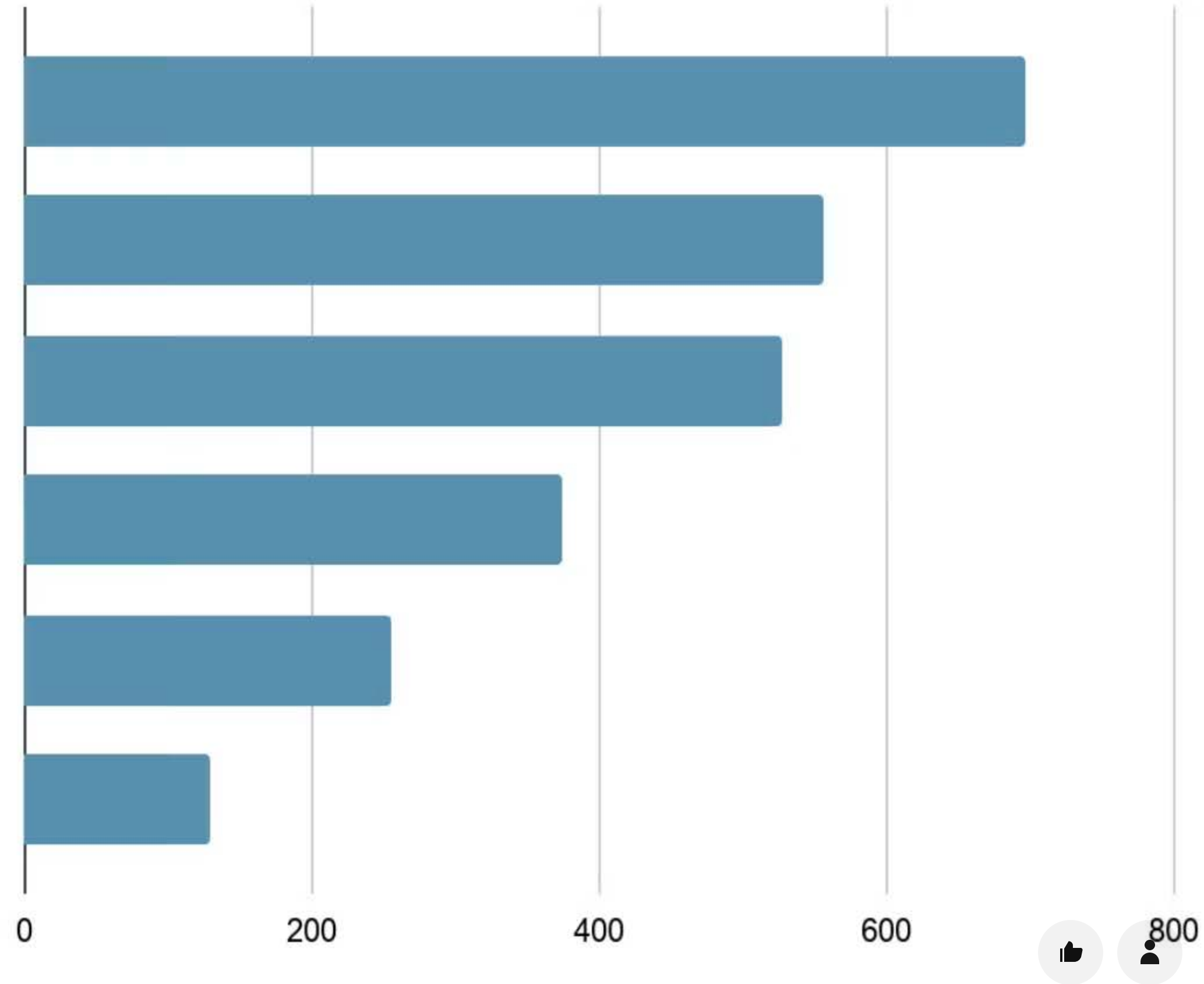
Managing flood risk

Ensuring new uses don't negatively impact residents

Protecting communities from environmental impacts

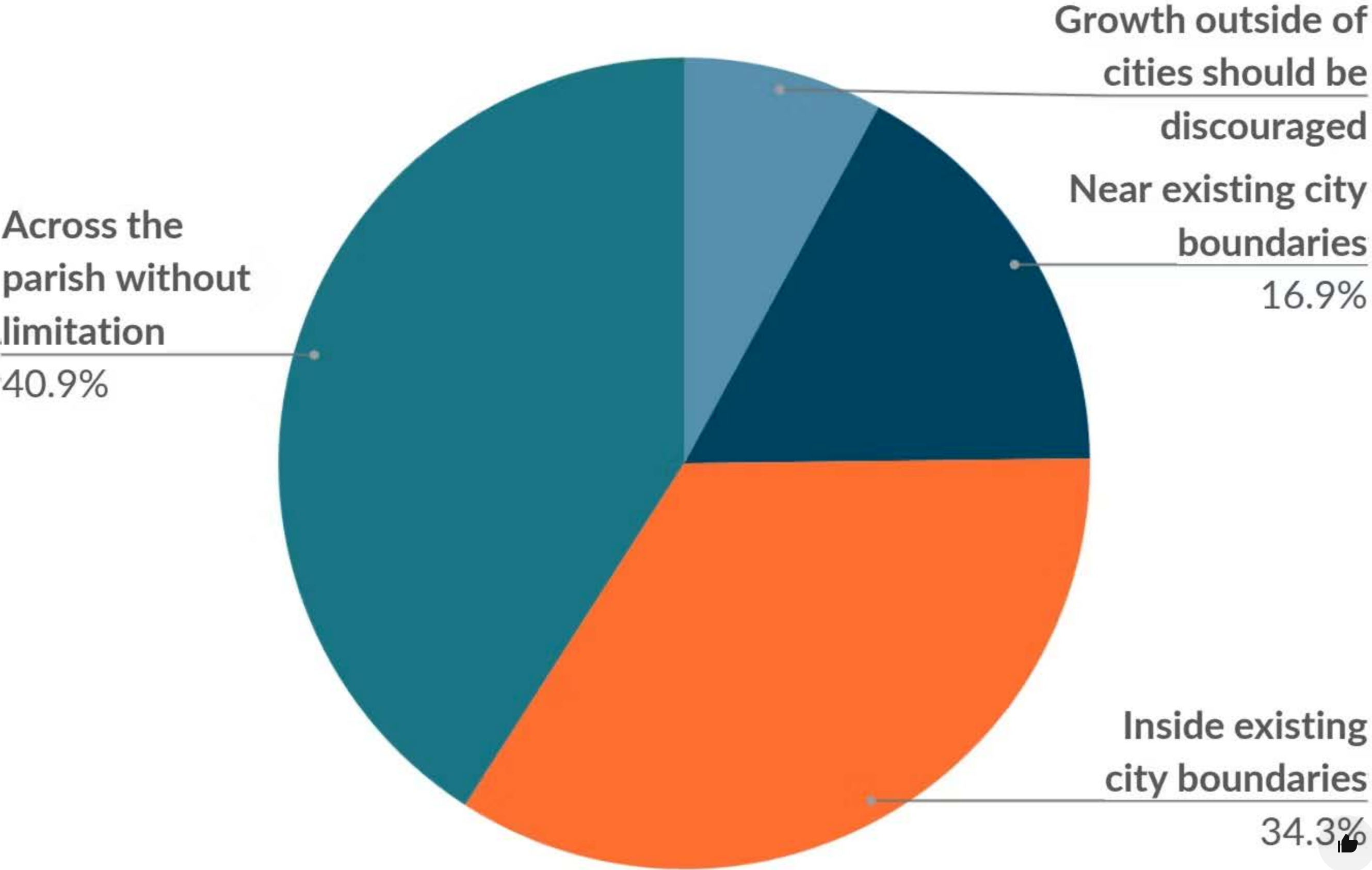
Being development-friendly to encourage growth

Other



Public Survey Feedback

Where
should future
growth be
prioritized?



[illegible]

What is the one thing that the parish MUST do when planning for future growth?

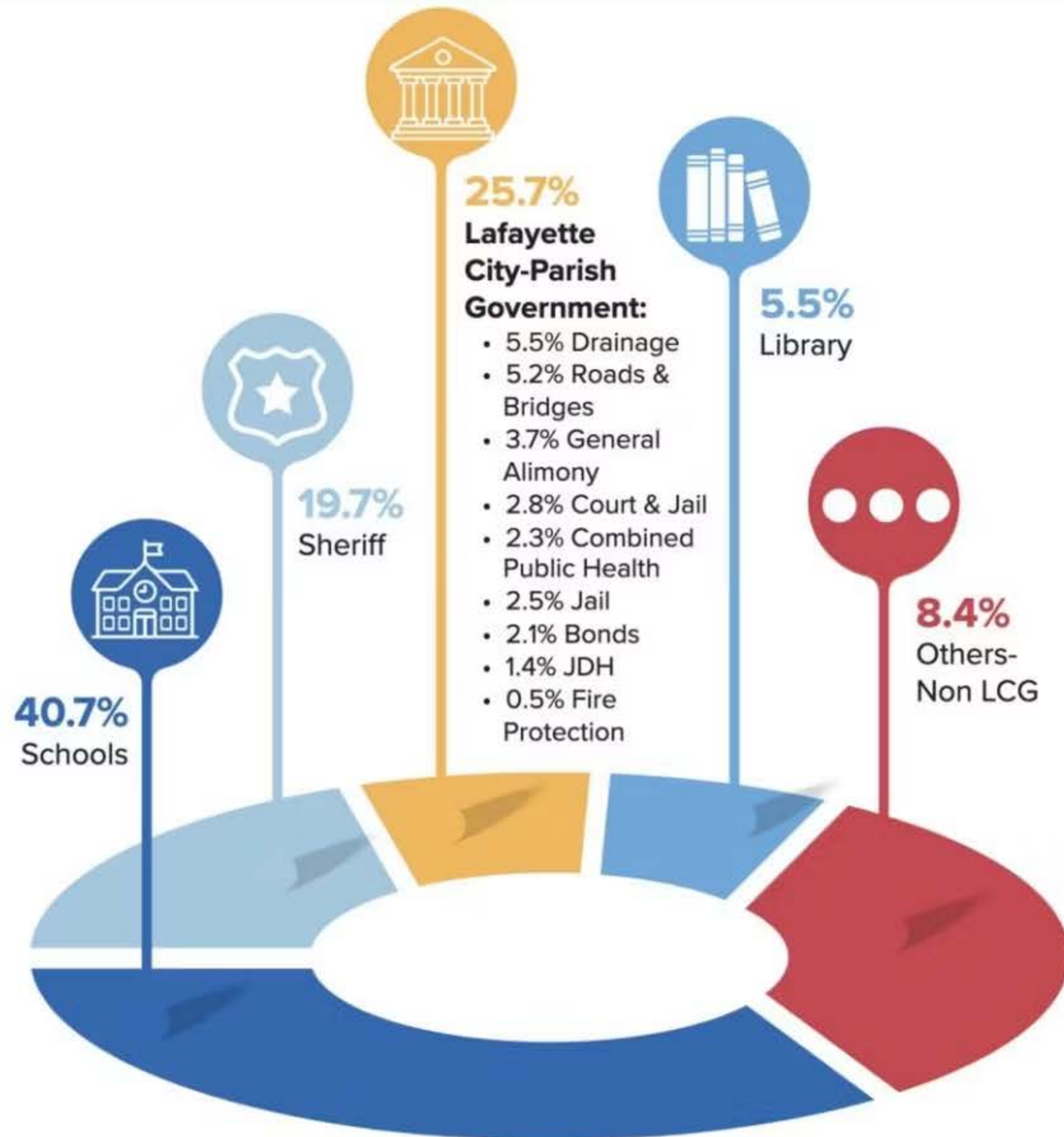


Who pays for the infrastructure?

Who's Paying?

- Growth isn't free.
- Payment for growth can be proactive or retroactive.
- Most commonly, growth is paid for by the developer, the taxpayer, or a combination of the two.
 - Developers typically pay for needed public improvements that arise as a result of their development (i.e. turn lanes into the project or extension of water and sewer to serve their development)
 - Taxpayers typically pay for accumulated impacts from growth such as road maintenance, increased emergency service needs, or initial sizing of facilities to plan for growth beyond the development (which may be reimbursed by future development).

Parishwide Property Taxes



The Parish relies heavily on property taxes.

Source: The Citizen's Guide to the Budget, LCG Office of Finance & Management, 06/2025



Parishwide Property Taxes

- Development often doesn't pay its full cost—maintenance costs fall to taxpayers.
- Roads built today need repair for decades.
- Emergency services expand permanently.



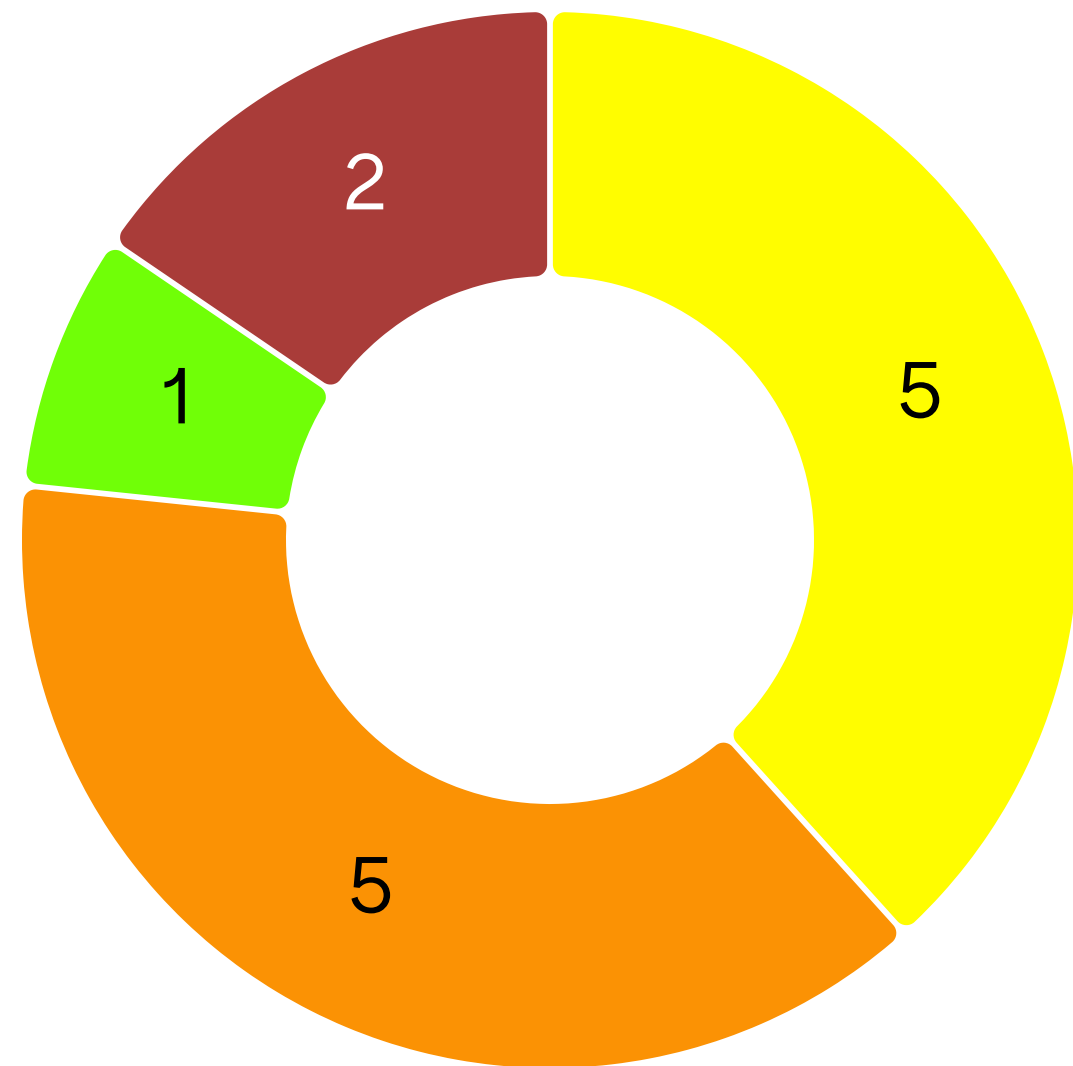
700 miles of roads & 92 bridges - (ex. replacement cost for 5 bridges \$20 M)

850 miles of earthen channels
- currently \$15 M backlog for those in "poor" condition

1400 miles of roadway ditches
- 75 miles cleared - \$2.4 M / year (about 5% of system)



If a proposed development does not meet standards for infrastructure or harms other's access to infrastructure or services, what should happen?



- 5 The development should fix/mitigate infrastructure and service deficiencies it causes
- 5 The development should be scaled back or delayed until necessary improvements are made
- 1 The development should still be approved despite infrastructure/service impacts
- 2 The development should be denied

What is the one type of infrastructure/service that must never fall below an acceptable level?



Charting a Path for the Future of Lafayette Parish

Doing Nothing is a Decision

- Growth regulation is risk management.
- Without predictable standards, development patterns are inconsistent, infrastructure planning is reactive, and the parish budget becomes less predictable. Property owners have less predictability about what could locate next door. Predictability supports private investment and property values.

Tools for More Predictable Growth

- Development and infrastructure standards
 - Subdivision regulations
 - Large lot sizes
 - Adequate public facilities ordinance
 - Growth boundary
 - Use standards
- Cost-sharing mechanisms/Impact fees

Maintaining Local Control

- Tools should be designed and adopted locally.
- Public input is key.
- Growth management tools can and should be adjusted over time.

St. Tammany Parish, LA

- Created in 2012, the urban growth boundary initially had differing minimum lot size requirements north and south of the boundary
- Current requirements:
 - Lot size minimums are the same north and south of the boundary as part of 2023 UDC
 - Portions of the area north of the boundary are subject to Rural Overlay requirements
 - Impact fees [road and drainage] apply to all property south of the boundary and to only certain uses north of the boundary
 - Different application of accessory structure requirements north and south of the boundary
 - Different methodology for liquor license spacing



Ascension Parish, LA

Conservation District - Minimum lot size is 1 acre

- Designated to conserve the major environmental assets of the parish.
- Intended for single-family residential
- Includes the most rural parts of the parish that are environmentally fragile
- Is not served by roads which can handle large traffic increases

ASCENSION PARISH ZONING MAP

Date: 6/22/2021



LEGEND

- INTERSTATE SIGN
- US HWY SIGN
- STATE HWY SIGN
- HAZARDOUS WASTE
- WESTBANK INDUSTRIAL OVERLAY DISTRICT
- AIRPORT_ZONING
- CITY LIMITS
- LOTS
- SAFETY ZONE C (5000' R)
- SAFETY ZONE A (2,666')
- SAFETY ZONE B (1,333')
- OVERLAY DISTRICT
- NEIGHBORHOOD BUSINESS OVERLAY ZONE

ZONING

- AIRPORT_ZONING
- CITY LIMITS
- LOTS
- MOBILE HOME / RV PARKS (MHRV)
- Parish Zoning Districts**
- AIRPORT (AIRPO)
- CONSERVATION (C)
- CROSSROAD COMMERCIAL (CC)
- HEAVY INDUSTRY (HI)
- INCORPORATED AREAS (CIT)
- LIGHT INDUSTRY (LI)
- MEDIUM INDUSTRY (MI)
- MEDIUM INTENSITY (RM)
- MIXED USE CORRIDORS (MU)
- MIXED USE CORRIDORS (MU2)
- PUD / SPUD
- RURAL (R)
- TND

Rural

Conservation
District

Conservation
District

APN	Owner	Address	City	State	Zip	County	Parish	Latitude	Longitude	Street	Current Owner
10000000000000000000	Ascension Parish	10000000000000000000	LA	US	70000	LA	Ascension	29.950000	-90.000000	10000000000000000000	Ascension Parish
10000000000000000000	Ascension Parish	10000000000000000000	LA	US	70000	LA	Ascension	29.950000	-90.000000	10000000000000000000	Ascension Parish
10000000000000000000	Ascension Parish	10000000000000000000	LA	US	70000	LA	Ascension	29.950000	-90.000000	10000000000000000000	Ascension Parish
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10000000000000000000	Ascension Parish	10000000000000000000	LA	US	70000	LA	Ascension	29.950000	-90.000000	10000000000000000000	Ascension Parish
10000000000000000000	Ascension Parish	10000000000000000000	LA	US	70000	LA	Ascension	29.950000	-90.000000	10000000000000000000	Ascension Parish
10000000000000000000	Ascension Parish	10000000000000000000	LA	US	70000	LA	Ascension	29.950000	-90.000000	10000000000000000000	Ascension Parish

The information contained in this official map was compiled from a variety of sources including legal descriptions from acts of property transfer, aerial photographs, assessor records, survey maps, parish ordinances and an assortment of other data sets. The information is accurate to the best of the Parish's knowledge and belief but the accuracy is not guaranteed nor should it be relied upon for any purpose other than as a reference map for zoning purposes. This map should not be used for survey, flood zone determinations, property descriptions, or any purpose except zoning.

0 0.75 1.5 3 4.5 6 Miles

Adequate Public Facilities Ordinances

Require developers to ensure that proposed developments have adequate access to water, wastewater, stormwater management, and streets improved to parish standards before final subdivision and permitting approval is granted

Jefferson Parish, LA

The Adequate Public Facilities Ordinance:

- Promotes development that is served by public facilities which are adequate to support and service the area of the proposed development
- Establishes standards for water, wastewater, stormwater management, streets, and other utilities and facilities, whether provided by Jefferson Parish or another entity.

Jefferson Parish, LA

New development must:

- Provide adequate facilities and services, including required servitudes, to accommodate demands from proposed development
- Provide a guarantee for unconstructed improvements prior to the recording of the final plat
- Be phased at a pace that will ensure the provision of adequate community facilities and services for proposed and future development
- Provide adequate on-site roadway facilities and access to the proposed development concurrently with the demands created by new development

Tonight's Activities



Engagement Stations

- Station A–Where Should the Growth Go?
- Station B–The Right Fit: Exploring Residential Development Types in the Parish
- Station C–What's Adequate? Defining Infrastructure and Service Expectations