











# FUTUREBR: Small Area Plans

Detailed solutions for neighborhoods, corridors, and districts





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## Executive Summary

Currently in Baton Rouge, there are key neighborhoods and districts experiencing change, either as a result of significant projects, redevelopment, or economic disinvestment. As property owners and developers work, planning to shape the growth in an organized way and toward a desired end is critical. In FUTUREBR, the comprehensive plan for the City of Baton Rouge and Parish of East Baton Rouge, “Small Area Planning” was established to address this concern.

A Small Area Plan (SAP) is a product of the process defining the character of one section or area of the city or parish. Small Area Plans provide a more detailed level of direction to address the unique requirements and conditions for one community than would be found in the broader comprehensive plan. The SAP is a supplement to the comprehensive plan refining its objectives to address specific needs, identifying issues that may hinder the desired development, and giving recommendations to resolve those issues.

This document describes the process intended to guide development of a SAP, creating a Vision (how the community wants the area to appear in the future) as well as a potential set of land use, design, and other implementation tool recommendations. The community stakeholders develop the Vision and the recommendations with the goal of predictable review and approval processes.

The process used to develop a Small Area Plan is the same process used to develop the comprehensive plan. This process relies heavily on public participation to create the Vision and recommendations. The timeline to develop a SAP is approximately one year. Why does it take so long? Since the fundamental concept of a Small Area Plan is community involvement, time is required to ensure widespread community engagement before staff develops a draft SAP for public review and comment. The public outreach begins well before the plan is presented to the Planning Commission and Metropolitan Council for approval. Upon approval of the Small Area Plan, future development must consider the recommendations of the SAP as well as all other applicable development requirements of the City-Parish.

Small Area Planning is a partnership between the City-Parish and the area’s stakeholders – residents, businesses, institutions, and other government entities. The advantage of the Small Area Plan is that it engages community involvement to produce focused recommendations, ideas, and desires for one area with a goal of making the process more predictable and efficient.

## Small Area Plans: Comparative Research & Analysis

### SUMMARY

Since Small Area Planning is a new tool recommended by FUTUREBR, Planning Commission staff undertook deliberate research to determine how other municipalities, similar in size, implement and construct these Plans. Many progressive cities use the Small Area Plan (SAP) process to achieve a particular set of goals and objectives for defined areas that larger scale planning process could not fully address.

The Baton Rouge Small Area Plan process, based on the recommendations of FUTUREBR, uses many of the best practices learned from the case studies. Many of the components used in developing the comprehensive plan are involved, including extensive community participation and input. Small Area Plans make recommendations for implementation that may include regulatory tools, such as zoning and land use changes.

In order to outline the Small Area Plan process, the planners examined ten (10) planning process case studies to gauge the intensity and substance of the plans. Nine (9) process case studies were of cities from across the United States, with the tenth being how our own comprehensive plan, FUTUREBR, describes the implementation of this process. The staff analyzed all plans to determine similarities, differences, and best practices. The plans may recommend changes to any element of the comprehensive plan, such as transportation, economic development, housing, environment, and parks and recreation, refining policies and objectives to meet more narrowly defined needs.

Listed in the sidebar are the comparative case studies that are available for review in the appendix at the end of this document.

### Comparative Case Studies:

- I. [Alexandria, Virginia](#)
- II. [Currituck, North Carolina](#)
- III. [Denver, Colorado](#)
- IV. [Madison, Wisconsin](#)
- V. [Memphis, Tennessee](#)
- VI. [Nashville, Tennessee](#)
- VII. [Chapel Hill, North Carolina](#)
- VIII. [San Angelo, Texas](#)
- IX. [Tulsa, Oklahoma](#)
- X. Baton Rouge, Louisiana

## ANALYSIS

There are common threads among all of the Small Area Plan case studies. All cities use the Small Area Plan to develop a more detailed guidance and focused solution for the specified area. All cities studied required at least one full year to develop any Small Area Plan. All plans include:

- A study of existing conditions
- Assessment of area elements
- Community involvement
- Community advisory committee
- A vision statement
- Recommendations for implementation

The differences between plans are how the cities initiate, develop, and execute the plan. Many cities adopted their Small Area Plans as amendments to their comprehensive plan. The initiation of a SAP process came in many different forms with different comprehensive plans suggesting gateway locations, economic recovery efforts, or development pressures.

Most common forms of Plan initiation comes from the:

- Comprehensive Plan
- Community
- Metropolitan Council member
- Planning Commission

Plan development, often based on the method of initiation, is as follows:

- Joint project between community stakeholders and Planning Commission
- Primarily through the Planning Commission
- Primarily through community stakeholders and investors

Following adoption, implementation most often occurs through:

- Regulation
- Policy
- Recommendation

Oversight or management of the Plan's implementation varies based on the implementation mechanism provided for in the Plan:

- Regulatory mechanisms require governmental departments for oversight
- Policy mechanisms require adherence to the goals and community oversight
- Recommendation mechanisms (such as the creation of partnerships or strategic funding pursuits) require stakeholder supervision and community oversight

In developing the Baton Rouge SAP Process, the common features between all case studies form the process foundation. These basic parts include the definition of a SAP, the Vision statement, the community involvement, and the design guidelines. Each Small Area Plan will be designed to suit the area's specific needs while still under the Comprehensive Plan umbrella. The difference between other city Small Area Plan programs and the Baton Rouge Small Area Plan is the organization of the overall process, flow between phases, and the inclusion of the six-step process for formal action.



Figure 1- Downtown Baton Rouge, LA



**PURPOSE**

The purpose of the Small Area Plan is to articulate a clear community-supported Vision for individual neighborhoods, corridors, or districts that address localized issues unique to the area.

**Types of Small Area Plans**

1. Neighborhood Plans cover one distinct residential neighborhood as shown in the map in Figure 2. High priorities may be city services, housing, design elements, schools, and parks.
2. Corridor Plans cover a significant linear feature such as a main street, waterway, or arterial as shown in the map in Figure 3. Priorities may include land use, transportation, infrastructure, urban design, and economic development issues.
3. District Plans include more than one neighborhood or corridor that are experiencing common conditions and issues as shown in the map in Figure 4. These plans may address land use, design, and transportation characteristics.



Figure 2 - Example of a neighborhood SAP.



Figure 3 - Example of a corridor SAP.



Figure 4 - Example of a district SAP.



## Small Area Plans: The Process

This section provides a detailed review of the recommended process used to create a Small Area Plan. There are six (6) main steps in the overall process of developing a Small Area Plan that will later be expanded and defined.

### Six Step Process for Small Area Planning:

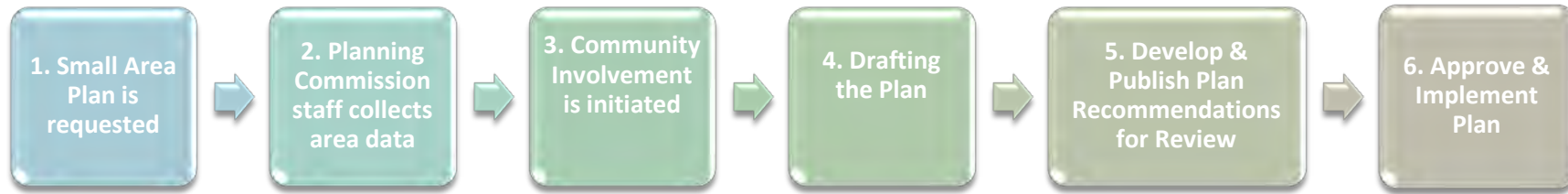
1. Small Area Plan is requested
2. Planning Commission staff collects area data
3. Community involvement is initiated
4. Staff drafts vision & plan with community involvement
5. Plan recommendations and reviews are developed and made public
6. Plan is approved and implemented

This section will discuss each step in greater detail, providing recommendations for what should be accomplished in each. Each of these steps is important, but may be re-ordered or combined to meet the needs of the specific community. Although the process is broken into six easy to follow and understand steps, it can be involved and requires time to execute. Therefore, the estimated timeframe to complete the Small Area Plan process for a given area is at least 12 months, depending on the area, community involvement, etc.

Since community involvement is such a critical step in the overall process, a large portion of the overall schedule must be dedicated to conducting community involvement activities to reach as many people as possible. To begin the process, the community must contact their Council representative with a request.

### **FUTUREBR proposed Key Baton Rouge Neighborhoods and Districts**

1. Downtown
2. Mid-City
3. Old South, Nicholson Drive, LSU and North Gates area
4. North Baton Rouge: Southern University, Scotlandville, and the Airport area
5. Health District
6. Broadmoor Shopping Center and the Cortana Mall area



**1. Receive a Small Area Plan request**

Typically, there are three ways the process maybe initiated;

- 1) By the community as an individual or as a group. Examples include, an area resident or business owner, neighborhood associations, merchant associations working through the area’s Metropolitan Council representative;
- 2) By the Planning Commission; or
- 3) By the Metropolitan Council.

If initiated by the community, a pre-planning meeting with the Planning Commission staff must take place to determine if a SAP is the best solution for the situation.

It is essential in all three cases that the preliminary boundaries of the area be identified at the time of initiation, though these may be refined during the plan’s development. To prioritize requests, selection criteria are required. The FUTUREBR Urban Design Element provides guidance in the “Selection Criteria.” The list to the right identifies the recommended criteria priorities.

**What are the civic responsibilities to consider when creating a Small Area Plan?**

A fundamental concept of the Small Area Plan is that one specific area cannot solve their problems at the expense of their neighbors, the city, and parish. Therefore, all Small Area Plans must work in concert with other plans and the overall vision of FUTUREBR. To the right is a list of basic civic responsibilities that should be considered as the Small Area Plan is developed.

**Recommended Criteria for Prioritizing a SAP:**

- a. Evidence of disinvestment (substandard housing and high vacancy, unemployment and/or poverty rates).
- b. Significant change (occurring or anticipated).
- c. Public facilities and/or physical improvements that need to be addressed.
- d. Opportunities for substantial infill or redevelopment are present or needed.
- e. Opportunities to influence site selection, development or major expansion of a single, large activity generator.
- f. Opportunity for development in conjunction with a transit station.

**Civic Responsibilities - City-Parish**

- i. Affordable housing
- ii. Transportation system integrity
- iii. Transit oriented development (TOD)
- iv. Community facilities
- v. Consistency with adopted plans
- vi. Regional coordination

## 2. Data Collection

The Planning Commission staff will collect preliminary data including demographics (population, income, employment, jobs, housing, etc.), housing characteristics, transportation characteristics, land use characteristics, and the availability of public services. The information pulled together to develop the basis of the Small Area Plan must be area specific and include, but is not limited to the following:

- Maps with the specific area located and other key issues illustrated.
- Demographics for the area and region: population, age, income, and race.
- Economic statistics: business, employment, employment service sectors, and commutes.
- Housing characteristics: rental units, ownership, value, and vacancy rates.
- Public services: schools, hospitals, police, fire, and libraries.
- Other services: grocery stores, banks, and service stations.
- Transportation characteristics: road infrastructure, capacity, and volume; sidewalk locations and conditions; and present bus routes.
- Land use: existing land uses (current conditions), current zoning uses (possible conditions), and future land uses (planned uses).
- Other important features of the area.

The initial research will be presented to the public through local community presentations, the media and internet tools. Public involvement is important to ensure all interested parties have an opportunity to share their ideas and opinions.

### Methods of public participation include:

- Meetings
- Workshops which include Strengths, Weaknesses, Opportunity, and Threats (SWOT) analysis
- Design charrettes
- Citizen advisory committees
- Newsletters
- Surveys
- Open houses
- Press release
- Website



Figure 5 - Baton Rouge Community Workshop

### What happens at a workshop?

During the workshop, participants may identify specific land uses they want to change, landmarks to be preserved, and areas appropriate for redevelopment. Workshops allow community members to see maps, aerial photographs, and cross section drawings so that they can understand the relationships between the different elements within their area.

### Who are the participants in the community meetings and workshop?

The participants include any people with a stake in the success of the plan, including business owners, employees, property owners, residents, neighborhood associations, community leaders, the local Metro Council member, and the Planning Commission.

### How are participants invited to the meetings?

Meeting announcements can be made public through a variety of tools, including the local newspaper, area television, the government access channel Metro21, and the city-parish website ([brgov.com](http://brgov.com)).

### Where do the meetings take place?

Meetings can take place at any publicly accessible site within or near the target area. Several different meetings may be held at different times to maximize participation of interested parties.



Figure 6 - Baton Rouge Community Workshop

### 3. Public Participation

The public must be involved in drafting the Small Area Plan; such participation may be broad based, utilizing a variety of social media to maximize the number of people involved in the plan's development. Alternatively, a smaller Advisory Committee may be formed to guide the process.

If an Advisory Committee is utilized, it must include representation of the full range of interests in the area and include at least:

- Metropolitan Council person district representation
- Neighborhood Associations
- Merchant Associations
- Professional Community (architects, landscape architects, engineers)
- Planning Commission staff

The Advisory Committee should meet regularly to review information and products and make recommendations as the plan is being developed.



Figure 7 - Mayor-President and Metro Council Members



Figure 8 - The City-Parish Planning Commission

## 4. Drafting the Plan

### *Establishing a Vision*

The Vision for the area must answer the question, “What do you want this area to be like in 10 to 20 years?” The Vision statement is a concise description of the specific area at a desired level of development in that timeframe. If necessary, the Vision statement can be adjusted through the process.

### *Study Area and Introduction*

Using the data previously gathered, the study area will be completely defined and boundaries identified in an area map.

The introduction should answer the following area specific questions:

- What are the major problems to be addressed?
- Who is involved (stakeholders)?
- How can we change these issues and improve the area?
- When do these resolutions take place?

### *Community Meetings and Involvement*

- 1) Opportunities for public input should occur as often as possible during the process.
- 2) Public participation and input can build broad support for the plan and contribute ideas and solutions.
- 3) If a committee is created, it regularly should meet throughout the Small Area Planning process.

A good example of a vision statement is the Nolensville Pike Corridor Vision Statement:

“The Nolensville Pike Corridor will be more than a thoroughfare, serving as a vital, attractive, and walkable community with a mix of shopping, eating, entertainment, and employment choices with defined centers and multiple housing options.”

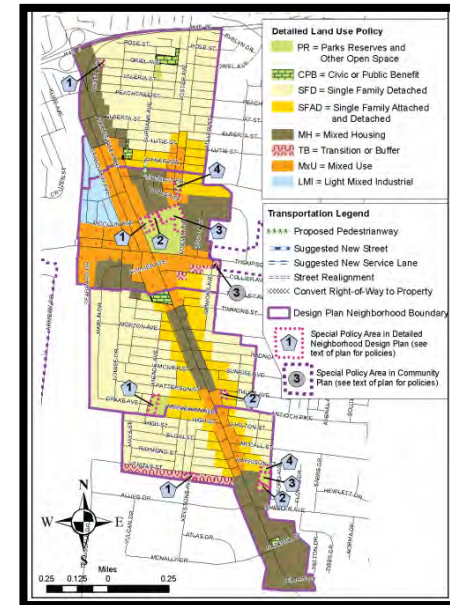


Figure 9 – Nolensville Pike, Tennessee - Corridor Small Area Plan



## 5. Develop and Publish Plan Recommendations for Review

The goals and objectives should strive to meet and adhere to the Comprehensive Plan goals, policies, and objectives as the Small Area Plan evolves.

The SAP should reflect the values of FUTUREBR and include recommendations, action items, and proposed implementation activities. The recommendations and implementation activities should include tools that can be utilized to fulfill the elements of the Small Area Plan. These tools may include regulatory changes, public infrastructure investments, transportation choices, or creation of partnerships.

### **Urban Design**

The FUTUREBR comprehensive plan includes Design Levels and Guidelines that may be used as a framework to develop the design requirements or characteristics of an area in a Small Area Plan. The Design Levels help refine the character and feel of the SAP by defining the different portions of the focus area. Design Guidelines can refine the area's visual character, raising the design standard and answering the Vision question, "What do we want the area to look like in 20 years?"

In each Small Area Plan, design elements should be identified and related to the established Levels and Guidelines in the Unified Development Code as they apply to the different areas within the specified plan.

Design recommendations beyond the threshold requirements set forth in the Unified Development Code may to be identified so that they may be included in the regulatory and permitting documents. However, the creation of these restrictions is discouraged, and should only be approved when the general Design Guidelines will not achieve the overall Vision of the Small Area Plan.

### **Tools for Plan Development:**

SAP's are just one tool used to guide the long range development of an area. They are not intended to legislate out or restrict against an individual problem, use, or issue.

Other tools that exist to alleviate short term concerns include:

- Application of specific design levels & guidelines.
- PUD/SPUD/ISPUD
- TND
- UDD
- UDOD
- Regular Zonings and/or Rezoning
- Comprehensive Land Use change

More information can be found on the [Baton Rouge Office of the Planning Commission Website](#)



## 6. Approve and Implement Plan

Because Small Area Plans are important in helping direct future resources, adoption involves a thorough evaluation, as well as a formal action. The process, in order, is as follows:

1. A completed plan draft is formally submitted to the Planning Director.
2. The Planning Director administers a staff-level review of the plan and recommends changes as needed. The recommended changes, if any, are reviewed by the entity that drafted the plan, and then a response to the recommendations is submitted.
3. The Planning Director transmits the revised plan to the Planning Commission for a work session to review the contents, committee recommendations and compatibility with the City-Parish wide plans, goals, and objectives.
4. The Planning Commission conducts a public hearing and makes a recommendation to Metropolitan Council based on the review committee’s findings and public testimony.
5. Metropolitan Council acts on adopting the proposed plan as a supplement to the Comprehensive Plan, FUTUREBR.

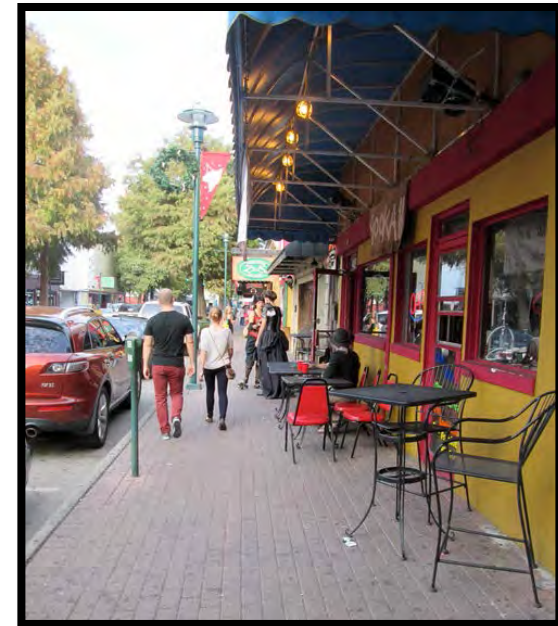


Figure 10 - Design Levels can contribute to more pedestrian friendly cityscapes.

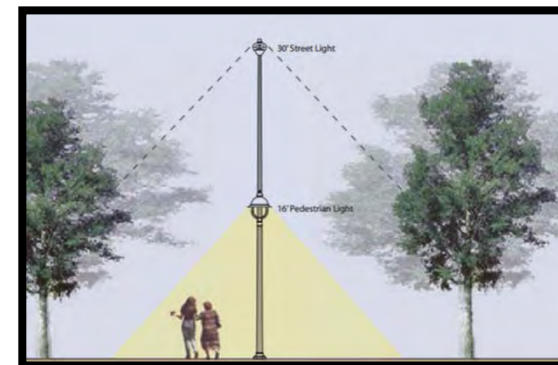


Figure 11 – In pedestrian settings, lighting can be at human scale to avoid the tree shadow.

## Plan Template

A Small Area Plan submitted for approval to the Planning Commission is a document and should be organized in a standard format. This plan template is a framework to be used to communicate the Small Area Plan's priorities and implementation strategies. The following are the basic elements to be included in each plan that will be submitted to the Planning Commission:

### 1. Vision Statement

### 2. Introduction:

- a. Where is the area located?
- b. What are the boundaries?
- c. Why is this plan needed?
- d. Who is involved?
- e. What are the main goals?

### 3. Issue Identification: Land Use and Zoning to include maps.

- a. Current Conditions
- b. Desired Use
- c. Desired Form

### 4. Design Levels & Guidelines:

In this section for Design Levels the SAP should identify what type of Design Level they fall under. It is possible, depending on the size of the SAP, that the area has more than one Design Level within its boundaries.

- a. Design Levels
  - i. Rural
  - ii. Sub-Urban
  - iii. General Urban
  - iv. Urban
  - v. Urban Core

### b. Design Guidelines

- i. Building
- ii. Landscape
- iii. Lighting & Signage
- iv. Fencing & Screening
- v. Transportation

### 5. Plan Recommendation

- a. Concept map
- b. Goals & objectives
- c. Issue resolution
- d. Civic responsibilities & plan consistency
- e. Proposed land use changes
- f. Proposed zoning changes
- g. Proposed regulatory changes
- h. Timeline for changes
- i. Identification of infrastructure needs & changes

### 6. Proposed Implementation Activities or Next Steps:

- a. Private funding & oversight
- b. Public funding & oversight
- c. Partnership between private & public funding & oversight
- d. Public infrastructure improvements
- e. Additional regulatory or permitting changes.

## Conclusion

Small Area Planning is a partnership between the City-Parish and its constituents - residents, businesses, institutions and other government entities. While the Comprehensive Plan establishes overarching ideas and strategies, the neighborhoods, corridors, and districts throughout East Baton Rouge Parish may require a variety of strategies that are tailored to the individual characteristics of their area.

Small Area Plans serve as a device to refine broad ideas from the comprehensive plan. The detail available in the Small Area Plans permits understanding the need for public facilities or physical improvements as opportunities for infill or redevelopment that can help the area better realize its own unique vision and identity.

Three significant elements make up the Small Area Plan process. The first is community involvement and participation to enable the community to determine the course of its Small Area Plan. The second is the Vision for future development. The third is implementation recommendations, which may include design provisions, that form the parameters for all future development. With these tools in place, each change that takes place brings the area closer to the way the community envisions itself.

The Small Area Planning process will foster cohesive planning, which in turn improves certainty for future development.



**For more information contact:**  
**City-Parish Planning Commission**  
**Phone: (225) 389-3144**  
**FAX: (225) 389-5342**  
<https://brgov.com/dept/planning/>



# Appendix



## Comparative Case Studies of Small Area Plans

### I. Alexandria, Virginia: Beauregard Small Area Plan

The Small Area Planning Process Steps:

1. Initial city planning process
  - a. Regional and local context
  - b. Implications of growth
2. Vision and guiding elements
  - a. Integrate transit, land use, and urban design
  - b. Creation of distinct
  - c. Diversity of uses and housing
  - d. Integrate urban ecology and sustainability
  - e. Interconnected open space network
  - f. Compatibility with existing neighborhoods
  - g. Economic sustainability
3. Beauregard corridor stakeholder group
  - a. Residents and/or property owners of Alexandria's West End
  - b. Investment property owners/developers/businesses with interests in corridor area
  - c. Representatives of other civic/homeowners associations from other jurisdictions and/or areas directly adjoining the corridor area.
4. Plan Preparation
  - a. Affordable housing
  - b. Land use
  - c. Transportation
  - d. Urban ecology sustainability
  - e. Community facilities & infrastructure
  - f. Implementation
5. Adopted June 16, 2012



Figure 12 - Community park developed in Beauregard, VA Small Area Plan



Figure 13 - City Square provides open green space between structures.



## II. Currituck, North Carolina: Corolla Village

The Small Area Planning Process Steps:

1. Research and data gathering
2. Data analysis
3. Kick-off meeting
4. Form stakeholder group
5. Development of a draft plan
6. Development of a vision, policies, and actions
7. Adoption of plan

NOTES: “The goal is to balance growth in a way that preserves the physical and natural environments that make the area distinct from other communities.

*Q: What is the difference between land use recommendations in a small area plan and zoning?*

*A: Small Area Plans are Policy documents that address land use issues and define how land should be used in the future. Any land use policies adopted as part of an area plan are policy, not regulation.*

Zoning designations are legal requirements that regulate how the land is used and built upon. When zoning regulations are developed or changed, they must be consistent with small area plans and the Land Use Plan.”

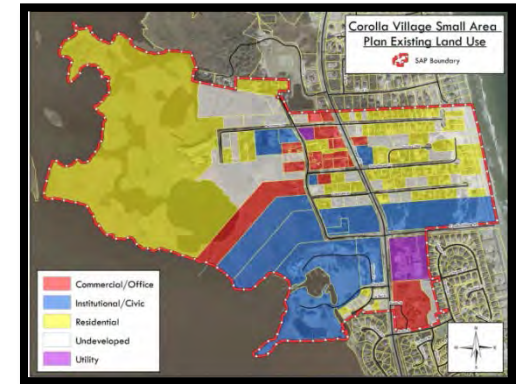


Figure 14 - Corolla Village Small Area Plan in Currituck, NC

### Key Elements in Small Area Planning:

- Community Outreach
- Land Use
- Transportation
- Community Design
- Community Heritage and Sense of Place
- Infrastructure
- Public Facilities
- Economic Development
- Conservation/Natural Environment

### III. Denver, Colorado

The Small Area Planning Process Steps:

1. Purpose
2. Planning process
  - a. Study area
  - b. Project partners & stakeholders
  - c. Relationship to existing plans & studies
  - d. History
3. Existing conditions
  - a. Demographics
  - b. Natural features and development patterns
  - c. Key opportunities and challenges
4. The consensus vision statement
5. Framework plan
  - a. Urban design & land use
  - b. Parks & preservations
  - c. Mobility
  - d. Economic development
  - e. Strategic opportunity areas
6. District plans
  - a. Single family residential neighborhoods
  - b. Urban neighborhoods
  - c. Main streets
  - d. Mixed use boulevard
7. Implementation strategy

A small area plan is any plan that addresses the issues of a portion of the city.

Small area plans can cover three different geographic scales -- neighborhood, corridor, and district regardless of the size of the area.

Small area plans cover a specific geography that often has a cohesive set of characteristics.



Figure 15 - Pedestrian friendly wide sidewalks with tree buffer and traffic calming measures.



#### IV. Madison, Wisconsin: Royster-Clark

The Small Area Planning Process Steps:

1. Background information
  - a. Planning process
  - b. Team meetings, public meetings, & surveys
  - c. Neighborhood context & amenities
  - d. Planning area overview - mapping
  - e. Royster-Clark site/study area/environment/utility services
  - f. Transportation
  - g. Market study & grant
2. Recommendations
  - a. Vision & planning goals
  - b. General development concept
  - c. Employment area
  - d. Residential Area
  - e. Civic & institutional uses
  - f. Park and open space
  - g. Transportation
  - h. Infrastructure
  - i. Site remediation
3. Implementation strategy



Figure 16 - Image of Royster-Clark property with overlay.

A major part of the Madison, WI plan was the site restoration and recovery.

Their main goal was to reclaim the Royster-Clark property and make it usable and livable.

Not all small plans have this intense level of redesign and construction to create better living conditions.

Many Small Area Plans are in existing neighborhoods that require focused direction and specific details defined for future development.

**V. Germantown, Tennessee: Poplar Avenue Gateway Corridor**

The Small Area Planning Process Steps:

1. Introduction & context
  - a. The study area
  - b. Previous studies
2. The Planning process
  - a. Design charrettes
  - b. Key community Issues
3. Mobility and urban design
4. Development scenarios
5. Market overview
6. Fiscal impact
7. Setting the plan in motion
  - a. Action items
  - b. Funding
  - c. Regulations



“The keys to a successful small area plan include a balanced mix of analysis of existing conditions; detailed planning and design work that showcases opportunities and facilities investment; and realistic, implementable strategies.”

**Figure 19 - City of Germantown, TN city limits and Poplar Avenue highlighted over aerial imagery.**



**Figure 17 - Poplar Avenue map overlay on aerial imagery showing existing zoning.**



**Figure 18 - Map showing Neighborhood & Homeowner Associations**

“Achieve balance between design scope and market realities and opportunities to investment.”

**VI. Nashville, Tennessee: Nolensville Pike**

Small Area Planning Process Steps:

1. Developing an understanding
  - a. History
  - b. Inventory
  - c. Demographics
  - d. Community Input
2. Exploring alternatives
  - a. Concept plan
  - b. Guiding principals
  - c. Land use goals & objectives
  - d. System goals & objectives
3. Designing a solution – Detailed Land Use Policy Plan
4. Realizing the vision
  - a. Building regulations
  - b. Implementing plan

The Nolensville Pike Small Area Plan is called a Detailed Design Plan and is part of their overall comprehensive plan called the South Nashville Community Plan.

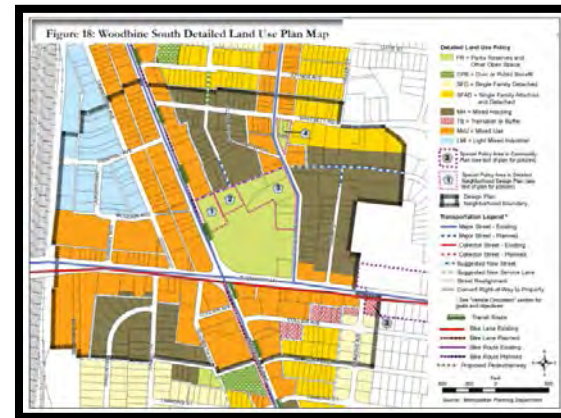


Figure 20 - Nolensville Pike Small Area Plan

The Nolensville Pike Corridor Vision Statement:

“The Nolensville Pike Corridor will be more than a thoroughfare, serving as a vital, attractive, and walkable community with a mix of shopping, eating, entertainment, and employment choices with defined centers and multiple housing options.”





**VII. Town of Chapel Hill, North Carolina: Ephesus Church**

1. Assessment of existing conditions/collection of information
  - a. Land Use – current and future
  - b. Transportation – current and future
2. Purpose statement
3. Vision statement
4. Fundamental principles
  - a. Environment and values
  - b. Meeting market demands for retail, office, and residences
  - c. Preservation of adjacent neighborhoods
  - d. Public transportation
  - e. Level of service for the roadway and intersection
  - f. Better building design, connectedness, and general accessibility
5. Communication
6. Outcomes
7. Planning
  - a. Design Development
  - b. Zoning
8. Approval

The study area is Ephesus Church, a suburb of Chapel Hill, North Carolina.



The context map shows the distance from Ephesus to Chapel Hill as well as other neighboring communities. These relationships have an impact on this Small Area Plan.

Another major factor to the SAP success is the involvement and commitment of the area property owners to implement the plan designs.



Figure 21 - Town of Chapel Hill, NC map showing specific distances out from study area.



Figure 22 - Map showing Property Ownership.

## VIII. San Angelo, Texas: Lake Nasworthy

### Small Area Planning Process Steps:

1. Public participation
  - a. Input and outreach process
  - b. Stakeholders involved
  - c. Summary of stakeholder input
2. Assessment of conditions
  - a. Map of study area and description
  - b. Natural structures
  - c. Major existing uses/users
  - d. Relation to prior studies
  - e. Resource management & environmental issues
3. Market analysis
  - a. Market area demographics
  - b. Demand potential by sports participation
  - c. Demand potential by propensity
  - d. Tourism
4. Master Plan
  - a. Lake Nasworthy Area Master Plan
  - b. Market potential by character zone
  - c. Integrated parks/trails and connectivity
5. Implementation report
  - a. Potential partnership structures
  - b. Funding/financing strategy
  - c. Catalytic project
  - d. Regulatory environmental issues
  - e. Roadways and utilities
  - f. Trails funding
6. Draft sub-district chapter for inclusion in the 2009 San Angelo Comprehensive Plan



Figure 23 - Lake Nasworthy area boundary limits

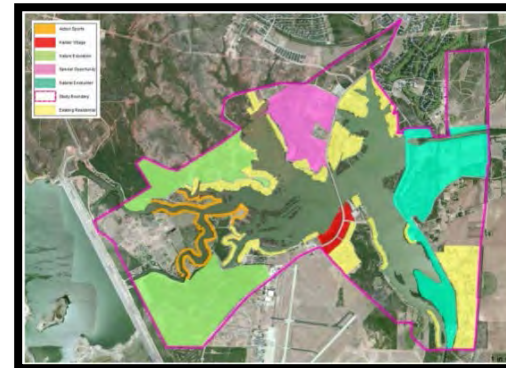


Figure 24 - Lake Nasworthy land use zones.

The Lake Nasworthy study area is identified as the area around the lake shore. This lake is a suburb of San Angelo, TX and is a pull factor for tourism. The Master Plan breaks down the lake area into 7 different zones.

**IX. Tulsa, Oklahoma: 36<sup>th</sup> Street North**

Small Area Planning Process Steps:

1. Define boundary
2. Community participation
  - a. Citizen advisory team
  - b. Charrette or workshop
  - c. Strengths, weaknesses, opportunities and threats analysis
  - d. Newsletters, often including surveys
  - e. Open houses
3. Assessment (inventory and analysis) – existing conditions
  - a. Environmental features
  - b. Economic development
  - c. Land use
  - d. Neighborhoods
  - e. Transportation
  - f. Parks, trails, and open spaces
  - g. Education
  - h. Human services
  - i. Context & history
4. Vision
  - a. Statement
  - b. Plan
  - c. Development concepts
  - d. Desirable outcomes
5. Civic responsibilities and citywide context
6. Plan recommendations

Tulsa, Oklahoma has 4 Small Area Plans to address specific issues within the greater Tulsa area. The zoning map below is of one specific Small Area Plan for Greater Tulsa.



Figure 25 - Tulsa, OK Small Area Plan Study area.

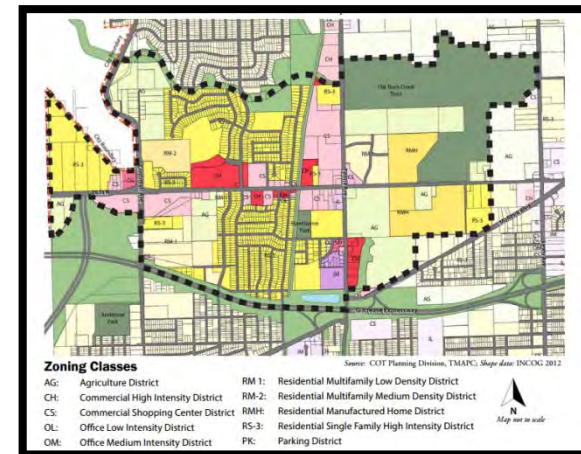


Figure 26 - Tulsa, OK Small Area Plan Zoning.

**X. Baton Rouge, Louisiana: Baton Rouge Small Area Plan**

Small Area Planning Process Steps:

1. Plan initiation
  - a. Priority criteria for SAP
    - i. Evidence of disinvestment, deteriorating housing, & high vacancy, unemployment, poverty rate
    - ii. Significant change
    - iii. Public facilities/physical improvements needed
    - iv. Infill opportunities
    - v. Development of large activity generator
    - vi. Transit improvements generator development
  - b. Civic responsibility - City-Parish wide context
    - i. Affordable housing
    - ii. Transportation system integrity
    - iii. Transit Oriented Development (TOD)
    - iv. Community facilities
    - v. Consistency with adopted plans
    - vi. Regional coordination
2. The Plan development process
  - a. Phase 1 – Vision statement
  - b. Phase 2 – Background and Introduction
    - i. Define area
    - ii. Schedule
    - iii. Public involvement
      1. Workshops
      2. Citizen advisory committee
      3. Newsletters & surveys
      4. Open Houses
      5. SWOT

This Future Land Use map shows land planning for the city of Baton Rouge and East Baton Rouge Parish excluding Baker, Central, and Zachary. In the map, the overall area is quite large and has many different land use categories. Small Area Plans break down this large area into smaller more specific areas. The detailed design guidelines can then be constructed to fit the area of focus. Having the community commitment toward a common goal makes it possible to achieve investment and implementation.

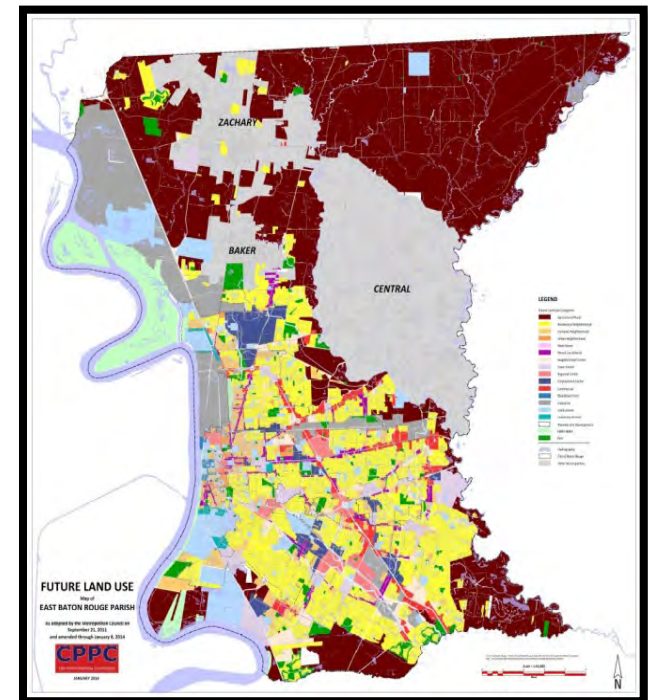


Figure 27 - East Baton Rouge Parish Future Land Use map.



- c. Phase 3 – Planning context
  - i. Comprehensive plan
  - ii. Small Area Plans
  - iii. Transportation, urban design, drainage studies
  - iv. State and federal policy
- d. Phase 4 – Assessment
  - i. Demographic trends
  - ii. Natural systems
  - iii. Land use and zoning
  - iv. Housing
  - v. Mobility
  - vi. Economic activity
  - vii. Cultural resources
- e. Phase 5 – Plan recommendations
- f. Phase 6 – Plan implementation using standardized tools
  - i. Regulatory tools
    - 1. Zoning
    - 2. Landmark districts
    - 3. View protection
  - ii. Public infrastructure tools
    - 1. Transportation
    - 2. Parks
    - 3. Facilities
  - iii. Partnerships tools
  - iv. Six step process of formal action



Figure 28 - Example of a Corridor Plan - Mid-City

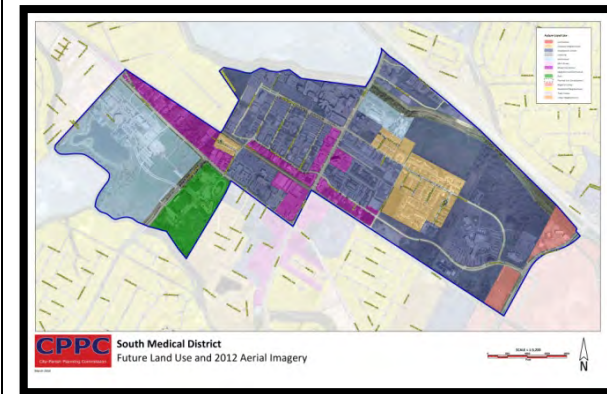


Figure 29 - Example of a District Plan - Health District

Both Mid-City and Health District, depicted on the maps to the right, are appropriate for a Small Area Plan. They fulfill the priority criteria identified above and are specifically recommended for a Small Area Plan designation in FUTUREBR.

# **A**cknowledgements

## **Parish of East Baton Rouge Planning Commission**

**Councilwoman Tara Wicker, Chairman**

**W.T. Winfield, Vice Chairman**

**Darius Bonton, P.E.**

**Gregory DuCote**

**Dr. James Gilmore, Jr.**

**Sarah Holliday-James**

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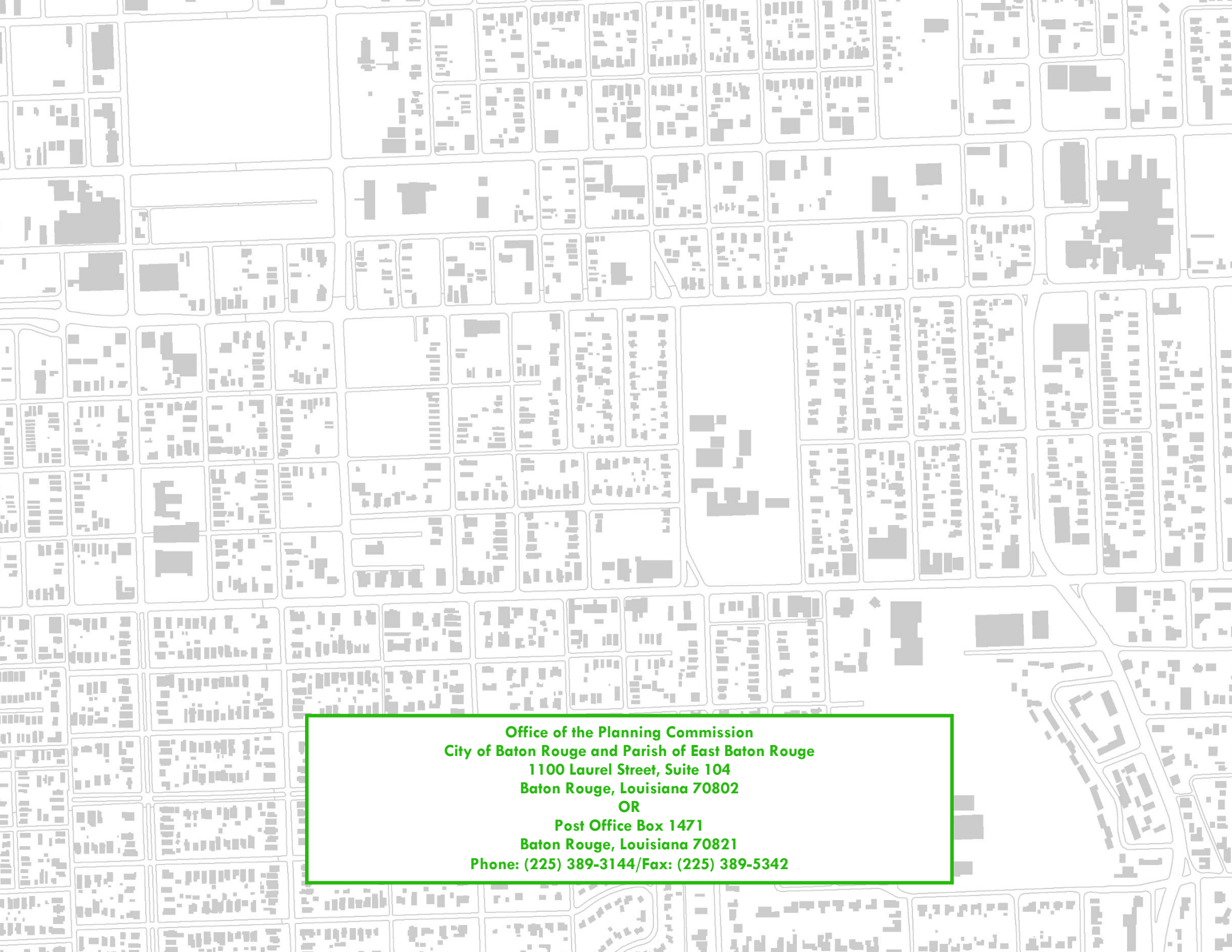
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**Osa Marie Hopkins, Administrative Specialist**

An aerial photograph of a city grid, likely Baton Rouge, Louisiana, showing a dense pattern of streets and buildings. A large green rectangular box is overlaid on the bottom center of the image, containing contact information for the Office of the Planning Commission.

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