

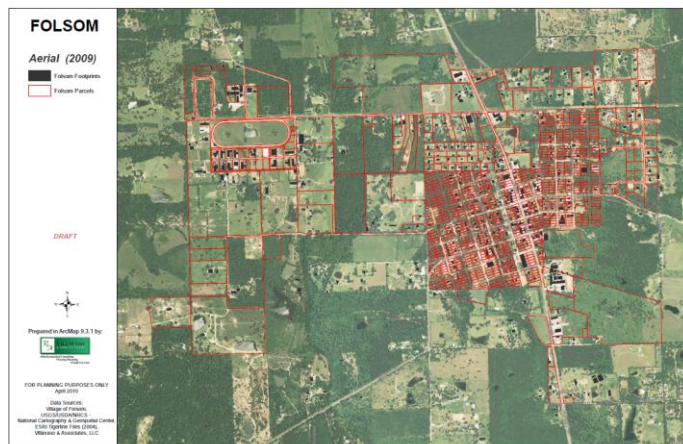


• Environmental Consulting
 • Zoning/Planning
 • Land Use Law

Village of Folsom, Louisiana Master Plan and Comprehensive Zoning Ordinance Update Folsom, Louisiana 2008 – 2011

Background:

The Village of Folsom is located in northwest St. Tammany Parish, Louisiana. The 2006 population of Folsom was estimated at 684, an increase of approximately 30% since the year 2000. Over the same time period, St. Tammany Parish as a whole experienced a population increase of approximately 20%. The southern most urban areas of St. Tammany Parish close to Lake Pontchartrain have experienced rapid population growth over the past few decades, and now that growth, exacerbated by the regional demographic changes after Hurricane Katrina in 2005, has begun to spread to the northern areas of the parish, including Folsom. Today the Village of Folsom faces development pressures unlike any time in the community’s history. New interest in the Village proper, and rapid development along the periphery has forced the community to look at how it chooses to develop into the future. As other areas of the Parish have developed, Folsom has witnessed both the adverse consequences and the possible benefits. The Village has the opportunity to use its neighbors as models, not to copy their growth, but to learn from the way in which they grew. In 2008, Folsom held Community Visioning Exercises and began discussions on developing a full Comprehensive Plan. In 2009 the Village received a Katrina/Rita CDBG Disaster Recovery Grant to fund the Master Plan and Comprehensive Zoning Ordinance Update. Together, the Folsom Comprehensive Master Plan and Comprehensive Zoning Ordinance will present a community vision along with recommended objectives, policies, and guidelines for the Village to help guide the future development and preservation of the Folsom community for many years to come.

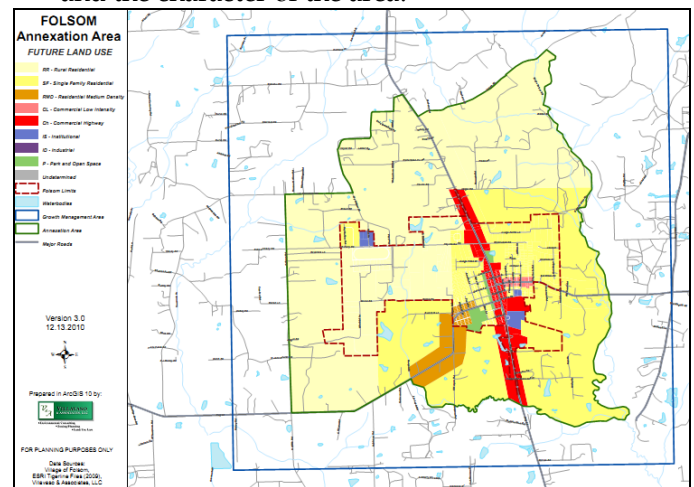


▲ 2009 GIS aerial base map with Folsom Village limits, parcel boundary lines, and building footprints.

Approach:

The Folsom Master and updated Comprehensive Zoning Ordinance will focus on efficient, long-term growth within Folsom and the surrounding areas through accomplishment of the following goals and objectives:

- Achieving a balanced, diverse, and dynamic pattern of land uses that preserves and enhances the character of Folsom.
- Utilizing, revitalizing, and maintaining the urban areas of Folsom in a manner that represents dynamic character and strengthens economic capacity.
- Developing new residential, recreational, and commercial areas with an appreciation for sensitive environments, long-term quality of life, economic efficiency, and community character.
- Developing and implementing a series of policies, regulations, processes, and incentives that consistently represent the vision of the community and the character of the area.



▲ 2011 Folsom Future Land Use Map with Folsom - St. Tammany Parish Growth Management Agreement boundaries.

Results:

In February 2011, the Village of Folsom officially approved and adopted its first ever Comprehensive Master Plan. The Village has already started to utilize the plan in reviewing proposed infrastructure improvements, development decisions, and, in planning for a new Village Center development. A new recommended draft Comprehensive Zoning Ordinance text and map were also presented to the Folsom Planning Commission in February 2011. Villavaso and Associates continues to work with the Village as it puts the draft CZO through its official review and adoption process.