



Lafayette Parish Growth Plan

Milton Public Meeting | June 9, 2026



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Why are we talking about growth?

Lafayette Parish is growing

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St. Mary Parish St. Martin Parish Jeff Davis Parish St. Landry Parish Iberia

NEWS > LOCAL NEWS > IN YOUR PARISH > LAFAYETTE PARISH

Residents concerned about proposal for new subdivision

Say flooding could become worse



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



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:

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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.

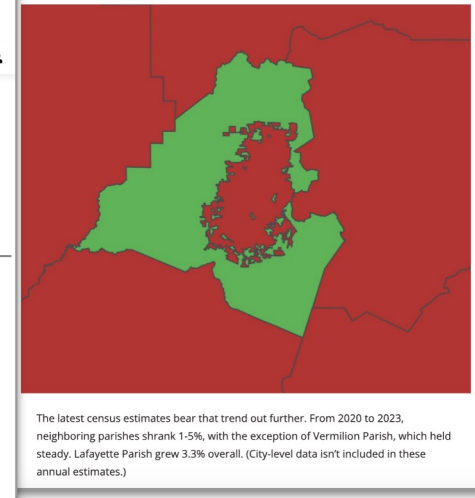
NEWS 15 FOX 15 Lafayette 68°

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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



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

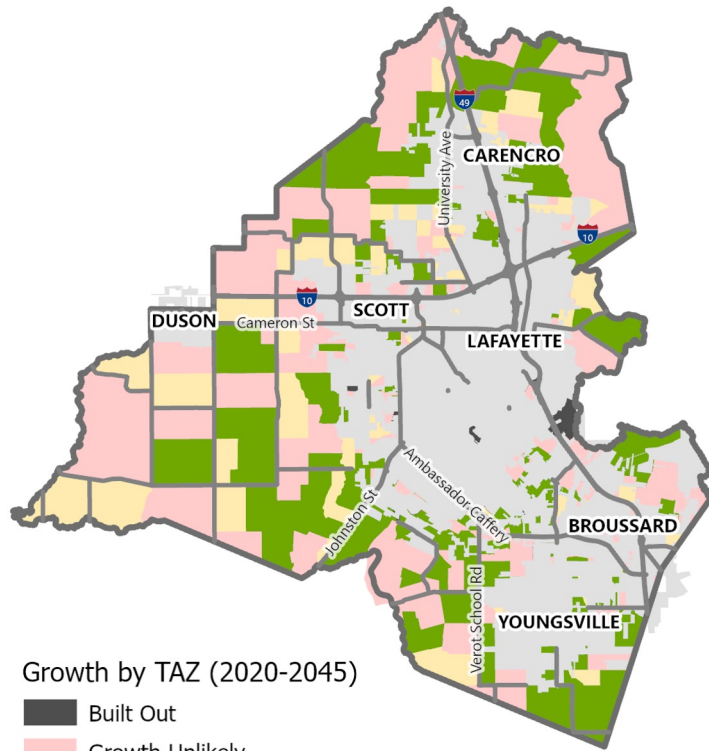
Parish Growth Considerations

- 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

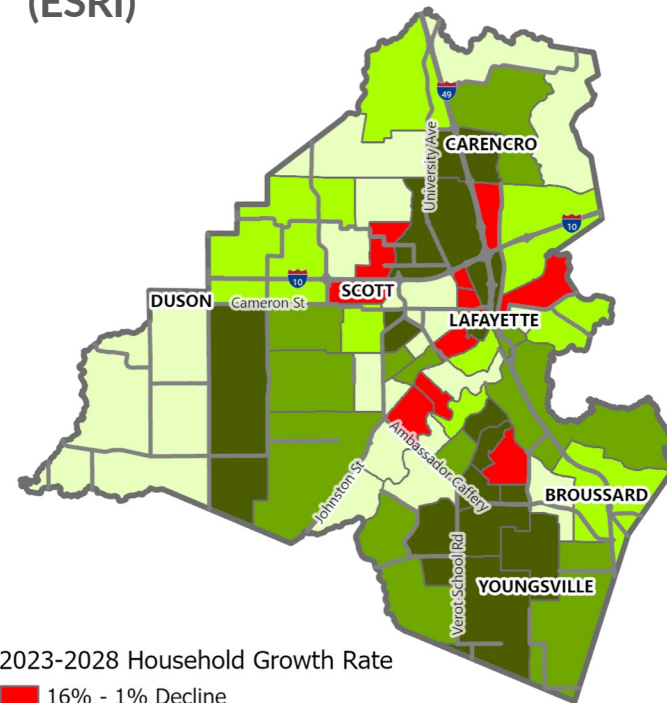
Regional Transportation Plan



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

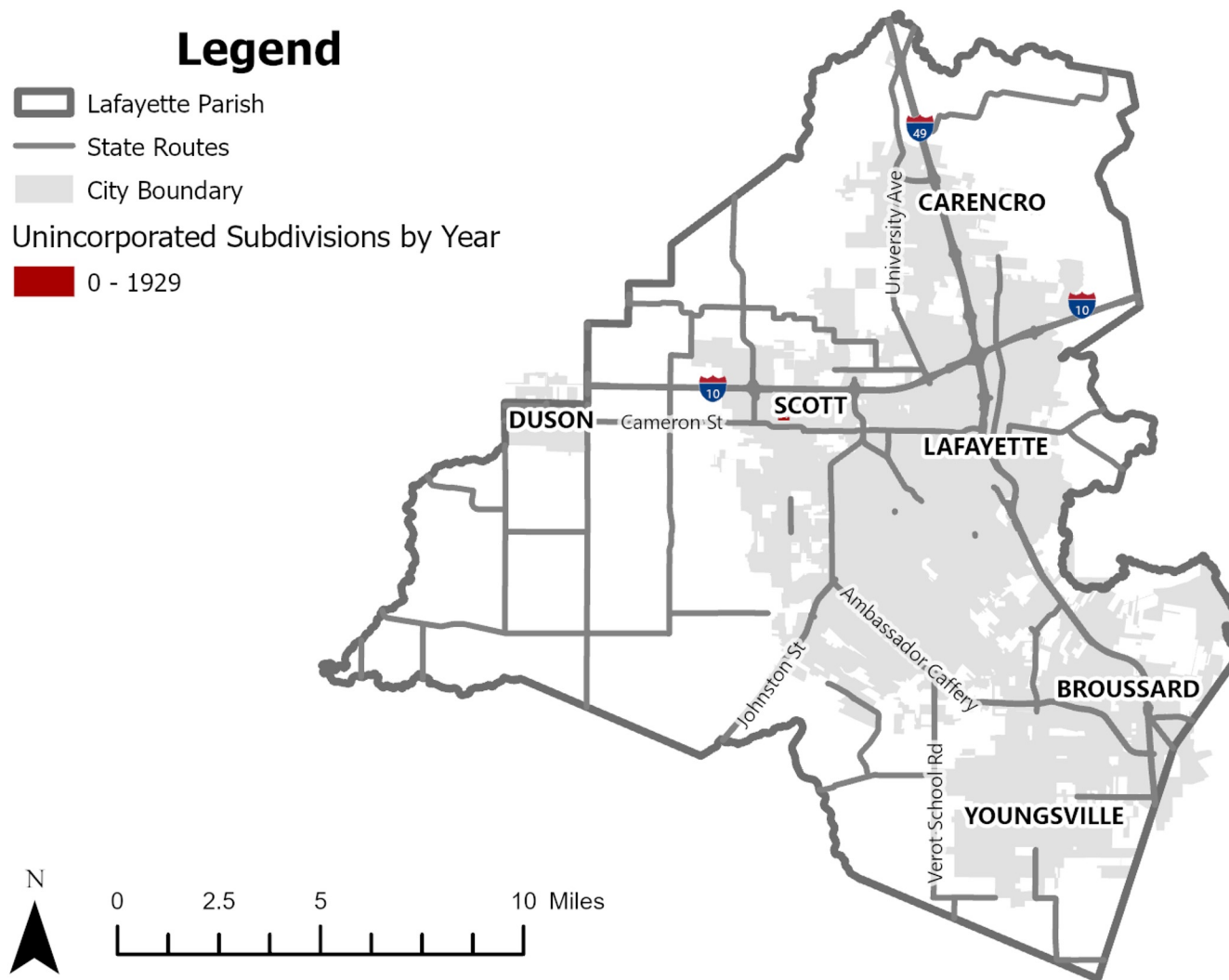
1904-1929

Legend

-  Lafayette Parish
-  State Routes
-  City Boundary




Unincorporated Subdivisions by Year

-  0 - 1929





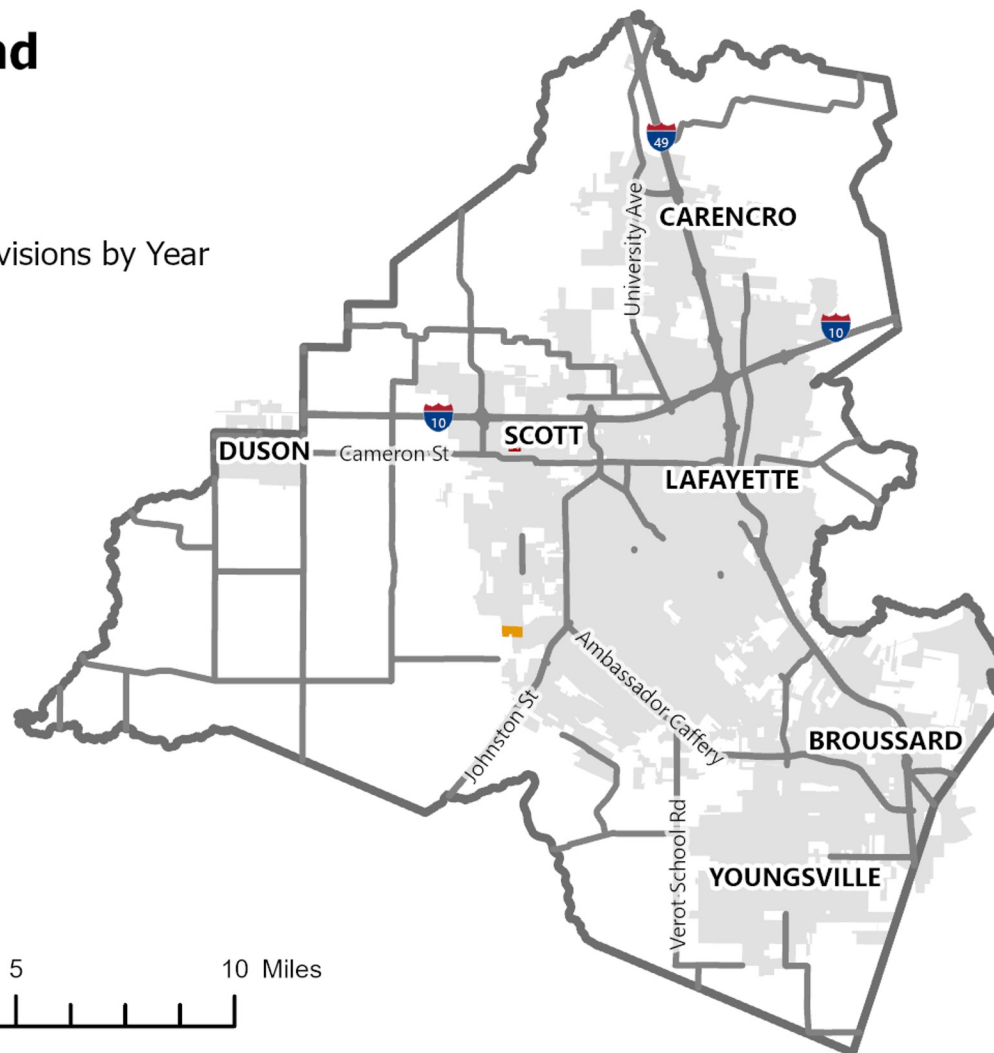
1904-1939

Legend

-  Lafayette Parish
-  State Routes
-  City Boundary

Unincorporated Subdivisions by Year




-  0 - 1929
-  1930 - 1939






0 2.5 5 10 Miles

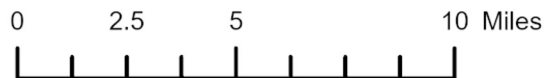
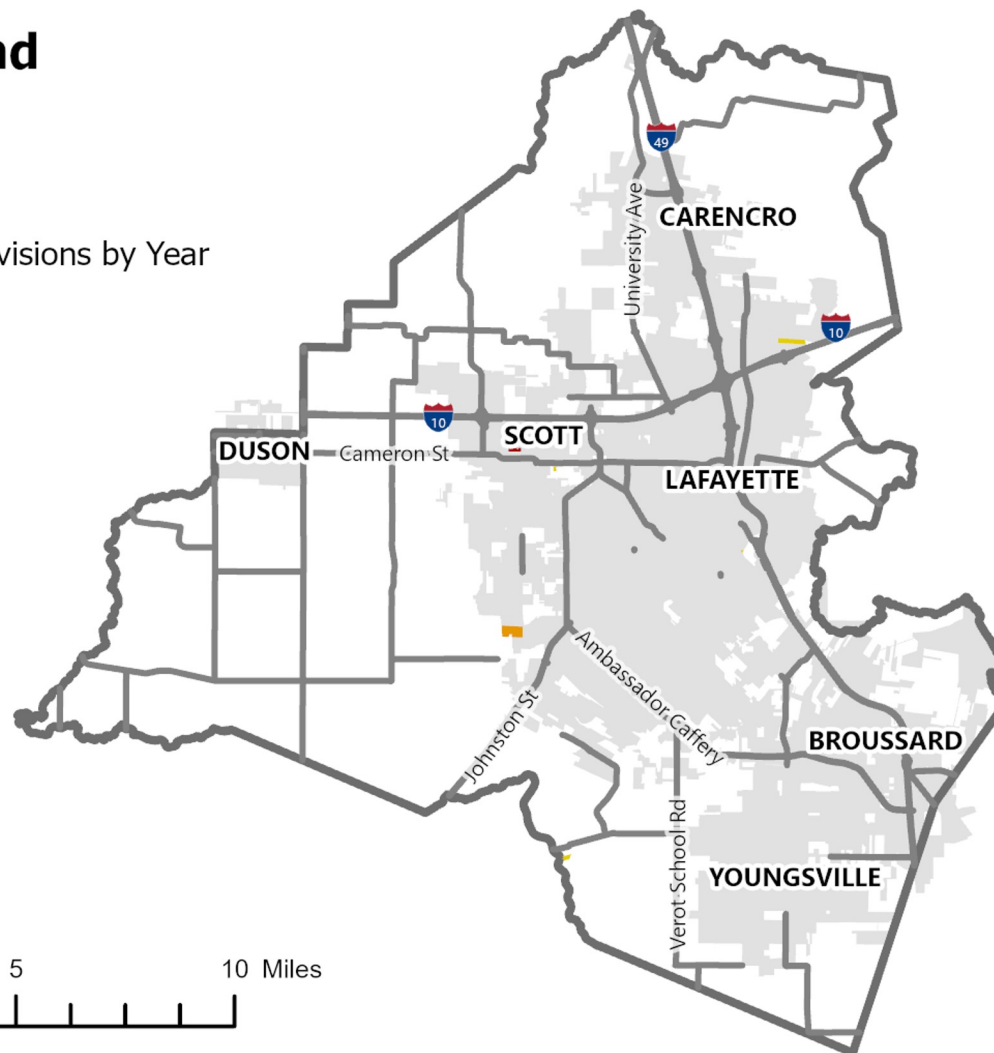
1904-1949

Legend

-  Lafayette Parish
-  State Routes
-  City Boundary




Unincorporated Subdivisions by Year

-  0 - 1929
-  1930 - 1939
-  1940 - 1949







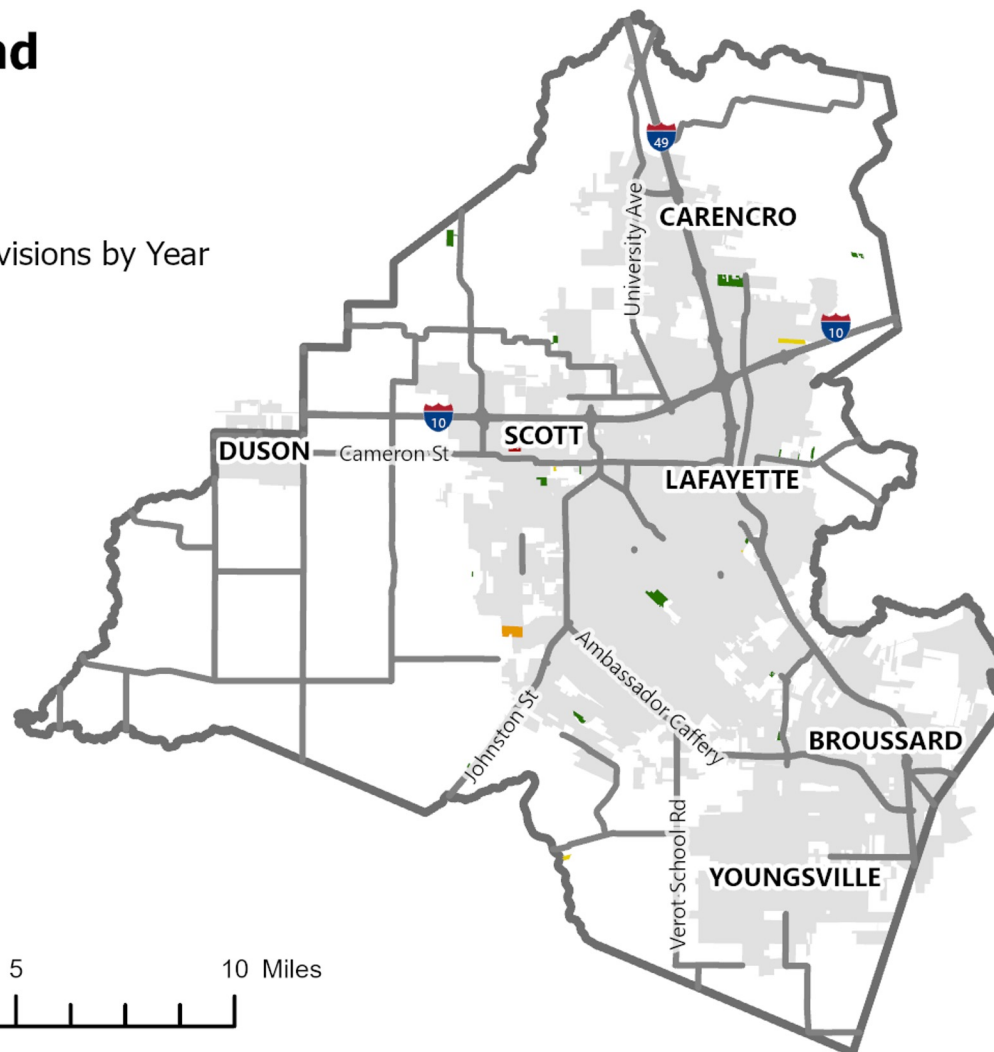
1904-1959

Legend

-  Lafayette Parish
-  State Routes
-  City Boundary




Unincorporated Subdivisions by Year

-  0 - 1929
-  1930 - 1939
-  1940 - 1949
-  1950 - 1959








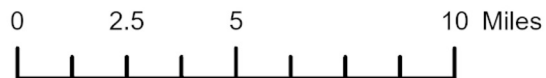
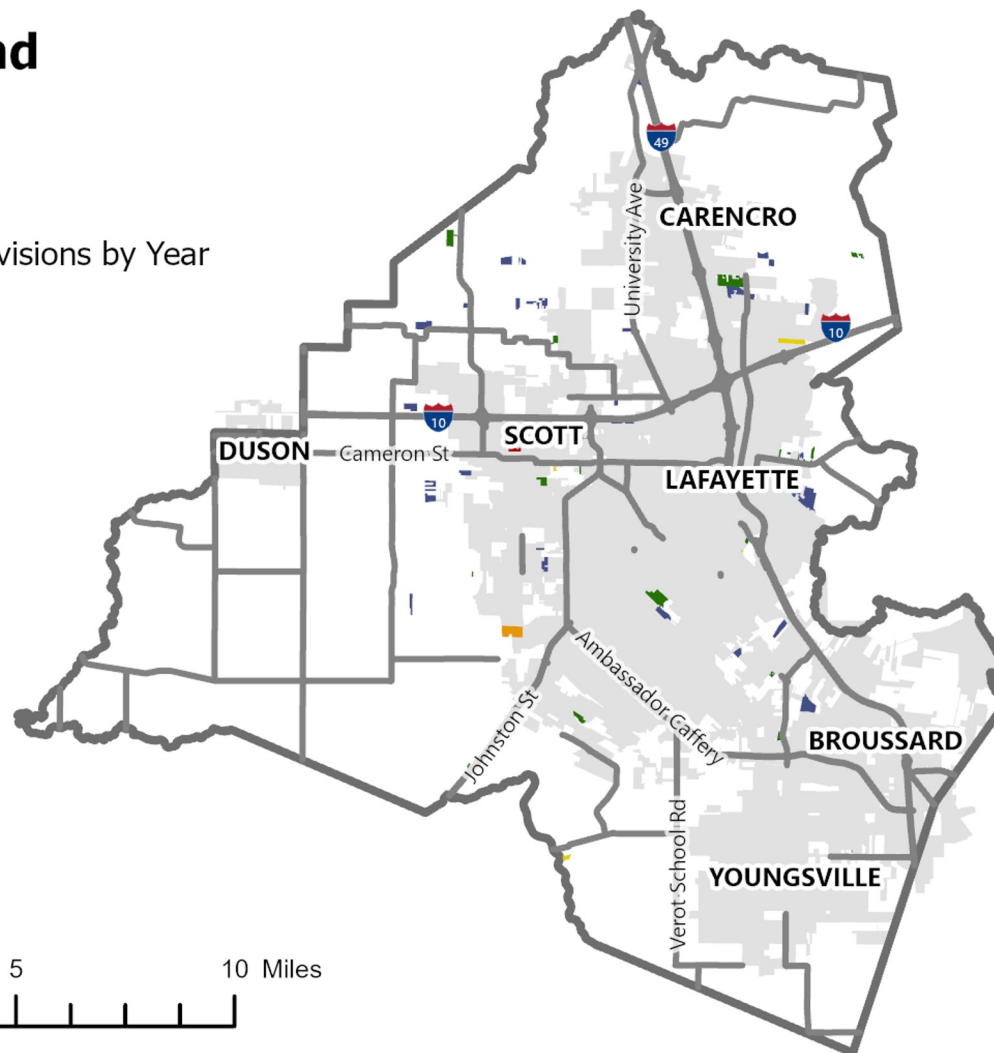
1904-1969

Legend

-  Lafayette Parish
-  State Routes
-  City Boundary

Unincorporated Subdivisions by Year

-  0 - 1929
-  1930 - 1939
-  1940 - 1949
-  1950 - 1959
-  1960 - 1969









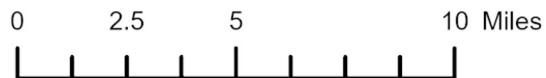
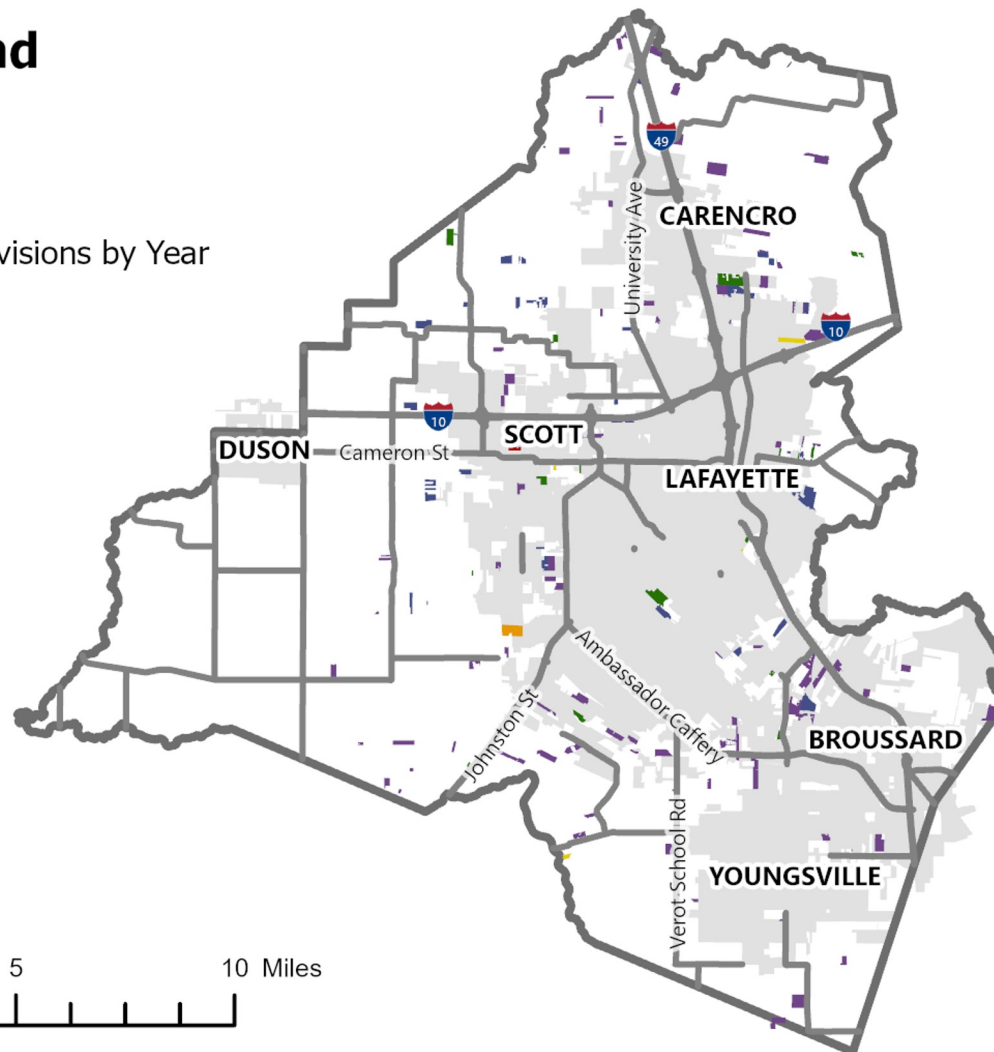
1904-1979

Legend

-  Lafayette Parish
-  State Routes
-  City Boundary




Unincorporated Subdivisions by Year

-  0 - 1929
-  1930 - 1939
-  1940 - 1949
-  1950 - 1959
-  1960 - 1969
-  1970 - 1979










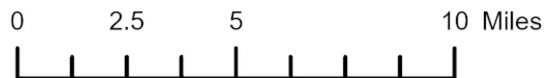
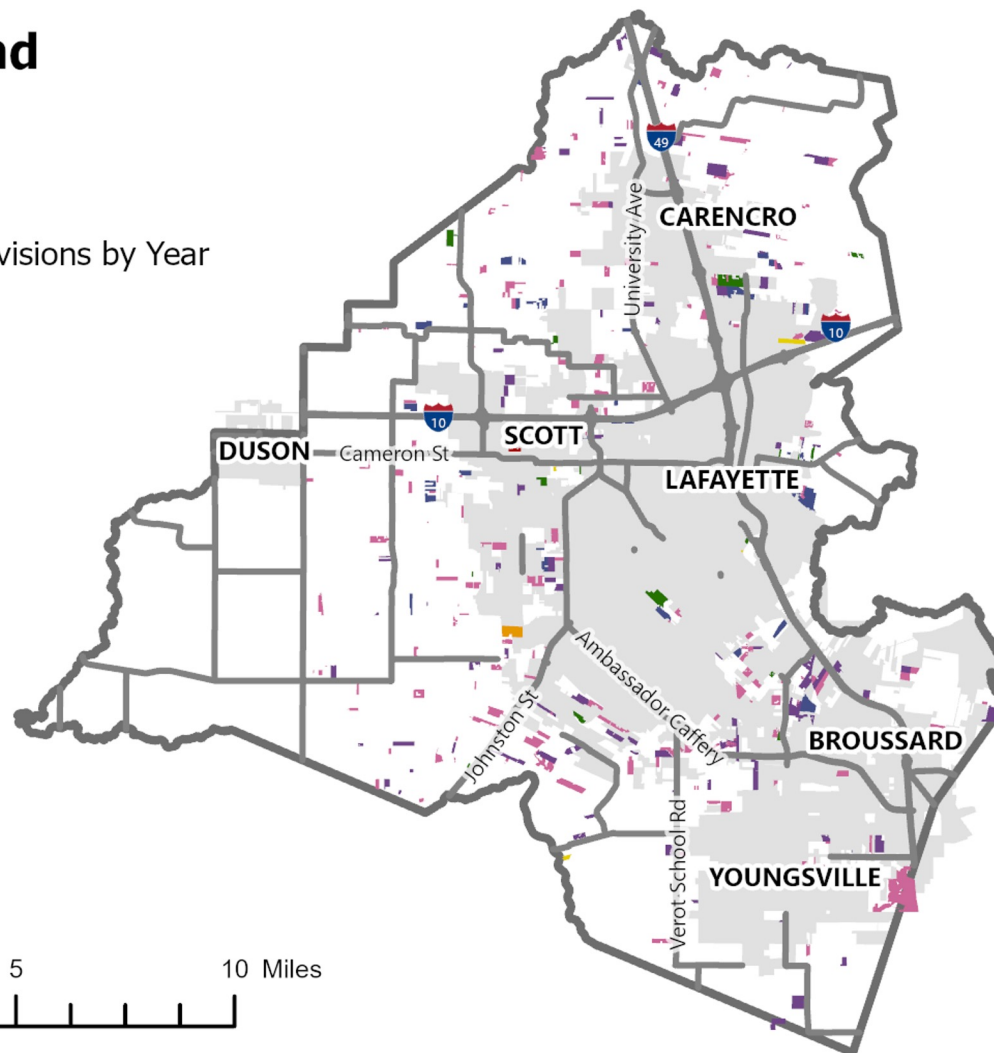
1904-1989

Legend

-  Lafayette Parish
-  State Routes
-  City Boundary




Unincorporated Subdivisions by Year

-  0 - 1929
-  1930 - 1939
-  1940 - 1949
-  1950 - 1959
-  1960 - 1969
-  1970 - 1979
-  1980 - 1989











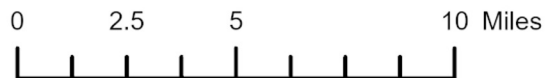
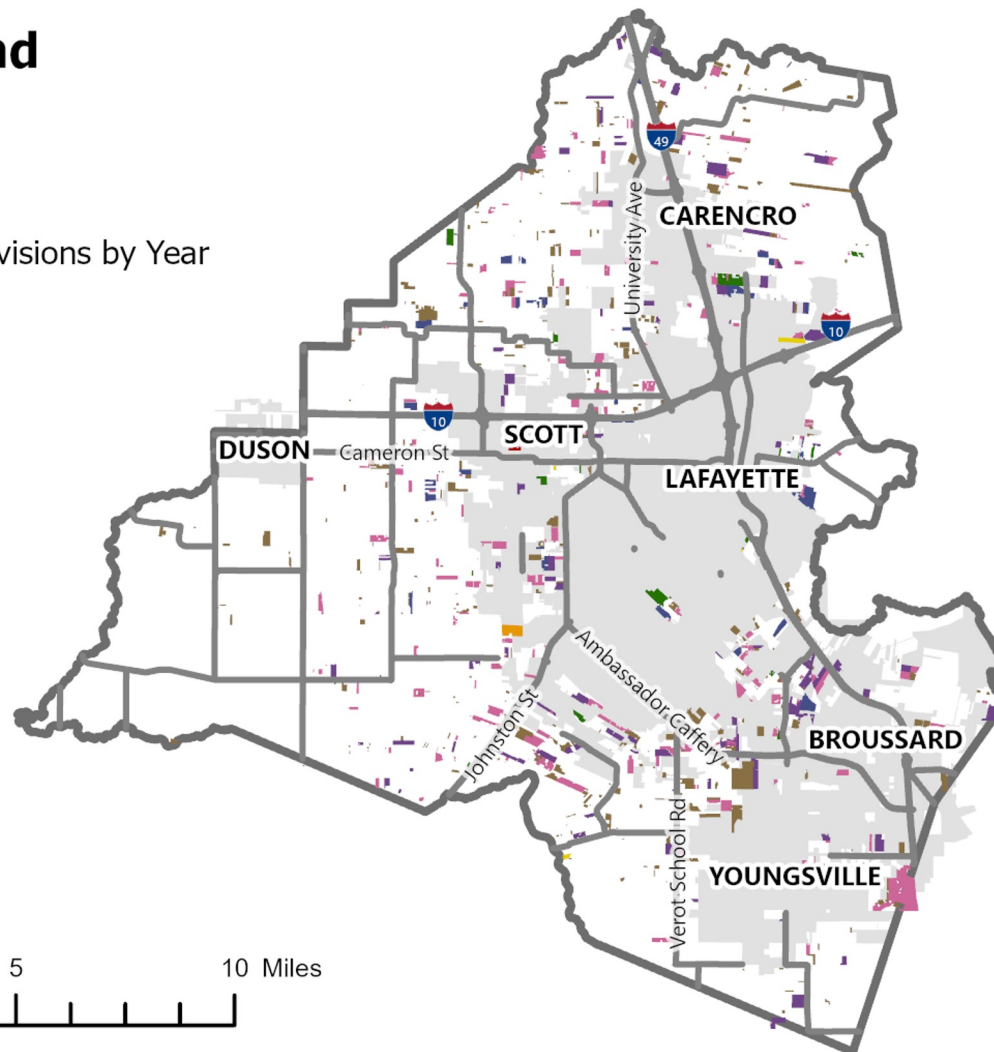
1904-1999

Legend

-  Lafayette Parish
-  State Routes
-  City Boundary


Unincorporated Subdivisions by Year

-  0 - 1929
-  1930 - 1939
-  1940 - 1949
-  1950 - 1959
-  1960 - 1969
-  1970 - 1979
-  1980 - 1989
-  1990 - 1999












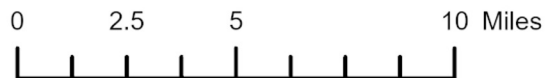
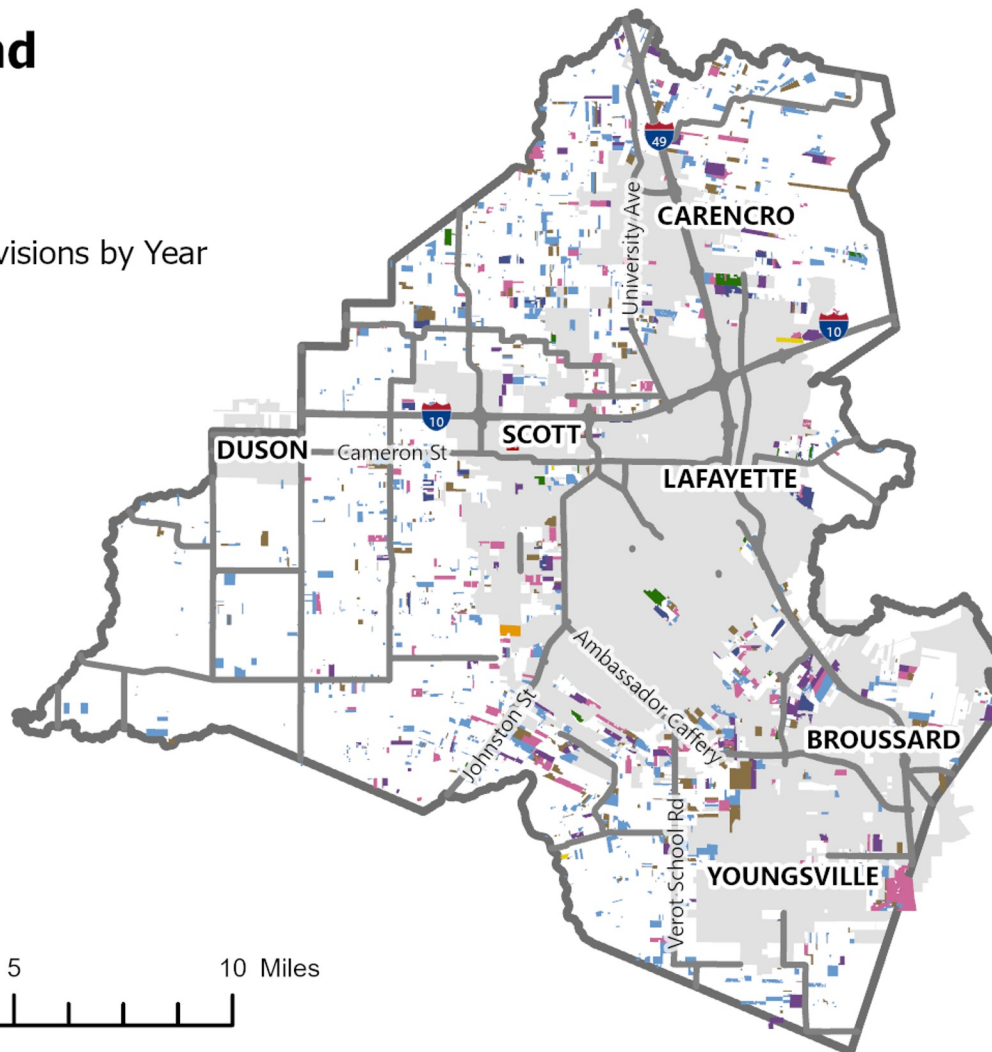
1904-2009

Legend

-  Lafayette Parish
-  State Routes
-  City Boundary

Unincorporated Subdivisions by Year

-  0 - 1929
-  1930 - 1939
-  1940 - 1949
-  1950 - 1959
-  1960 - 1969
-  1970 - 1979
-  1980 - 1989
-  1990 - 1999
-  2000 - 2009













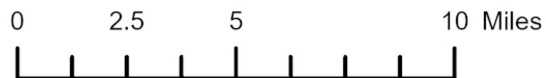
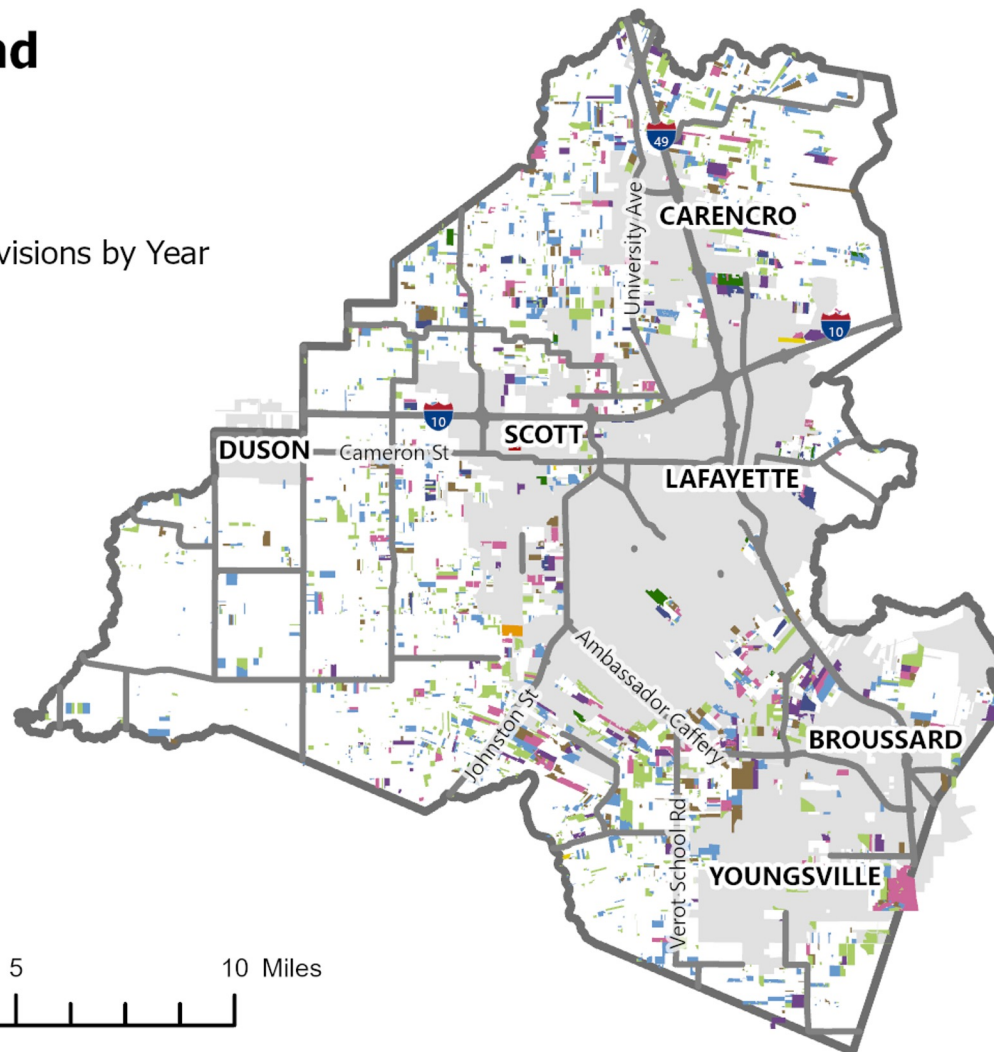
1904-2019

Legend

-  Lafayette Parish
-  State Routes
-  City Boundary

Unincorporated Subdivisions by Year












-  0 - 1929
-  1930 - 1939
-  1940 - 1949
-  1950 - 1959
-  1960 - 1969
-  1970 - 1979
-  1980 - 1989
-  1990 - 1999
-  2000 - 2009
-  2010 - 2019

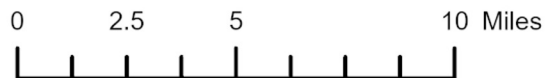
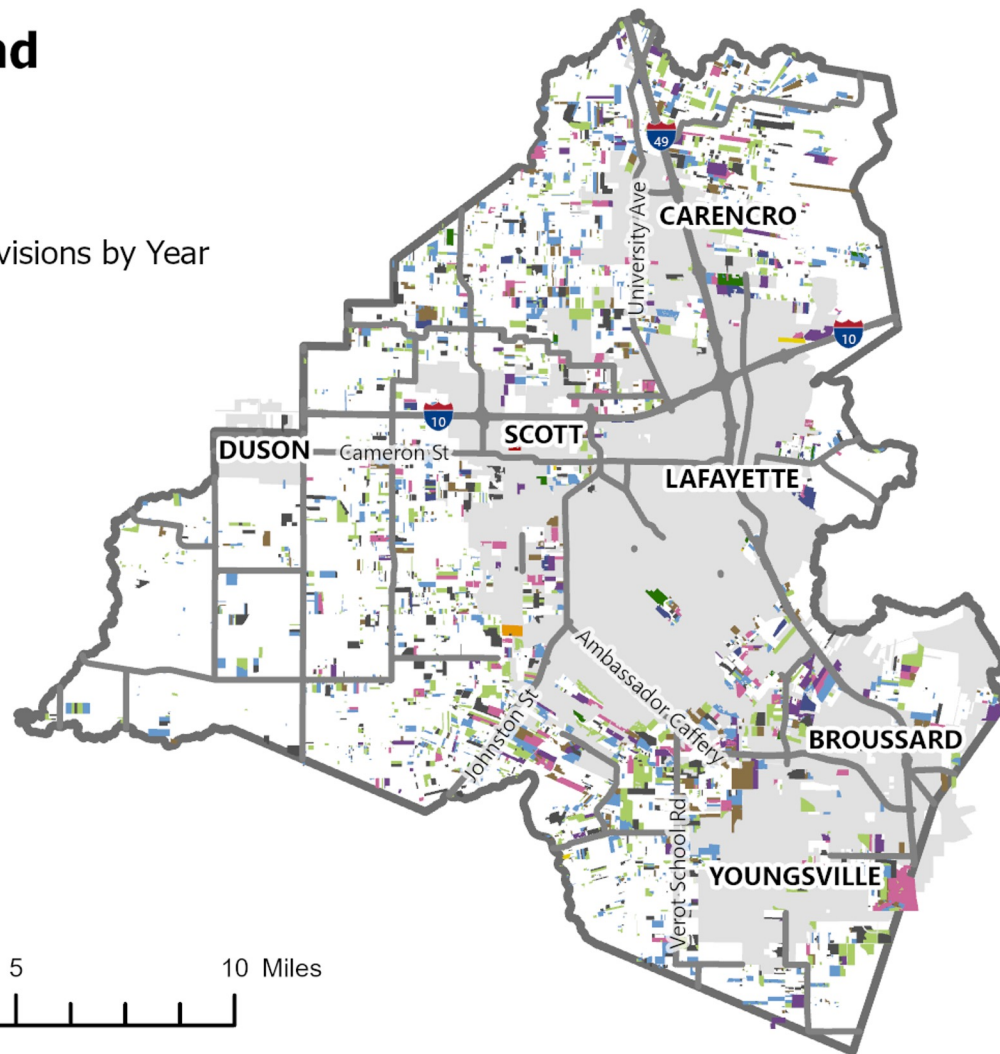


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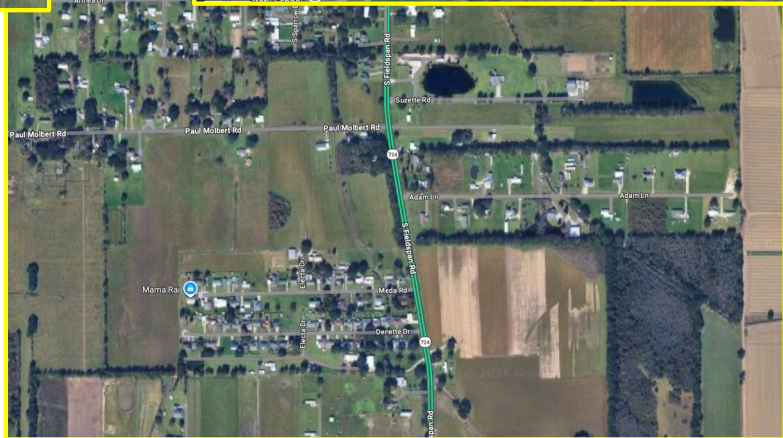
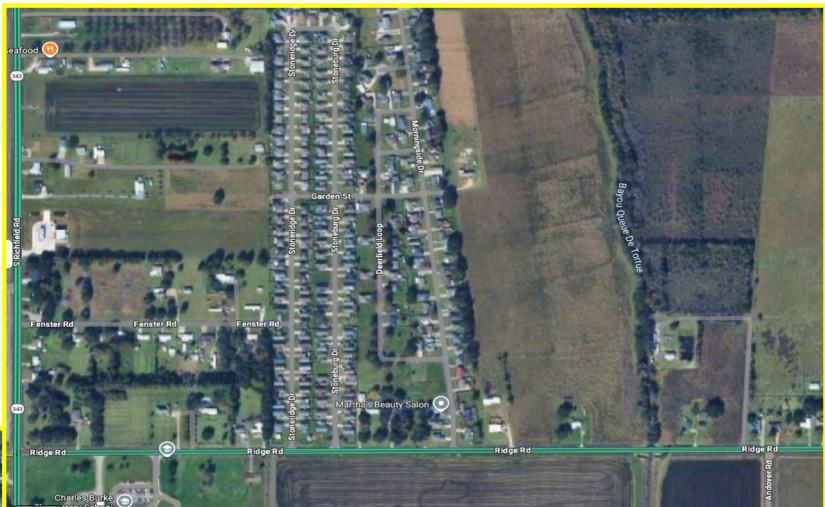
-  Lafayette Parish
-  State Routes
-  City Boundary

Unincorporated Subdivisions by Year

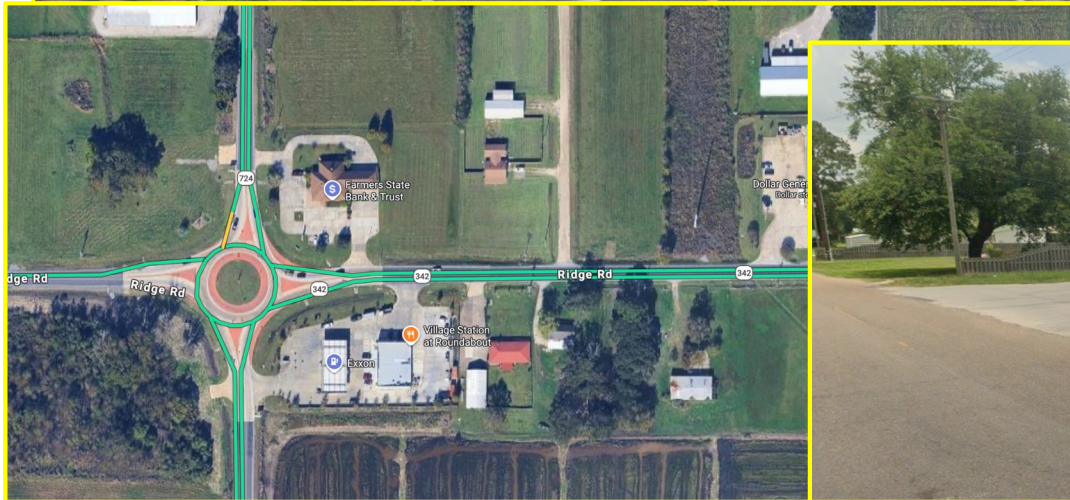
-  0 - 1929
-  1930 - 1939
-  1940 - 1949
-  1950 - 1959
-  1960 - 1969
-  1970 - 1979
-  1980 - 1989
-  1990 - 1999
-  2000 - 2009
-  2010 - 2019
-  2020 - 2025



Subdivision Examples



Commercial Development Examples



Drivers of Growth in the Parish

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

Impacts of Growth

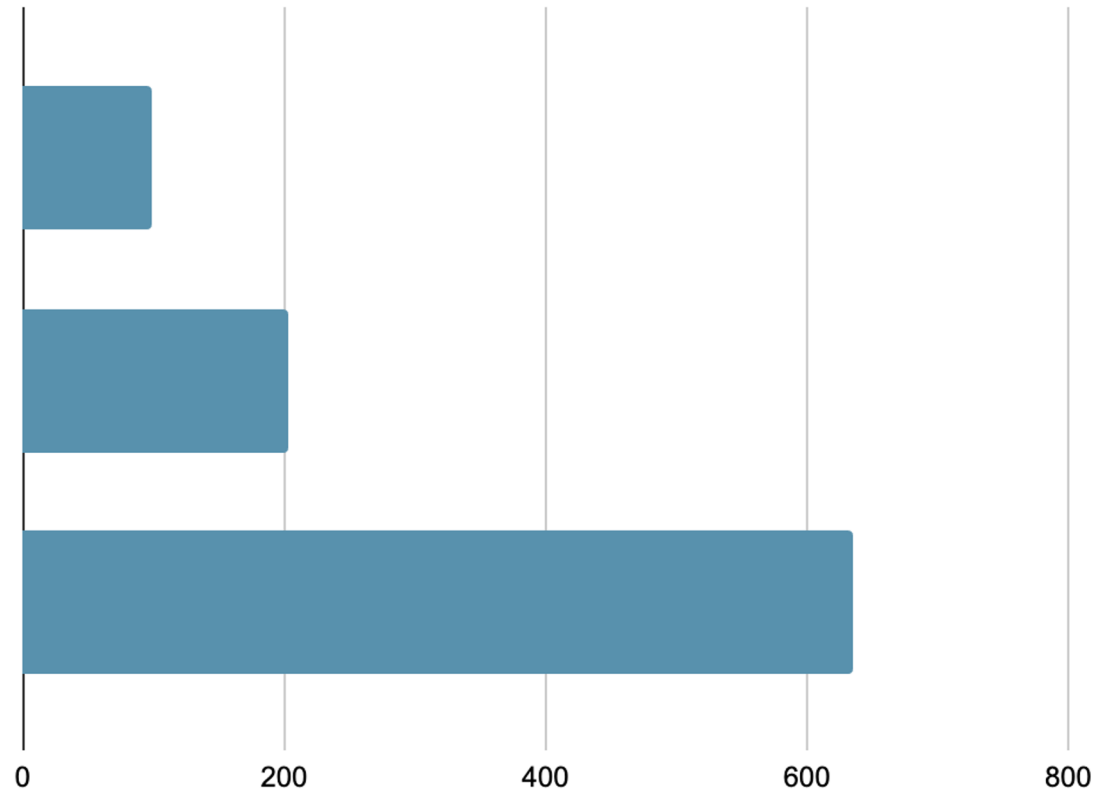
Public Survey Feedback

In your
perspective,
is the
parish...

Ready to add more growth

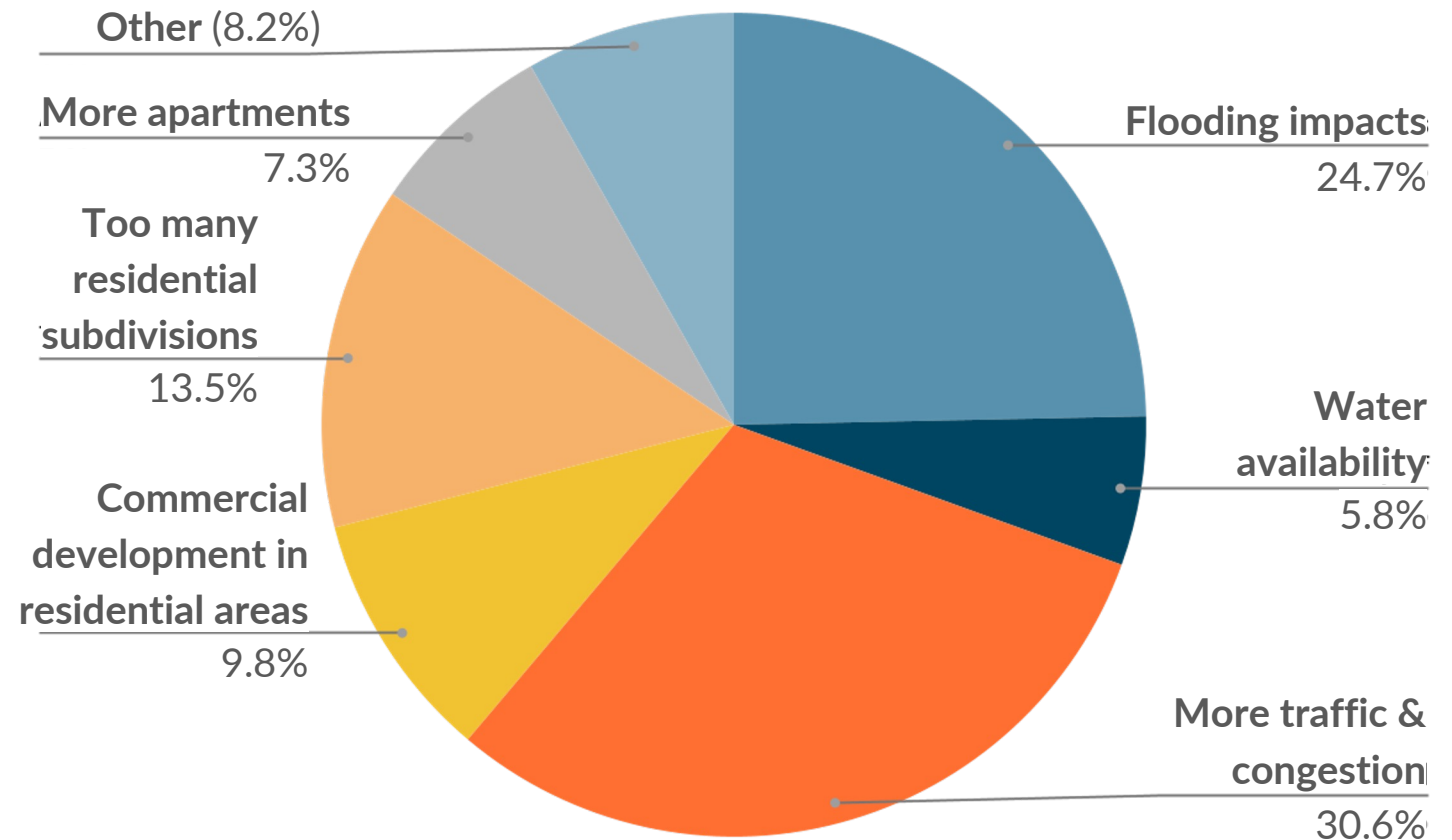
Keeping up with the
amount and size of new
development

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

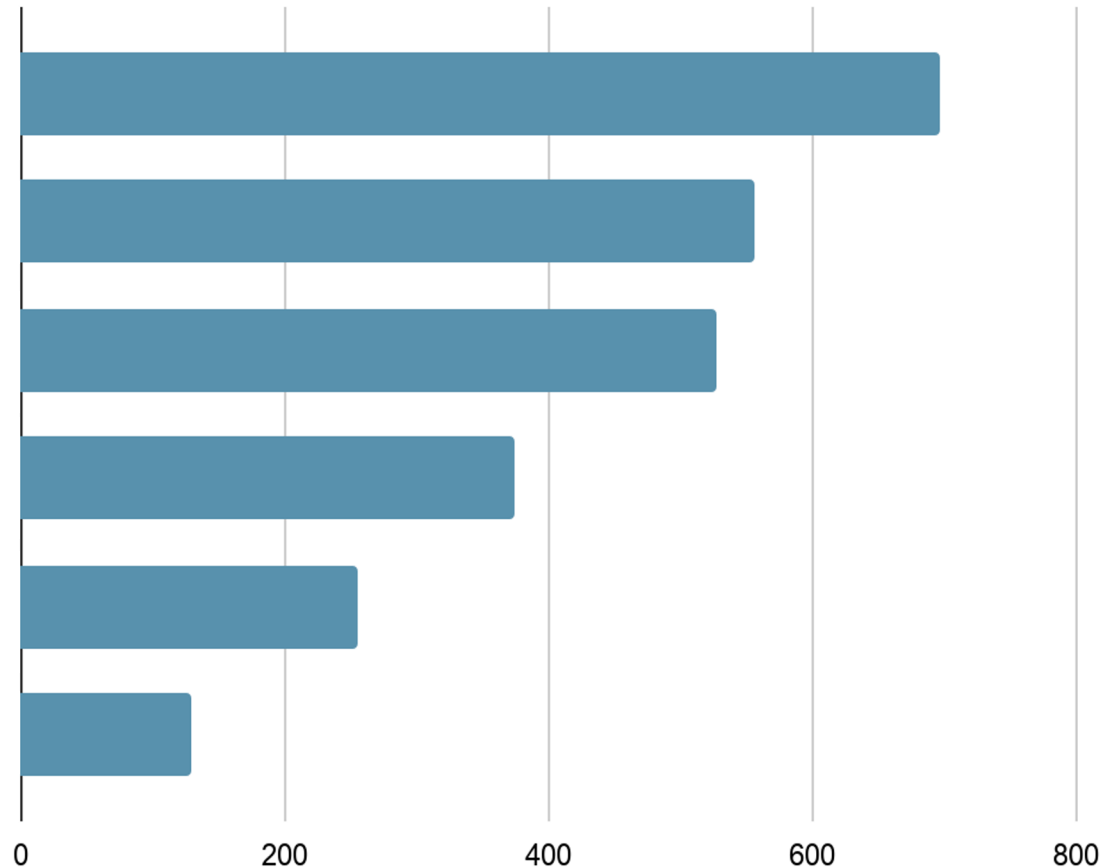
Managing flood risk

Ensuring new uses don't negatively impact residents

Protecting communities from environmental impacts

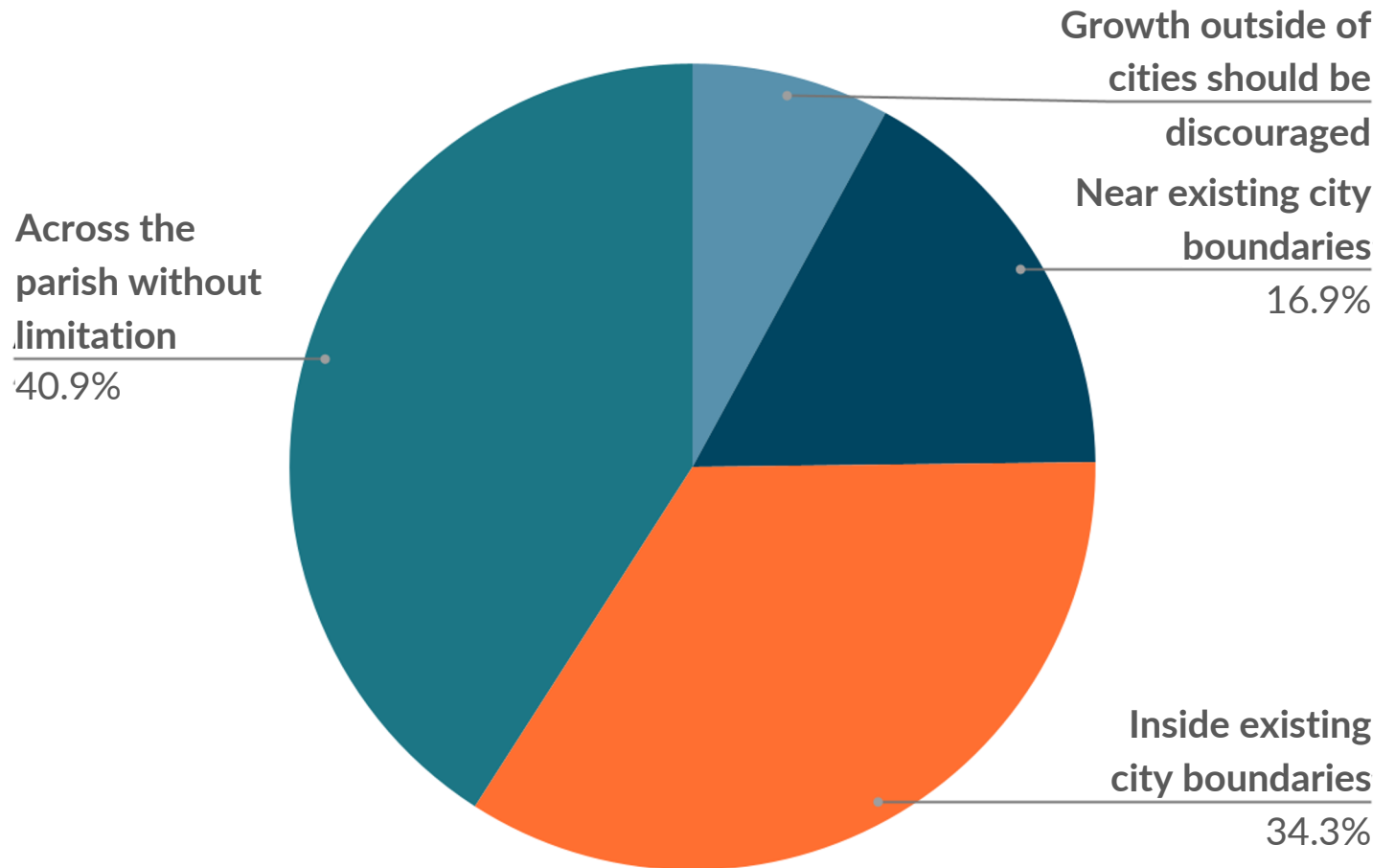
Being development-friendly to encourage growth

Other



Public Survey Feedback

Where should future growth be prioritized?



Impacts of Growth

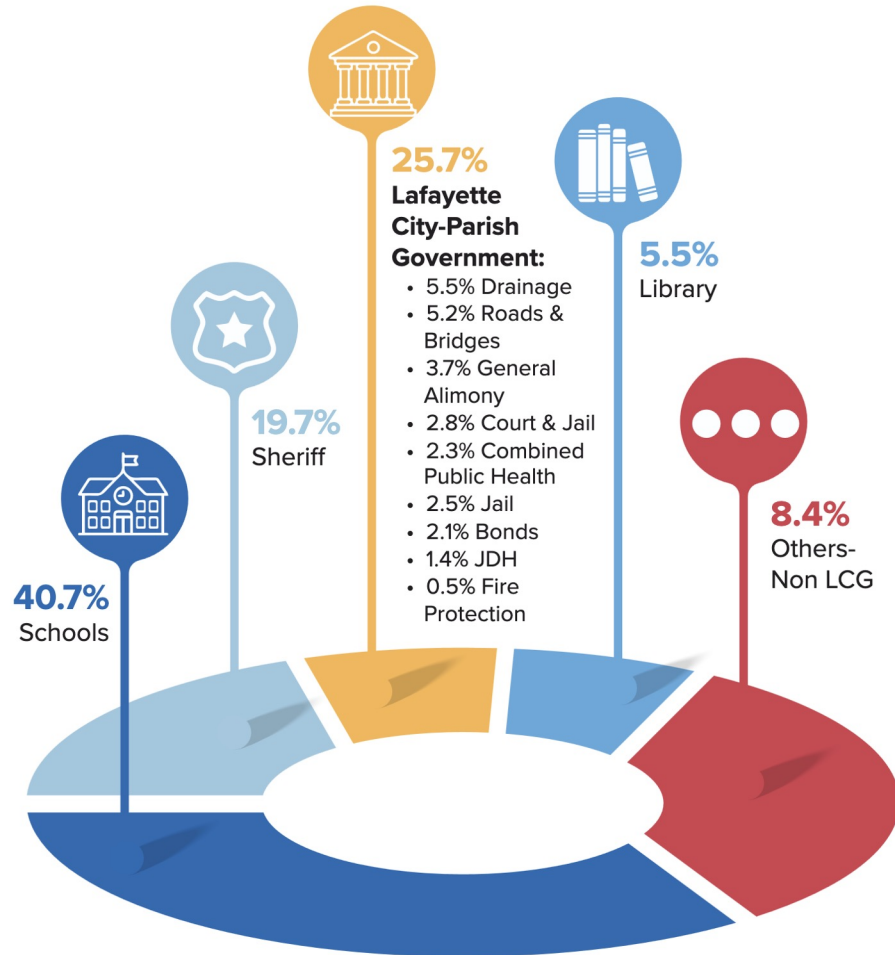
- **Infrastructure strain**
 - Parish roads
 - Parish drainage systems
 - Parish water infrastructure
- **Public safety and services**
 - Fire
 - Schools
 - Libraries
 - Parks
- **Quality of life changes**
 - Use conflicts (express as impacts)
 - Traffic (travel time delay)
 - Drainage issues (cumulative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

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

850 miles of earthen channels

1400 miles of roadway ditches



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

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