

TOWN OF IOWA

COMPREHENSIVE MASTER PLAN

ADOPTED
April 14, 2025



"MAKE IT COUNT"

COMPREHENSIVE MASTER PLAN - IOWA, LA

INTRODUCTION

The purpose of a local/regional public master plan is to provide a comprehensive, coordinated, continuous, cooperative and consensus developed vision (sometimes referred to as the "5-C Process"). The plan objective is to leverage strategies for implementation and maximum efficiency in the use of public dollars. Information and clarity on identified programs and projects in the Plan elements facilitate an understanding in both public and private operations and investments.

State law, in addition to local practice, generally identifies common elements that comprise the plan: Drainage, Transportation, Housing, Utilities, Economic Development, Parks and Recreation, Land Use, Public Buildings, Social Services, Education, and Public Safety. Other plan elements have emerged over the past thirty years to identify Environmental, Human Health, and Resiliency needs in response to contamination and weather disasters.

Critical to the purpose of a master plan is providing consistent implementation and continuity timelines to protect the integrity of money, time, and energy needed to deliver identified programs and projects.

LOUISIANA REVISED STATUTES: 33: 109 THRU 119 AND 140.61 AND 140.62

Where a planning commission does not exist, the legislative body (council/police jury) or board adopt and authorize amendments to the local plan. Master plans may comprise one page or three hundred plus pages. The following listed plan elements, programs and projects may comprise the entirety of the local plan or identify select short- and long-term needs and wants as currently adopted.

MOST RECENT ADOPTED MASTER PLAN ELEMENTS AS AMENDED:

Town of Iowa Council Resolution No. 2025-4 Dated April 14, 2025

The Town of Iowa does not currently have a planning commission; therefore, the Town Council is the final authority managing the municipal comprehensive master plan. The Council encourages and supports citizen involvement and participation in the community development process.

ECONOMIC DEVELOPMENT ELEMENT

The Economic Development element of the Iowa Comprehensive Master Plan is a priority need and implementation focus for the municipality:

1) CAL – DAVIS I-10 BUSINESS AND INDUSTRIAL PARK (OLD SPANISH TRAIL BUSINESS & INDUSTRIAL PARK)

The Iowa Comprehensive Plan has prioritized planning and development of the I-10 BUSINESS AND INDUSTRIAL PARK. The interstate corridor is a strategic and critical component of the economic viability of the Town of Iowa. Infrastructure needs include roadways and transportation access, sewer, fiber, potable water, drainage, and manufacturing fresh water. An economic analysis of current and projected market demands, opportunities and threats must be undertaken at the earliest affordable time schedule.

IMPLEMENTATION STATUS

TBD

TBD

2) THE IOWA PUBLIC RESOURCE MARKET AND EXHIBIT HALL (LOST “Y” CENTER).

The Iowa Comprehensive Plan has identified planning and development of a public regional resource market and research exhibit hall as a primary objective for the Town of Iowa. The economic focus of a regional resource market and exhibit hall is validated by the strategic proximity of U.S. Highway 165 and Interstate 10 in Southwest Louisiana. A public service center for business and industry that benefits both local and regional stakeholders is the objective, purpose, and drawn to Iowa “Lost Y Center”.

IMPLEMENTATION STATUS

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3) THE IOWA INDUSTRIAL PARK PLAN

The Town of Iowa is located within a desirable primary area for industrial based manufacturing and distribution. Numerous enterprises have researched and identified a radius area centered around Interstate 10, U.S. Highway 165, U.S. Highway 90 and railroad intersections (Union Pacific and Kansas City Southern) to establish operations and make investment. The secondary challenge in planning and establishing an industrial park is available vacant land. A plan is needed to consider options and alternatives to site an industrial park and identify essential infrastructure required.

IMPLEMENTATION STATUS

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TRANSPORTATION ELEMENT**1) NEW REDESIGNED INTERSTATE INTERCHANGE**

The Iowa Street Network includes accessibility to Interstate 10. The design of the interstate interchange infrastructure is outdated and inadequate for current business and industry traffic demands. The problem can only get worse with increased economic growth. The Iowa Comprehensive Plan identifies a new redesigned interstate interchange as a high priority effort for implementation.

IMPLEMENTATION STATUS

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2) LOWE-GROUT ROAD/NORTH/SOUTH THOMPSON AVENUE ARTERIAL CORRIDOR PLAN

The Iowa Street Network includes Thompson Avenue. The Iowa Comprehensive Plan proposed to develop a Comprehensive Arterial Corridor Plan for North/South Thompson Avenue. This primary town thoroughfare bisects the community and is a vital roadway link with limited traffic capacity. The proposed arterial corridor plan will encompass all current infrastructure needs and wants with a phased improvement program. The Thompson Avenue Corridor Plan shall be adaptable to community development priorities.

IMPLEMENTATION STATUS

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3) RAIL SPUR FOR IOWA INDUSTRIAL PARK

The Iowa Transportation Network includes planning and development of a rail spur to service the proposed Iowa Industrial Park. The railroad was a spark in the establishment of the Town of Iowa. Rail access remains an important link in the economic growth of the community. Planning and development for the Iowa Industrial Park requires direct rail access. This project in the Iowa Comprehensive Plan is centered on construction of a rail spur to the proposed industrial park.

IMPLEMENTATION STATUS

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4) REGIONAL TRANSIT HUB STOP

Public transit operators in the surrounding parishes of the Town of Iowa have available transit services within their respective jurisdictions. There is a growing need regionally for transit coordination, cooperation and integration that would allow students, job seekers, elderly, and handicapped access to transit services across political boundaries. The Town of Iowa is centrally located to conveniently establish a transit hub stop that would allow riders to transfer from one system to another.

IMPLEMENTATION STATUS

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5) RAIL DEPOT AND SIDETRACK RESTORATION

The establishment and development of the Town of Iowa was centered on the railroad. The history and future of the community can reflect and support the important transportation link rebuilding a sidetrack that includes a depot replica, provide private leisure rail parking, RV parking, dining facilities, recreational trailhead and outdoor public event location for tourism and community activities.

IMPLEMENTATION STATUS

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UTILITIES ELEMENT**1) MUNICIPAL SEWER SERVICE SYSTEM RESILIENCY PLAN**

The Iowa Sewer System is currently adequate in meeting the needs of the community. Projected growth and development will require an expanded and resilient sewer system to sustain both residential, commercial, and industrial demands. Sewer capacity and infrastructure are expensive. Sewer improvements are not accomplished quickly. A municipal sewer service

system resiliency plan is needed to identify projected demand and determine the best mechanisms to meet that demand.

IMPLEMENTATION STATUS

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2) INTERNET SERVICE ENHANCEMENT AND RESILIENCY THROUGH PUBLIC FIBER NETWORKS

The Town of Iowa seeks to provide municipal residents and businesses with the best available internet services involving speed, capacity, and affordability as a public utility. Louisiana law prohibits local government from building, owning or operating internet services as a public entity; however, reliance is comprehensively limited to private providers. However, the Town of Iowa is desirous of continually seeking to provide municipal residents and businesses with options. The Iowa Internet Public Service Enhancement and Resiliency Project is a fundamental utility objective in the master plan.

IMPLEMENTATION STATUS

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DRAINAGE ELEMENT

1) THE DRAINAGE DETENTION FRESHWATER RESERVOIR PROJECT

All communities in South Louisiana must be aware and prepared to accommodate too much water (rain events) and not enough water (drought). The Iowa drainage detention and freshwater reservoir project is planned to meet two critical needs in the municipality: a) management of flood water when those events occur and b) availability of fresh water when in short supply and particularly needed by business and industry. The detention and reservoir project are important to the safety and economic viability of the Town of Iowa.

IMPLEMENTATION STATUS

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2) DRAINAGE SYSTEM MAINTENANCE PROGRAM

The resiliency of the municipal drainage system is effective only to extent of the maintenance. Siltation, blockage, vegetation, inadequate culverts, and impervious surface expansion all impact the natural and manmade efficiency of the drainage system. Maintenance of the drainage system is not an option but a critical necessity. The Town of Iowa shall develop and implement a systemic drainage maintenance program that evaluates current and projected optimization of drainage capacities throughout the community on an annual basis. The Drainage System Maintenance Program shall identify funding mechanisms to sustain maximum effectiveness of the system.

IMPLEMENTATION STATUS

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CIVIC ELEMENT**1) SIGNIFICANT HISTORIC SITES INVENTORY AND PLAN**

The Town of Iowa has inherited numerous sites and structures of historic value to the community. National and state registers of historical places exist, but it is fundamental to the current and future generations of Iowa citizens to be cognizant of important local events, individuals, structures, and sites that have impacted the history and development of the Town of Iowa. The Town of Iowa "Significant Historic Sites Inventory and Plan" is proposed to first recognize, and inventory local events, individuals, structures, and sites deemed important enough to be placed on a local register and second to formulate strategies and programs that document and preserve the historically significant inventory.

IMPLEMENTATION STATUS

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2) IOWA ANNUAL SIGNATURE ACTIVITIES PROGRAM

There are numerous public and private events that take place annually in the Town of Iowa including but not limited to sports, tourism, festivals, celebrations, and seasonal activities. The Town of Iowa proposes to vet and support a minimum number of twelve (12) Annual Signature Community Activities that distinguish the municipality and attract regional and statewide interest and attendance.

IMPLEMENTATION STATUS

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3) TOWN OF IOWA CIVIC INFRASTRUCTURE PLAN

Municipal governance requires a wide range (usually) of public infrastructure. Parks, fire stations, police stations, water plants, sewer plants, electrical servers, drainage pumping stations, communication centers, city halls, court buildings, and community centers are examples. Where communities enhance their public infrastructure and when are vital components of their growth and development opportunities. A Town of Iowa Civic Infrastructure Plan is proposed to identify future needs and determine how best to accomplish public investment in services and delivery.

IMPLEMENTATION STATUS

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