

# JEFF DAVIS PARISH

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## COMPREHENSIVE MASTER PLAN

ADOPTED JANUARY 15, 2025



# “MAKE IT COUNT” / “FAITE QUE CA COMPTE”

COMPREHENSIVE MASTER PLAN - JEFFERSON DAVIS PARISH, 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 help facilitate 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 adopts and authorizes 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:**

Jefferson Davis Parish Police Jury Resolution No. \_\_\_\_\_ Dated: January 15, 2025

*Jefferson Davis Parish does not currently have a planning commission but does have a Zoning Commission, the Police Jury is the final authority managing the Parish Comprehensive Master Plan. The Police Jury encourages and supports citizen involvement and participation in the community development process.*

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## **ECONOMIC DEVELOPMENT ELEMENT**

### **1) LACASSINE INDUSTRIAL PARK PLAN, CERTIFICATION, AND DEVELOPMENT**

Lacassine Industrial Park has emerged and evolved through initiatives of the State (Department of Agriculture), Parish (Police Jury), and local businesses and industries. Located along the I-10 Corridor, just north of US 90, between the Interstate Interchanges of US 165 and LA 101. Passing through the industrial area is the Union Pacific Railroad. The expanded Industrial Park will serve as a regional site designed to promote industrial development in the Parish, creating jobs and economic opportunities. The Parish proposes to coordinate with public and private stakeholders along the I-10 Corridor to prepare a Comprehensive Plan. This plan will aim to attract potential industries by providing essential infrastructure such as public sewer, water, fiber, rail, electric, drainage, and fresh water, ensuring accessibility for major employers. The critical challenge in the Parish Plan is how to leverage limited public resources for the necessary infrastructure in the industrial park. The Lacassine Industrial Park Plan is a priority for Jefferson Davis Parish.

#### **MAIN NEEDS/ACTION STEPS:**

1. Develop Comprehensive Plan for Industrial Area in Lacassine.
2. Look at Public Private Partnerships for growth opportunities.

#### **IMPLEMENTATION STATUS**

- a. TBD

- b. TBD

## ENVIRONMENTAL ELEMENT

### 1) MERMENTAU RIVER/LAKE ARTHUR WATER QUALITY RESTORATION

The Mermentau River and Lake Arthur have experienced reductions in water quality and dissolved oxygen due to a range of negative impacts over the past fifty years, including runoff from agricultural lands, urban stormwater runoff, natural erosion, and industrial discharges. The decline in viability of the river and lake affects economic development, recreation, health, tourism, and agriculture. The Parish has recognized this as a priority to reverse these negative impacts to the river and lake.

**MAIN NEEDS/ACTION STEPS:**

1. Implement methods to reduce influx of soil particles, organic matter, and sediment.
2. Reduce erosion that compounds the issue.

- a. TBD

- b. TBD

## UTILITIES ELEMENT

### 1) LACASSINE POTABLE WATER AND SANITARY SEWER SYSTEM

Residential, commercial, and industrial development in Lacassine has created a need for potable water line upgrades, as well as the addition of a municipal sewer system. Currently, there are plans to build new water treatment facilities both north and south of I-10 in the Lacassine area. However, despite the addition of these plants, a sufficient network of water lines to support large-scale growth, especially for commercial development requiring fire suppression, is still lacking. Additionally, the need for a municipal sewer system remains unaddressed. The Town of Iowa is willing to process sewer from the Lacassine area as an interim solution until sufficient volumes are reached to justify the construction of an independent treatment facility.

**MAIN NEEDS/ACTION STEPS:**

1. Potable water network upgrades tying in new water treatment facilities.
2. Sewer collection network and lift station to send sewer to Iowa treatment facility.
3. Sewer treatment facility (once threshold volumes are met).

**IMPLEMENTATION STATUS**

- a. TBD

- b. TBD

### 2) RURAL FIBER EXPANSION/RESILIENCY PLAN

High-speed, affordable internet service in Jeff Davis Parish is inconsistent, with many areas experiencing service gaps. The Parish intends on working with local fiber providers to close these gaps by strategically placing wireless services. The primary objective of this Plan Element is to secure the fastest, highest-capacity, and most affordable fiber internet for current and future residents, businesses, and industries. The infrastructure investment for fiber is substantial, requiring many resources to build a network capable of meeting the demands of emergency services, education, healthcare, business, and industry now and in the future.

**MAIN NEEDS/ACTION STEPS:**

1. Identify areas with service gaps.
2. Pursue grants to expand rural high-speed internet, especially in areas that currently have no or poor internet service.

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

**3) ROANOKE POTABLE WATER AND SANITARY SEWER SYSTEM**

Similar to the Lacassine area, the unincorporated community of Roanoke lacks a sufficient network of potable water lines to support large-scale growth. Additionally, there is no sewer collection system. The adjacent Town of Welsh is willing to process sewer from this area if lift stations and transfer facilities are built.

**MAIN NEEDS/ACTION STEPS:**

- 1. Potable Water network upgrades.
- 2. Sewer collection network and lift station to send sewer to Welsh treatment facility.
- 3. Sewer treatment facility (once threshold volumes are met).

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

**TRANSPORTATION ELEMENT**

**1) WIDENING U.S. HIGHWAY 90 IN URBAN AREAS**

Louisiana State Highway US 90 is an arterial roadway running east west, parallel and just south of Interstate 10. US 90 serves as a critical corridor for local communities in Jefferson Davis Parish as well as a major route for trucking, including wide permit loads. The lack of shoulders and turn lanes at major intersections compromises safety and efficiency. Implementing these safety measures could significantly enhance roadway safety and improve overall transportation. Adding shoulders would also offer opportunities for bicyclists and other non-motorized road users to utilize this corridor.

**MAIN NEEDS/ACTION STEPS:**

- 1. Add Shoulders to US 90 across the Parish.
- 2. Widen and add dedicated turn lanes at major cross streets and center turn lanes in urban areas.

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

**2) WIDENING HIGHWAYS AT INTERSTATE INTERCHANGES**

With many of the Parish's interstate interchanges undeveloped, there is enormous potential for economic growth. However, many of these highways that intersect the interstate are only two lanes, thus limiting economic growth. To stimulate economic growth and improve highway safety, it is proposed to add turn lanes at LA 26, LA 395, LA 99, and LA 101.

**MAIN NEEDS/ACTION STEPS:**

- 1. Widen LA 26 and add a center turn lane Section just north of I-10.
- 2. Widen LA 101 north and south of I-10, adding center turn lane sections.
- 3. Widen LA 99 and add a center turn lane section just north of I-10.
- 4. Widen LA 395 north and south of I-10, adding center turn lane sections.

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

**3) CONNECTION OF SERVICE ROADS**

Jefferson Davis Parish is a unique Parish in that it has service (frontage) roads both north and south of interstate in most of the Parish. There are, however, two (2) missing sections (gaps) on the north side of I-10 and three (3) on the south side. These missing sections have adverse impacts on connectivity and limit economic expansion where the missing sections are near urban areas.

**MAIN NEEDS/ACTION STEPS:**

1. Coordinate with DOTD on Action Plan
2. Acquire Right of Way and build roads in missing sections providing complete connectivity from the east to the west side of the Parish, both north and south of I-10

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

**4) EAST/WEST CORRIDOR NORTH OF I-10**

North of I-10, there is almost no single corridor connecting the east side of the Parish to the west side, except for US 190 (16 miles to the north). With crashes occurring regularly on I-10, it would be beneficial to have a detour route for local motorists north of I-10 to move between the east and west sides of the Parish. The proposed corridor would be from US 165 to LA 102, utilizing segments of LA 101, Cormier Village Road, Blanchard Road, Carter Road, and Koll Road. This would require a 1-mile section of road to be constructed connecting Cormier Village Road and Blanchard Road.

**MAIN NEEDS/ACTION STEPS:**

1. Acquire Right of Way and build road in missing section from Cormier Village Road to Blanchard Road.
2. Widen the remaining 11.3 mile section of road and pave.

**IMPLEMENTATION STATUS**

- a. TBD
- a. TBD

**5) CONNECTION ROAD FROM SOUTH LAKE CHARLES TO JEFFERSON DAVIS PARISH**

In a joint benefit for both Calcasieu Parish and Jefferson Davis Parish, it is recommended to provide connectivity from south Lake Charles to Jefferson Davis Parish, specifically to I-10. South Lake Charles is a highly industrial area, but access is limited due to the need to pass through the urban areas of Lake Charles. By providing a new connector road extending south from US 165, the industry in this area would have direct access to the interstate. The added commerce in this area could potentially provide economic benefits to Jefferson Davis Parish, as the interstate access and surrounding areas are primarily located within Jefferson Davis Parish.

**MAIN NEEDS/ACTION STEPS:**

1. Planning
2. Coordinate with DOTD on Action Plan
3. Begin acquiring Right of Way.
4. Design and build road, extending US 165 south.

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

**6) JEFF DAVIS PARISH BRIDGES**

Bridges are an integral part of the Jeff Davis Parish road network. Rivers, bayous, coulees, canals, and other

waterways, as well as railroads, crisscross the Parish, requiring a significant number of bridges that need replacement or repair.

- A. Silverwood rail/road grade separation bridge over BNSF (Port development)
- B. Lacassine rail/road (La. Hwy. 101) grade separation bridge.
- C. Payton Road Bridge over East Lacassine Bayou. Replacement of one lane timber bridge.

**MAIN NEEDS/ACTION STEPS:**

- 1. Develop cost estimates and feasibility of proposed projects.

**IMPLEMENTATION STATUS**

- b. TBD
- c. TBD

**DRAINAGE ELEMENT**

Weather events over the past twenty years have heightened awareness and exposure of areas in the Parish susceptible to periodic flooding not previously recognized or identified. The challenge is focused around flood plain planning, resiliency, and management in future public and private investments.

**1) COMPREHENSIVE ROAD DRAINAGE IMPROVEMENTS**

Numerous roads in Jefferson Davis Parish have poor drainage, leading to the degradation of road foundations. This results in shorter road lifespans and higher maintenance costs. With these increased costs, it becomes difficult to budget for capital road projects, and ultimately perpetuating this vicious cycle. It is recommended to comprehensively address roadside drainage by re-establishing roadside ditches, adding cross drains where needed, adjusting culverts that are not set at the correct height, or replacing them with the proper size

**MAIN NEEDS/ACTION STEPS:**

- 1. Perform Drainage Study to determine priority of road ditches.
- 2. Systematically correct roadside drainage.

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

**2) COMPREHENSIVE DRAINAGE IMPROVEMENTS**

Roadside drainage largely depends on nearby drainage of laterals, canals, and bayous. Poor drainage in these waterways results in inadequate drainage of the contributing roadside ditches. Due to the limited budgets of the Drainage Boards, many drainage features are poorly maintained, further perpetuating drainage issues throughout the Parish. It is recommended to comprehensively address the drainage of laterals, canals, and bayous by re-establishing these waterways through excavation, and the removal of vegetation and debris.

**MAIN NEEDS/ACTION STEPS:**

- 1. Perform Drainage Study to determine priority of drainage features.
- 2. Apply for grants.
- 3. Systematically correct roadside drainage.

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

**3) HARPER RANCH DRAINAGE OUTFALL**

Harper Ranch Phase 1 Drainage Outfall is planned and proposed to develop a new drainage path for Harper Ranch Development which experiences repeated flooding due to an inefficient outfall.

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

**4) AVA LANE DRAINAGE OUTFALL**

Ava Lane residents are regularly threatened with pluvial flooding during rain events. Homes are constructed in a former rice field with foundations close to the ground. The Parish proposes an improvement to the drainage outfall system and elevate the most at risk homes in the subdivision.

**IMPLEMENTATION STATUS**

- a. TBD
- c. TBD

**GENERAL ELEMENT**

**1) JEFF DAVIS PARISH RECREATION PLAN**

**Houssiere Park Development.** Bayou Nezpique is an attractive, cypress-lined waterway bordering the eastern boundary of the Parish. The Parish proposes park construction of new community facilities including: a pavilion, detached office space with restroom/shower facility, kayak/canoe boat docks and RV and tent hook-up areas with sewer, water, and elect amenities.

**Roanoke Park Development.** Roanoke Park is located in the small unincorporated community of Roanoke. With no other public facilities in the community, improvements to the park—such as repairing the basketball goals, tennis courts, pavilion, and adding lighting and playground equipment—would enhance the quality of life for nearby residents.

**IMPLEMENTATION STATUS**

- a. TBD
- b. TBD

**NOTICE:** Reference the Jefferson Parish Police Jury website for additional specific or general information on any of the Element projects or programs identified in this Comprehensive Master Plan.

**JEFFERSON PARISH COMPREHENSIVE PLAN REFERENCES:**

- a. Southwest Louisiana Comprehensive Economic Development Strategies (CEDS)
- b. Southwest Louisiana Regional Comprehensive Plan (website PLANSWLA)