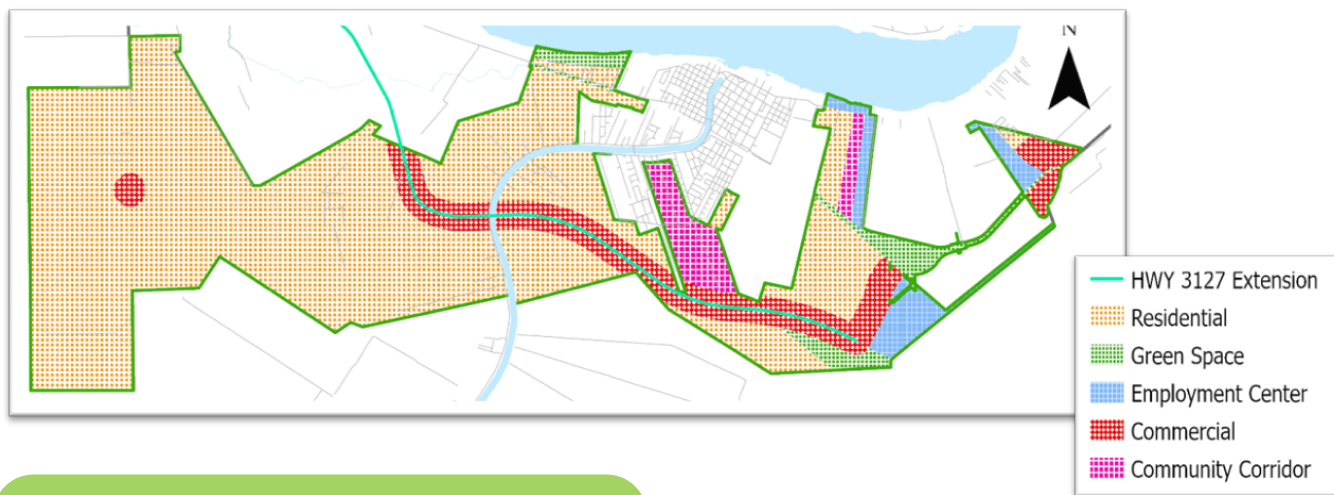


West Bank Overlay Frequently Asked Questions ? ? ?



What is an overlay?

An overlay is a regulatory tool that supplements existing zoning laws. The purpose of the overlay is to create opportunities for customized community needs and promote desired outcomes within the unincorporated areas of the West Bank. The adopted Growth Development Map below shows the area being studied for a potential overlay.



What can't an overlay address?

An overlay cannot stop development, only regulates and guides it. By guiding development, the Parish can prevent sprawl, unwanted uses near homes, and improve the quality of life through better planning.

What are the benefits of an overlay?

An overlay district guides how development happens in priority areas to protect community character, improve safety and infrastructure, and encourage higher-quality, more predictable growth.

For the unincorporated West Bank area, the intent is to guide and encourage growth towards existing infrastructure and incoming economic development projects such as the Highway 3127 Extension, the new River Parish Community College campus, and the hospital expansion.

Why should the overlay allow more housing and retail near major employers and schools?

Housing and retail near major employers and schools:

- Gives workers and students more options to live and shop close to where they work or study
- Supports smaller households, seniors, and young professionals
- Reduces pressure to convert rural land into scattered, low density, subdivisions

The overlay aims to support small- to medium-scale retail and personal services that residents have said they want closer to home. These uses include pharmacies, groceries, cafés, and other small local businesses. Retail will be focused near activity centers, not scattered through rural neighborhoods.

Will this change the zoning of my property?

No. Existing uses will be allowed to continue as they are. However, the overlay may allow property owners to develop their land in more ways than what would be permitted in the underlying zoning district. The Parish Planning Department staff, consultants, and focus group members will explore various scenarios.

The overlay mainly affects new development within the boundary of the mapped areas. If your property is outside of the mapped area, the overlay will not apply to your property.

How can I stay updated and informed throughout this process?

The overlay language will be developed throughout the spring and summer of 2026. A summary of the research findings will be posted on the Parish's website, and opportunities for public comment will be announced through the website, social media, and through our focus group members. Any potential changes to the land development code will go through both the Planning Commission and Council in the fall. Public notices will be posted prior to any public hearing.

For more information, visit the Parish's website

<https://www.ascensionparish.net>

You may also email comments and concerns to

westbankplan@apgov.us

