
Appendix A

Land Use Survey Methodology

Introduction

The University of New Orleans undertook a complete parcel based land use survey of the City of Kenner using the American Planning Association's (APA) Land Based Classification Standards (LBCS). The land use data was input into Kenner's GIS system to allow for storage, retrieval, analysis, and mapping of the land use data.

The methodology and format used to gather the data in Kenner included sending two UNO Graduate Assistants to each parcel to record the land use data using the LBCS classification system. Survey teams were armed with a parcel/address map and survey sheets to record LBCS codes, addresses, etc. The team used four of the five dimensions from the APA's LBCS:

1. Development Site Dimension
2. Structure Dimension
3. Activity Dimension
4. Function Dimension

1. Development Site Dimension

The development site dimension refers to a lot or group of lots, including all buildings, which make up a unified development. Once identified by the field survey team, the development site is outlined on the map and coded with a unique identification number written both on the map and on the survey sheet. Then, a site dimension code is identified and recorded in the proper location on the survey data sheet.

2. Structure Dimension

Structure dimension codes refer to the original intended construction use of each building or buildings on a development site. The field survey team identifies each building on a development site with a unique code, usually an integer starting at 1, and then determines the appropriate structure dimension and records both onto the survey data sheet.

3. Activity Dimension

Activity dimension codes refer to the general type of economic activity occurring in each building, or on the development site if the use requires no building. Each individual land use gets an activity code.

4. Function Dimension

Function dimension codes refer to the specific economic activity occurring in each building, or on the development site if the use requires no building. The activity dimension is more specific than the function dimension in that it identifies the specific economic activity for each use.

Survey/GIS/Data Entry

An evaluation of the existing Kenner GIS indicated that, with small exceptions, there are sufficient GIS data layers in electronic format to undertake an LBCS survey. The only exceptions are incomplete parcel and address layers. However, the aforementioned are sufficiently developed to begin LBCS land surveying. UNO was responsible for printing all survey maps and field data sheets required by the survey teams.

Kenner uses ESRI's ArcView product line as their base GIS, which is compatible with the LBCS data being collected. In ArcView, all maps required for the LBCS survey can be printed. Where there were missing lots in the parcel layer, survey teams used the building footprints in that area to best delineate development sites on the field maps. Temporary polygons will be created during data entry to house the data until the missing lots can be added. Once official lots have been added to Kenner's GIS, UNO may have to re-visit these areas to ensure the integrity of the temporary development sites. This should not significantly affect the LBCS coding in these areas.

UNO recommends that data entry personnel be familiar with the field survey protocol used in collecting the data, since questions often arise during data entry, and familiarity with the survey protocol facilitates quick internal resolution of many of these problems.

What will the LBCS Survey Produce?

The completed LBCS survey will provide Kenner a complete snapshot of existing land use Citywide. This includes the capacity to map land use in more detail than most jurisdictions around the U.S. Additionally, the survey will identify nearly every individual land use across the City.

Any and all of this information can be analyzed and mapped within the City's existing GIS database to provide the accurate land use coverage and maps essential to begin the planning process. Additionally, other geographic layers can be added to facilitate the land use analysis and modeling required during the land planning phase of the planning process.

Benefits of an LBCS Dataset

As stated above, an LBCS survey is the first step in the planning process. Several other benefits flow from having this type of detailed land use inventory. First, the land use management infrastructure within the City will have an improved capacity to analyze the impacts of development proposals, thus allowing for more informed land use decisions. Second, having this data will help administration personnel better serve the public by having quickly accessible land use and zoning information. Third, all City departments can use the data for their own departmental planning purposes, thus making it easier to coordinate Citywide activities that either directly or indirectly affect land use.

LBCS Data Maintenance

Maintaining the LBCS data, once collected, is essential to keep the data a long-term asset to the City's land use management infrastructure. Two main items need to be addressed to accomplish this goal. First, the City's zoning codes and their accompanying list of permitted

uses need to be linked to the LBCS's Function and Activity codes. This will allow the LBCS data to tie into the zoning ordinance so that each permitted use in each zoning district corresponds to a land use function and activity code from the LBCS. Second, a protocol for updating the land uses as new permits are issues must be developed and implemented. Any permit type (building, occupancy, etc.) that has the potential to change an existing land use or allow a new use must be captured, linked to an LBCS function or activity code, and then identified in the GIS so that the land use codes can be updated. This is best accomplished by linking the various entities responsible for these types of permits into a main system that feeds into the land use GIS.