

## **I. INTRODUCTION**

**A. Purpose.** - The Master Plan of Sterlington, Louisiana, is the official policy statement for the Town of Sterlington, which sets forth its major direction concerning desirable future development. This plan is long range (20 years), comprehensive, general statement of mission and goals relating to present and future physical and socioeconomic developments of the community. It is a design guide that establishes the community principles and standards of development; land use pattern; and programs to achieve the desired services and facilities. This master plan is the reference and guide in which decisions about the development of the Town of Sterlington will be made.

**B. Mission Statement.** - The Town of Sterlington will provide an environment for its citizens that promote public health, safety and welfare. The Town of Sterlington will be developed as a family oriented community. This municipality will be cultivated as a desirable place to live, work, shop and recreate.

**C. Goals.** -

1. The Town will foster the collective social activity, recreation, and visual enjoyment by providing for well configured green spaces, squares, parks and public buildings.
2. Sterlington will stay an environmentally clean community by encouraging non-polluting businesses and industries.
3. Pedestrian traffic will be the primary mode of transportation allowing for a balanced mix with automobile traffic. The development of alternative forms of transportation will be encouraged (ie. rail, air, water, horse and bicycle etc.).
4. The municipality will ensure compatible land use for the protection of all its citizens.
5. The Town of Sterlington will provide adequate municipal services for existing areas and projected areas of growth.
6. The Town of Sterlington will encourage the development of adequate housing, medical and educational facilities, businesses, and employment opportunities.
7. The Town of Sterlington will encourage private/public partnerships which improves the quality of life.

**II. POPULATION**

**A. Total Population. 1990 to 2000**

The Town of Sterlington demonstrates steady growth between 1990 and 2000 with a growth rate of twelve percent.

<b>1990</b>	<b>2000</b>	<b>2004 est.</b>	<b>% change</b>
<b>1,140</b>	<b>1,276</b>	<b>1,249</b>	<b>+12%</b>
<b><u>U.S. Census 2006</u></b>			

**B. Age. 2000**

The Town of Sterlington has a population that is slightly younger than the population in the State of Louisiana and in the United States. The youth, those under twenty years, are the second largest population. The population of working age people, twenty to sixty-four years, is the largest population constituting fifty-three percent.

<b>Age</b>	<b>Number</b>	<b>Percentage</b>	
<b>Under 5 Years</b>	<b>85</b>	<b>6.7</b>	
<b>5 to 9 Years</b>	<b>91</b>	<b>7.1</b>	
<b>10 to 14 Years</b>	<b>123</b>	<b>9.6</b>	
<b>15 to 19 Years</b>	<b>132</b>	<b>10.3</b>	
<b>20 to 24 Years</b>	<b>90</b>	<b>7.1</b>	
<b>25 to 34 Years</b>	<b>154</b>	<b>12.1</b>	
<b>35 to 44 Years</b>	<b>194</b>	<b>15.2</b>	
<b>45 to 54 Years</b>	<b>149</b>	<b>11.7</b>	
<b>55 to 59 Years</b>	<b>40</b>	<b>3.1</b>	
<b>60 to 64 Years</b>	<b>49</b>	<b>3.8</b>	
<b>65 to 74 Years</b>	<b>96</b>	<b>7.1</b>	
<b>75 to 84 Years</b>	<b>59</b>	<b>4.6</b>	
<b>85 Years and Older</b>	<b>14</b>	<b>1.1</b>	
	<b>Sterlington</b>	<b>LA</b>	<b>USA</b>
<b>Median age in Years</b>	<b>33</b>	<b>34</b>	<b>35.3</b>
<b><u>U.S. Census 2006</u></b>			

**C. Race and Ancestry. 2000**

Both whites and blacks had an overall increase in population of ten percent. Most of Sterlington’s population derives its origin from Western Europe and the majority of that from Irish descent.

<b>Race</b>	<b>1990</b>	<b>2000</b>	<b>% Change</b>
<b>White</b>	<b>997</b>	<b>1090</b>	<b>+9%</b>
<b>Black</b>	<b>143</b>	<b>159</b>	<b>+10%</b>
<b>Total</b>	<b>1140</b>	<b>1249</b>	<b>+9%</b>

**U.S. Census 2006**

<b>Ancestry</b>	<b>Number</b>	<b>Percentage</b>
<b>Arab</b>	<b>2</b>	<b>.2</b>
<b>Dutch</b>	<b>8</b>	<b>.6</b>
<b>English</b>	<b>93</b>	<b>7.3</b>
<b>French</b>	<b>75</b>	<b>5.9</b>
<b>French Canadian</b>	<b>2</b>	<b>.2</b>
<b>German</b>	<b>52</b>	<b>4.1</b>
<b>Greek</b>	<b>3</b>	<b>.2</b>
<b>Irish</b>	<b>101</b>	<b>7.9</b>
<b>Italian</b>	<b>11</b>	<b>.9</b>
<b>Norwegian</b>	<b>9</b>	<b>.7</b>
<b>Polish</b>	<b>2</b>	<b>.2</b>
<b>Russian</b>	<b>15</b>	<b>1.2</b>
<b>Scotch-Irish</b>	<b>3</b>	<b>.2</b>
<b>African</b>	<b>8</b>	<b>.6</b>
<b>Swedish</b>	<b>17</b>	<b>1.3</b>
<b>American</b>	<b>310</b>	<b>24.2</b>
<b>Other</b>	<b>295</b>	<b>23.1</b>

**U.S. Census 2006**

- D. Goal.** The Town of Sterlington needs to plan for the continued increase in population due to migration from the surrounding area.

### III. HOUSING

**A. Number of Housing Units.** – From 1990 to 2000 all types of housing units (single family housing, apartments, and mobile homes) have increased by nine percent in Sterlington (refer to TABLE A). As economic woes affect Monroe and Bastrop, such as the closing of State Farm and International Paper, the citizens of those cities may seek refuge in Sterlington. The town could experience demand for housing that could exceed supply. Development of Sterlington will be in the control of the few land owners.

**TABLE A  
HOUSING UNITS**

	<u>1990</u>	<u>2000</u>
<b>TOTAL HOUSING UNITS</b> .....	<b>489</b> .....	<b>535</b>
<b>SINGLE FAMILY HOUSING</b> .....	<b>384</b> .....	<b>407</b>
<b>APARTMENTS</b> .....	<b>84</b> .....	<b>86</b>
<b>MOBILE HOMES</b> .....	<b>21</b> .....	<b>42</b>

**U.S. Census 1990, 2000**

**B. Condition of Housing Units.** – Seventy-eight percent of the housing stock in Sterlington is less than twenty years old (refer to TABLE B). Twenty structures are substandard (refer to TABLE C). Three structures have no power or fuel source. Two structures are lacking complete kitchen facilities. Fifteen structures lack telephones. Ninety-six percent of the structures have most of the amenities of modern living and are in good condition.

**TABLE B  
AGE OF STRUCTURE**

<u>YEAR BUILT</u>	<u>NUMBER</u>	<u>PERCENTAGE</u>
<b>1999 TO MARCH 2000</b> .....	<b>87</b> .....	<b>18.1%</b>
<b>1995 TO 1998</b> .....	<b>142</b> .....	<b>29.5%</b>
<b>1990 TO 1994</b> .....	<b>71</b> .....	<b>14.8%</b>
<b>1980 TO 1989</b> .....	<b>74</b> .....	<b>15.4%</b>
<b>1970 TO 1979</b> .....	<b>43</b> .....	<b>8.9%</b>
<b>1969 OR EARLIER</b> .....	<b>64</b> .....	<b>13.3%</b>

**U.S. Census 2000**

**TABLE C  
SELECTED CHARACTERISTICS**

<b>SUBJECT</b>	<b>NUMBER</b>
<b>UTILITY GAS.....</b>	<b>223</b>
<b>BOTTLED GAS.....</b>	<b>4</b>
<b>ELECTRICITY.....</b>	<b>251</b>
<b>NO FUELS USED.....</b>	<b>3</b>
<b>LACKING COMPLETE KITCHEN FACILITIES.....</b>	<b>2</b>
<b>NO TELEPHONE SERVICE.....</b>	<b>15</b>
<b><u>U.S. Census 2000</u></b>	

**C. Cost of Housing.** – Eighty-four percent of the homes in Sterlington cost less than \$100,000 (refer to TABLE D). Median housing prices are lower in Sterlington than in the State of Louisiana and the United States. Increased demand for housing could cause the mean housing price to increase.

**TABLE D  
HOUSING VALUES**

<b>VALUE</b>	<b>NUMBER</b>	<b>PERCENT</b>		
<b>LESS THAN \$50,000.....</b>	<b>128.....</b>	<b>45.4%</b>		
<b>\$50,000 TO \$99,999.....</b>	<b>110.....</b>	<b>39%</b>		
<b>\$100,000 TO \$149,999.....</b>	<b>34.....</b>	<b>12.1%</b>		
<b>\$150,000 TO \$199,999.....</b>	<b>6.....</b>	<b>2.1%</b>		
<b>\$200,000 TO \$299,999.....</b>	<b>4.....</b>	<b>1.4%</b>		
	<b><u>STERLINGTON</u></b>	<b><u>LA</u></b>	<b><u>US</u></b>	
<b>MEDIAN (DOLLARS)</b>	<b>\$52,900</b>	<b>\$85,000</b>	<b>\$119,600</b>	
<b><u>U.S. Census 2000</u></b>				

**D. Goal.** – The Town of Sterlington needs to prepare for an increase in the number of housing units, whether from development or from an expansion in the town limits. A contingency plan needs to be established for what demands will be placed on town services (ie. water, sewer, roads, and police) for specific increases in the number of housing units.

#### IV. EDUCATION

Sterlington has one public educational institution, A.L. Smith Elementary. Sterlington High School is located adjacent to Sterlington but in the parish. Two private secondary schools are located within five miles from Sterlington, Ouachita Christian and River Oaks. Five universities are located within forty miles of Sterlington: a vocational college, Delta Ouachita; a junior college, Delta Community; University of Louisiana at Monroe; Louisiana Tech University; and Grambling State University.

- A. School Enrollment** – At present, the local school enrollment of 276 can not justify building expanded facilities (Refer to TABLE A). This is especially true in light of the New Sterlington High School.

**TABLE A  
SCHOOL ENROLLMENT**

<u>POP. 3 YRS AND OLDER ENROLLED IN SCHOOL</u>	<u>NUMBER</u>	<u>%</u>
Nursery and Preschool.....	21.....	6.4
Kindergarten.....	16.....	4.8
Elementary (Grades 1-8).....	166.....	50.3
High School (Grades 9-12).....	73.....	22.1
College or Graduate School.....	54.....	16.4
Total.....	330.....	100.0

2000 U. S. Census

- B. Educational Attainment** – Sterlington has as strong a blue collar labor pool as the United States but its degreed people is far behind Louisiana and the United States (Refer to TABLE B).

**TABLE B  
SCHOOL ATTAINMENT**

POPULATION TWENTY-FIVE YEARS AND OLDER	NUMBER	%
Less Than 9 <sup>th</sup> Grade.....	47.....	6.1
9 <sup>th</sup> To 12 <sup>th</sup> Grade, No Diploma.....	115.....	14.9
High School Graduate (Includes Equivalency).....	318.....	41.3
Some Collage, No Degree.....	162.....	21.0
Associate Degree.....	20.....	2.6
Bachelor's Degree.....	72.....	9.4
Graduate Or Professional Degree.....	36.....	4.7
Total.....	770	

2000 U. S. Census

	Sterlington	LA	US
Percentage High School Graduate or Higher.....	79.....	74.8...	80.4
Percentage Bachelor's Degree or Higher.....	14.....	18.7...	24.4

2000 U. S. Census

**C. Goals.**

1. Require large developers to provide land for future schools in Sterlington.
2. Incorporate Sterlington High School into the town limits.

**V. HEALTH CARE**

- A. Health Care Services Provided.** Sterlington has its own health care clinic. Sterlington has three hospitals in less than twenty miles.

**VI. ECONOMIC DEVELOPMENT**

- A.** Create an industrial park in Sterlington.
- B.** Diversify the economy in Sterlington by attracting light non-polluting, non-hazardous industries.
- C.** Reduce the amount of poverty in Sterlington by creating high quality, high wage jobs.
- D.** Create a retail base in Sterlington.

**VII. GENERAL GOVERNMENT**

- A.** Sterlington’s form of government is the mayor/alderman form of government.
- B.** Advantages of the mayor/alderman form of government is that the mayor represents the needs of the town while the aldermen represent the needs of their districts.

**VIII. PUBLIC PROTECTION Goals.**

- A.** The town’s police protection needs to increase as Sterlington grows.
- B.** To continue with parish fire protection.

**IX. SOLID WASTE**

**Goal.** The town needs to contract with a private company for solid waste disposal.

**X. LAND USE Goals.**

- A.** To control the manner of growth with zoning.
- B.** To enforce zoning with the planning board’s power of approval.
- C.** To maintain and increase property values.

**XI. Public Buildings Goals.**

- A.** To expand the mayor and council’s office into Cross Keys.
- B.** Bank Building leaving the police department and public.
- C.** works to occupy the old town hall building.
- D.** To eventually move public works into its own building.
- E.** To eventually move town hall to Hwy. 165.

## **XII. COMMUNITY DESIGN**

**A. Past Design.** Little attention has been paid to community design concepts.

**B. Goals.**

1. To create Sterlington into a new urbanism concept.
2. To provide for pedestrian walkways connecting all parts of the town. Well landscaped parking would be provided for in the rear of the buildings.
3. To provide green spaces for squares, government facilities, schools, parks, and recreation.
4. To provide for both moderate income densely populated permanent housing and high income sparsely populated permanent housing.
5. To encourage small neighborhood shops with living space above the shops.
6. To place all utilities and drainage underground.
7. To provide for well drained lots that water run-off is toward the streets not onto a neighbors property.
8. To provide for the proper sized roads to service the community.

## **XIII. TRANSPORTATION**

### **A. Modes of Transportation.**

1. **Pedestrian.** The primary mode of transportation in Sterlington will be pedestrian. All buildings in Sterlington will be interconnected by walkways.
2. **Vehicular.**
  - a. **Automobile.** Although vehicular roads will interconnect all buildings, the walkway will take precedence.
  - b. **Freight Transportation.** Sterlington's advantage is its proximity to north/south Hwy 165 and east/west Hwy 2. Also, it is less than ten miles to I-20.
  - c. **Public Transportation.** Sterlington has no public transportation system.
3. **Rail.** Sterlington has a rail system nearby that could be incorporated into the town.
4. **Water.** Sterlington does not have barge-docking facilities for bulk transport. Sterlington is less than a mile from the Moon Lake Marina.
5. **Air.** Sterlington is less than ten miles from the Monroe Regional Airport and the Bastrop Airport.

**B. Goals.**

1. **Pedestrian.** To establish well landscaped walkway systems with park benches and lighting. This system needs to interconnect all developments and buildings, in order that no one has to drive a vehicle to get to another part of Sterlington.
  
2. **Vehicular.**
  - a. **Automobile.** To establish vehicular roads interconnecting all buildings in Sterlington. These roads will be constructed to as to cross walkways in as few places as possible. When a road does cross a walkway, pedestrian traffic will be given the right-of-way.
  
  - b. **Freight Transportation.** To establish freight distribution center to take advantage of its location adjacent to major north/south, east/west highways.
  
3. **Rail.** To establish industrial sites adjacent to rail lines.

#### **XIV. CULTURE AND TOURISM**

**Goal.** To promote the Indian mounds at Frenchman's Bend.

#### **XV. PARKS AND RECREATION**

**Goal.** To promote a park on Ouachita River near Sterlington.

#### **XVI. WATER AND SEWER**

**Goal.** To expand water and sewer system as town grows.

#### **XVII. UTILITIES OTHER (ELECTRICITY AND GAS)**

**Goal.** To continue to utilize the services of Entergy for electrical power and Atmos for natural gas and to keep them informed of town's future growth.