



PLANNING & ZONING COMMISSION

JANUARY 25, 2020



MARK R. JOHNSON
Mayor



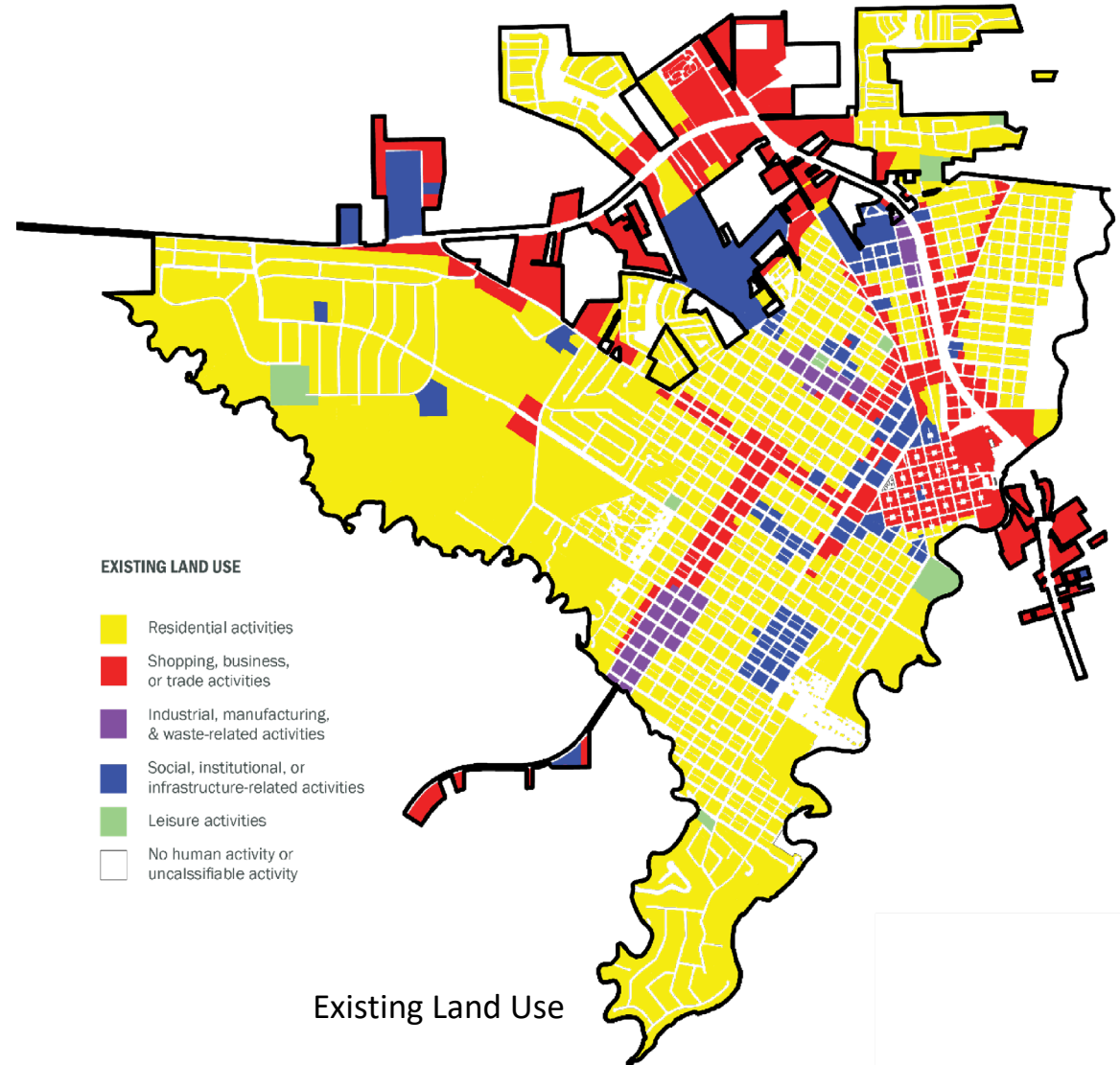
VISION for Covington in 2030

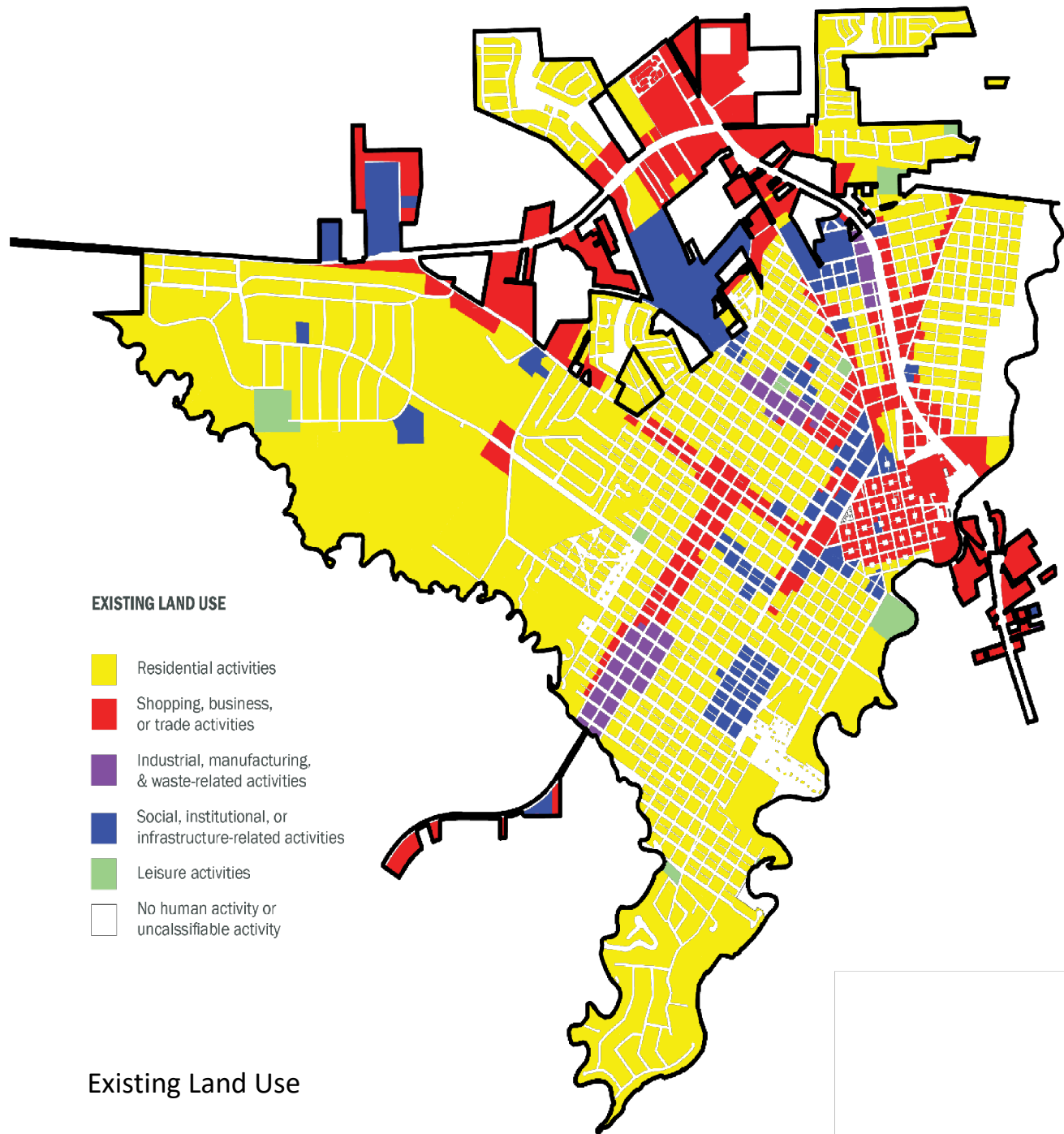
“In 2030, Covington remains a charming city with a proud history. Those who live in Covington stay for the **sense of community** and **accessibility to regional amenities**. Covington is a **healthy environment** with beloved parks, waterways, and walkable and bikeable routes for commuting and recreational use. It is resilient to hazards and **preserves its historic integrity**. The familiar arts and music events remain highly anticipated. The city provides **opportunities for small businesses** and regional services to grow, **allowing investment to remain at home** and **redevelopment to flourish**. Housing is available for residents of all abilities and in all stages of life. Infrastructure is ample to match the growing population and the city’s expansion. **Covington residents, landowners, and business owners continue to work together** to realize and evolve the values and goals of the comprehensive plan to **continue the city’s legacy.**”

Land Use

Covington Land Use

- Strong core downtown
- Regional corridors
- Neighborhood centers
- Residential neighborhoods
- Minimal intensive uses (manufacturing, industrial)





EXISTING LAND USE

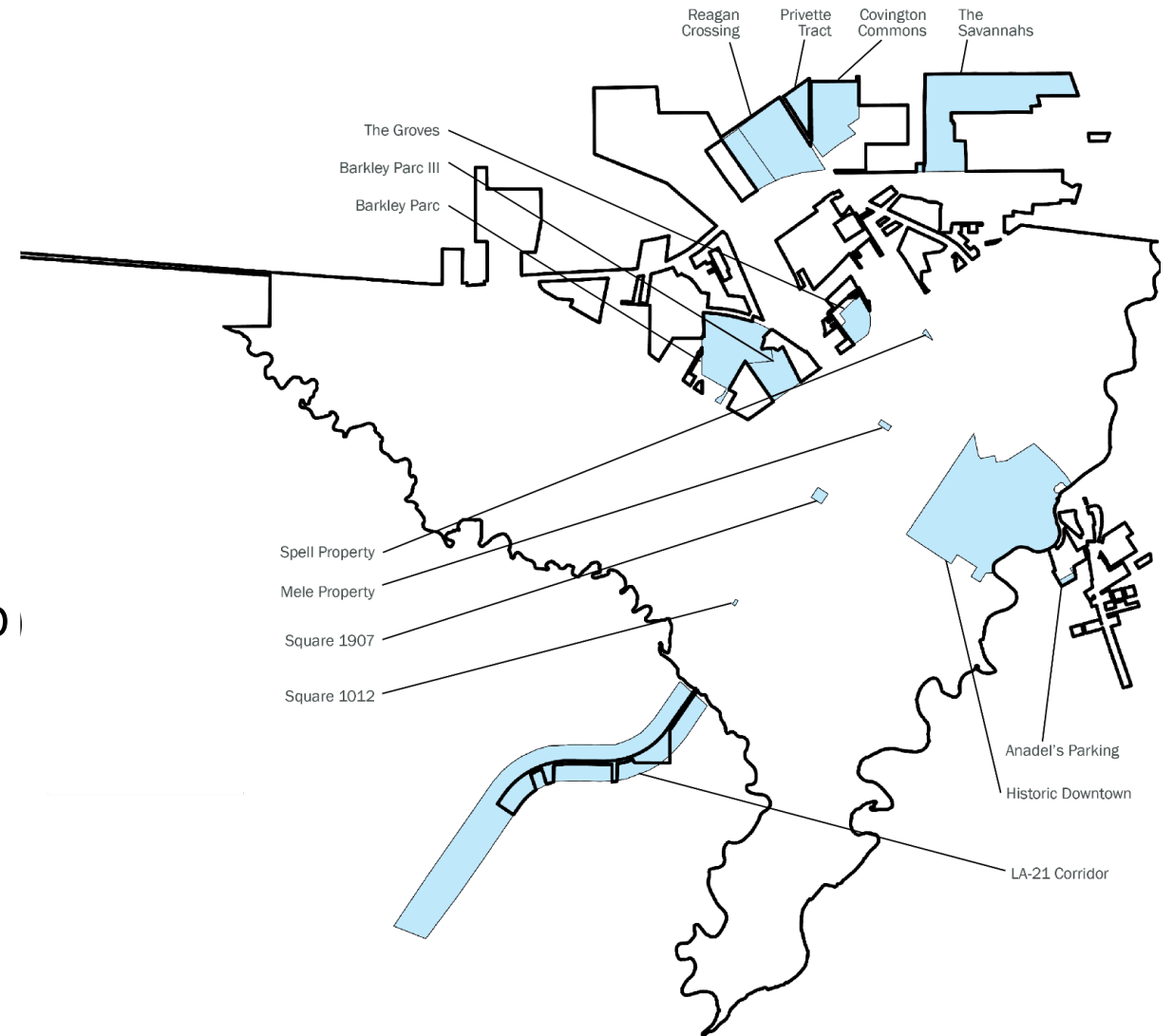
- Residential activities
- Shopping, business, or trade activities
- Industrial, manufacturing, & waste-related activities
- Social, institutional, or infrastructure-related activities
- Leisure activities
- No human activity or unclassifiable activity

Existing Land Use

Land Use: Overlay Zoning

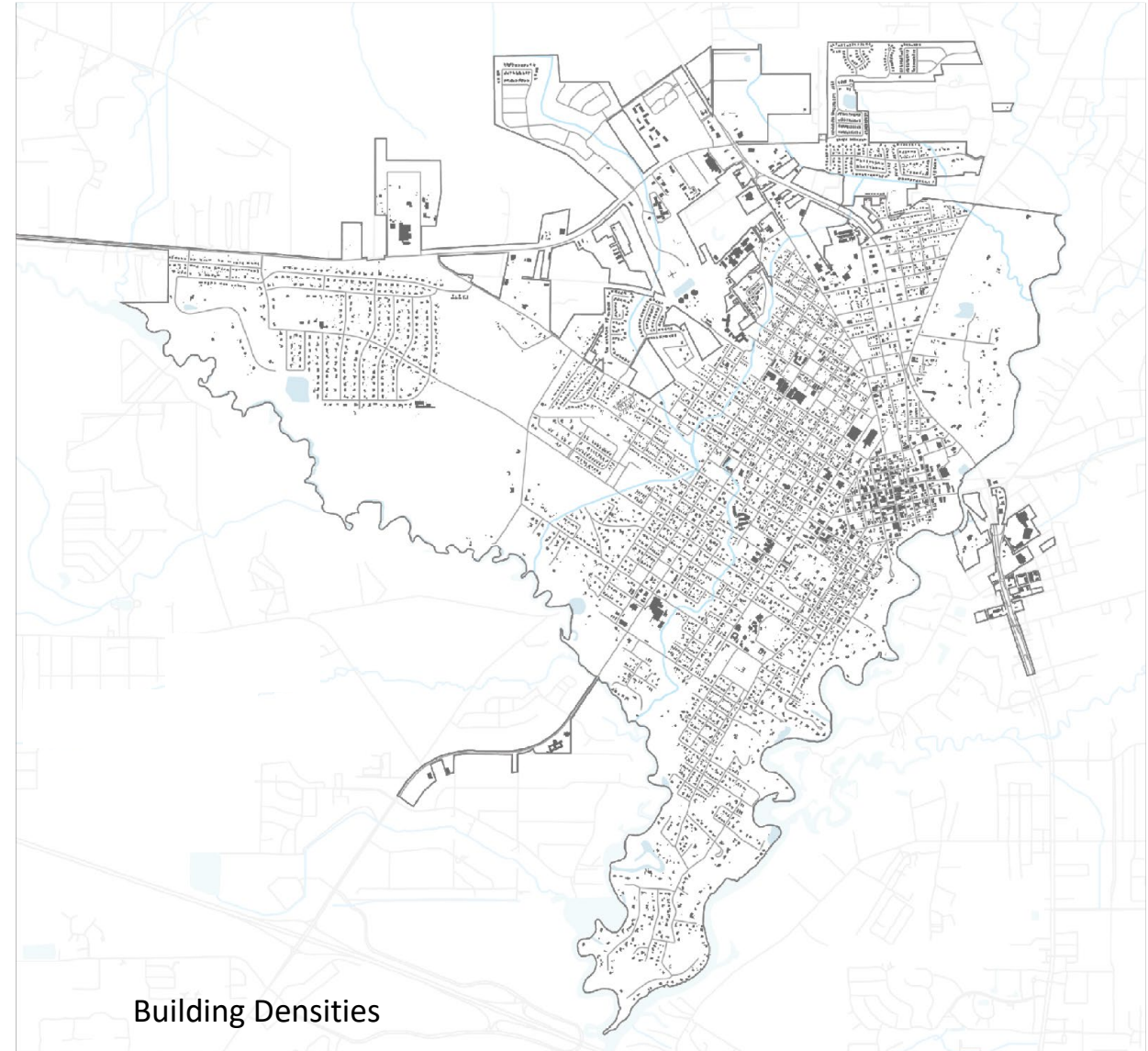
Overlay Zones

- Floodplain (F)
- Planned Unit Development (PD)
 - Planned Residential District (PRD)
 - Planned Commercial District (PCD)
 - Planned Institutional District (PID)
 - Planned Combined Use District (PCUD)
- Mixed-Use (MUOD)
 - Historic Downtown Covington



How has Land Use evolved?

- Historic riverside community
- Expanded, reoriented street grid
- Growth across rivers
- Demand to the north

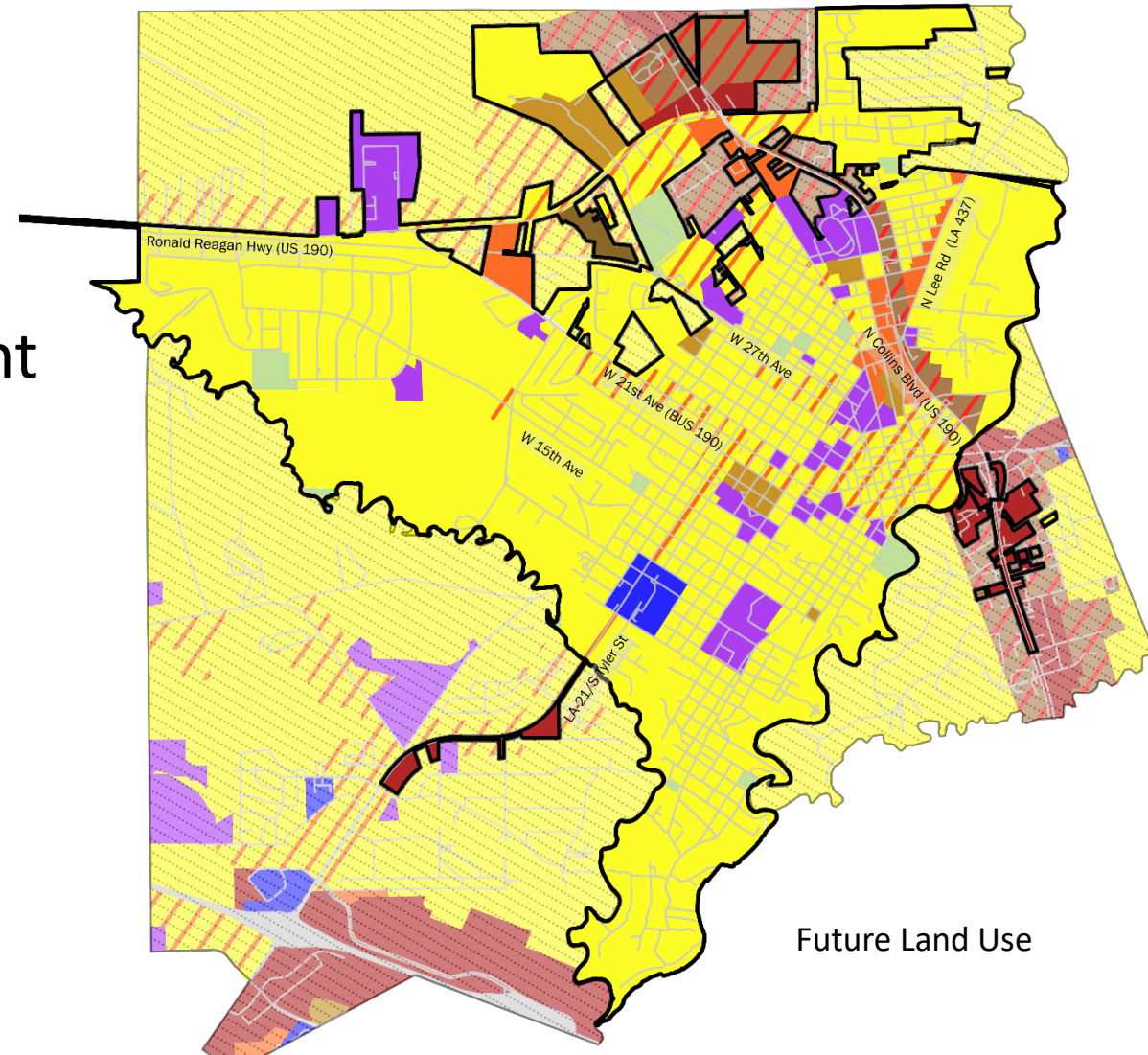


Future Land Use: Purpose

- Strengthen viable commercial areas
- Ensures the preservation or expansion of green spaces
- Protects fragile neighborhoods
- Identifies land for future residential to meet demands
- Connects existing, new commercial uses to residential areas
- Expands, strengthens city's character

Proposed Future Land Use

- Primarily residential
- Small neighborhood commercial
- Regional commercial uses near recent growth
 - Claiborne Hills
 - LA-21
 - Covington Commons
- Strong institutional presence
 - Parish government facilities, schools



How can Land Use be best managed?

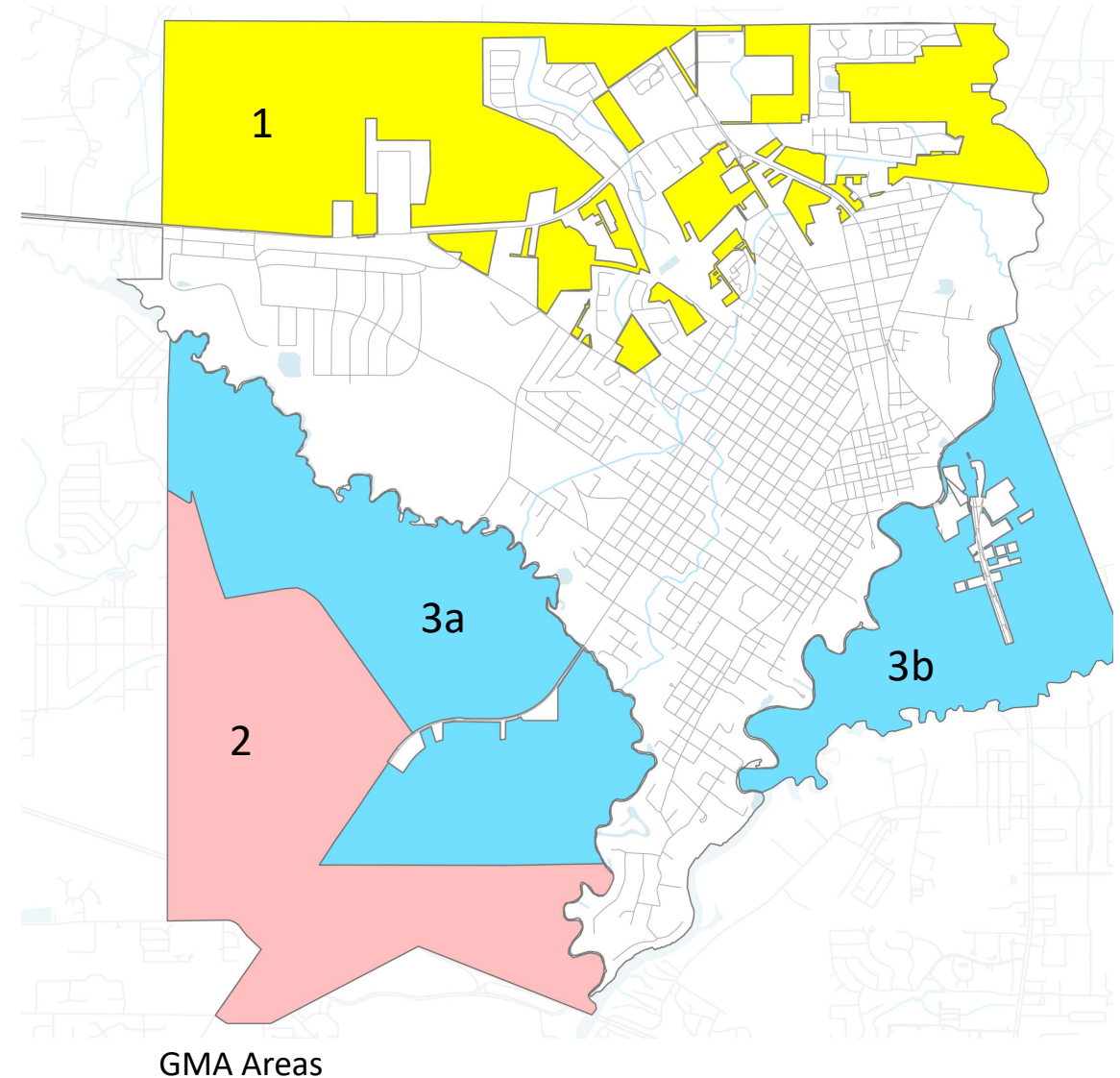
- Infill opportunities on vacant land
- Smart Growth principles
- Reuse in historic district
- Annexation, when financially beneficial, through GMA areas

Principles:

- *Mix land uses*
- *Take advantage of compact design*
- *Create a range of housing opportunities and choices*
- *Foster distinctive, attractive communities with a strong sense of place*
- *Preserve open space, farmland, natural beauty, and critical environmental areas*
- *Direct development towards existing communities*
- *Provide a variety of transportation choices*
- *Make development decisions predictable, fair, and cost effective*
- *Encourage community and stakeholder collaboration in development decisions*

Growth Management

- Potential future extension of boundaries through annexation
- Typically, due to population growth
- Directs future land use intensity and character
- Dependent upon utilities and infrastructure
- Covington/STP GMA last updated in 2003



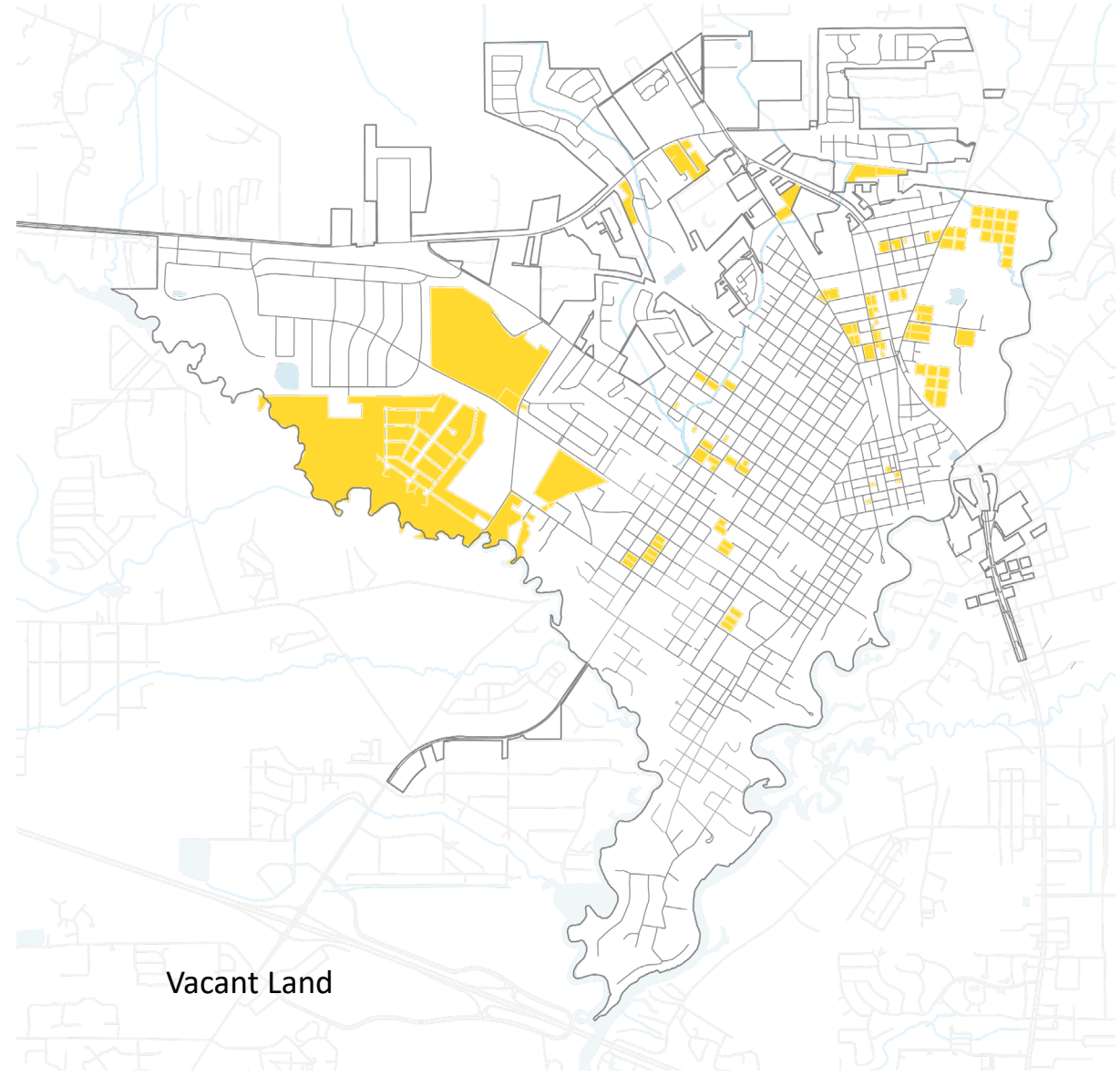
Land Use Recommendations: Physical Improvements

- Require sidewalks, street trees, bicycle paths
- Retail and multi-family developments front on street
- Small commercial in front of large retail or office building



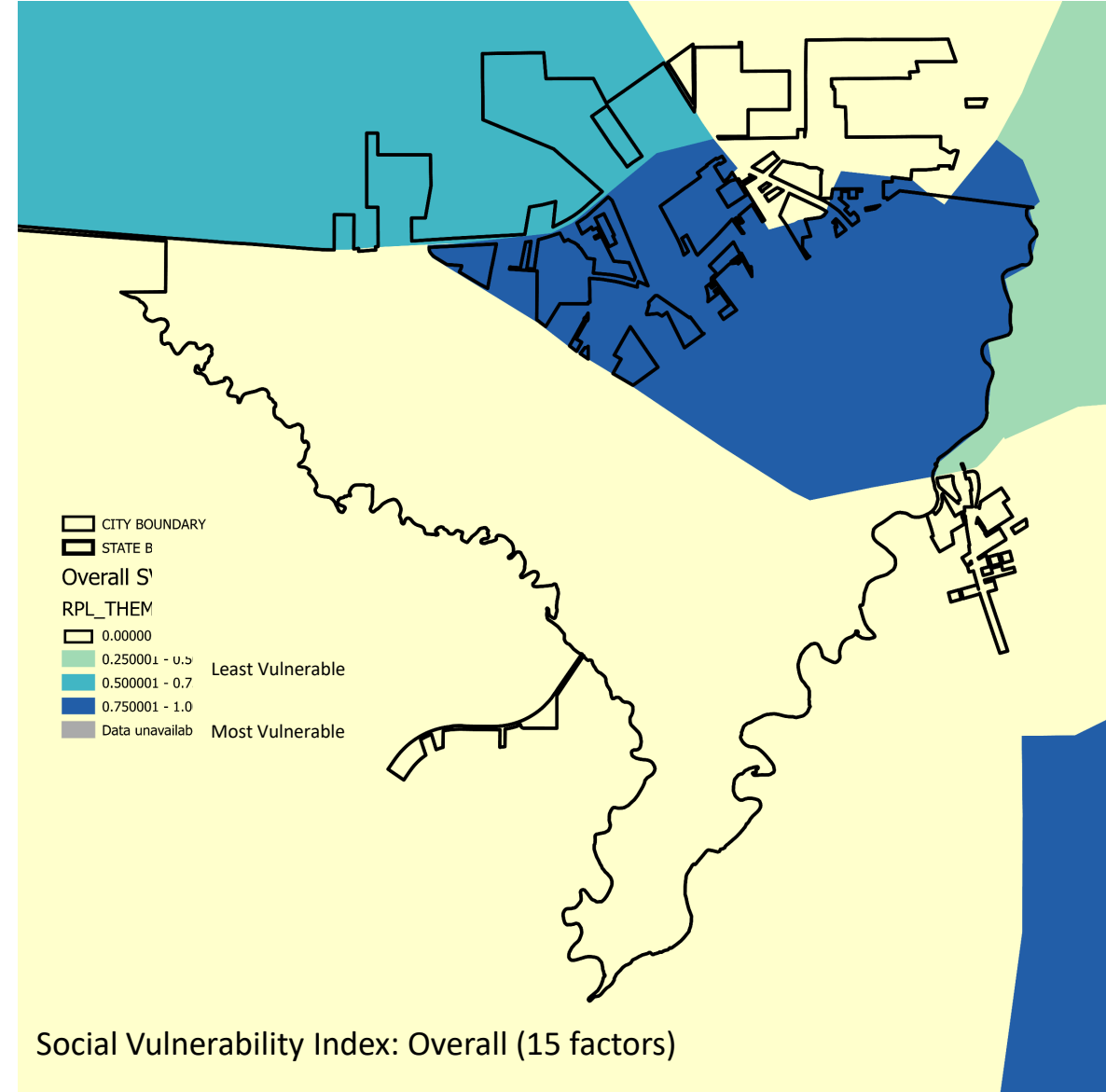
Land Use Recommendations: Policies

- Incentivize infill and mixed-use developments through expedited permitting
- Adopt cluster and conservation subdivision zoning
- Allow ADUs in some zones
- Limit variances to documented hardship cases



Land Use Recommendations: Policies

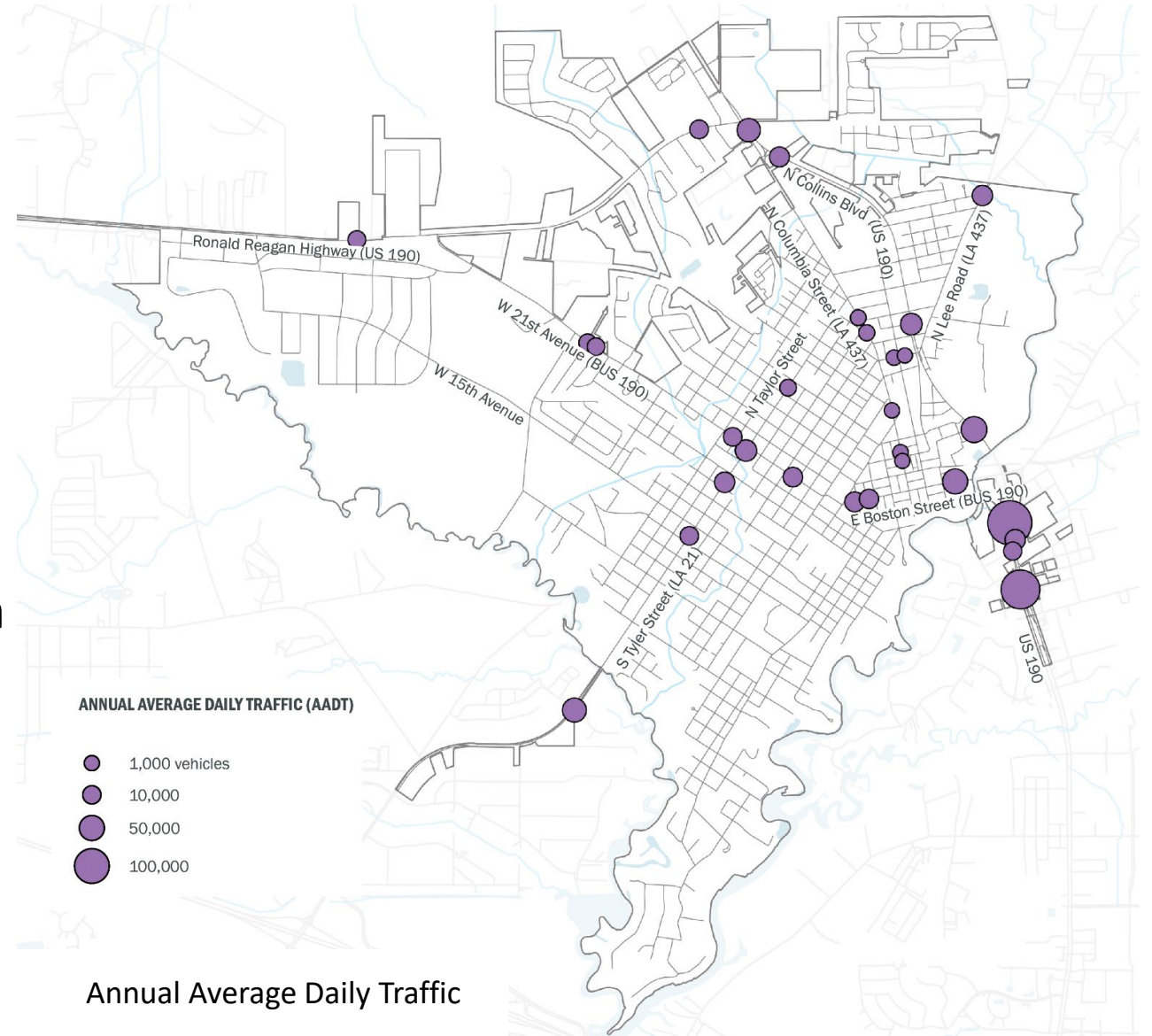
- Prioritize identifying and preventing racial, social injustices
- Update zoning code as necessary to address ongoing needs



Transportation & Infrastructure

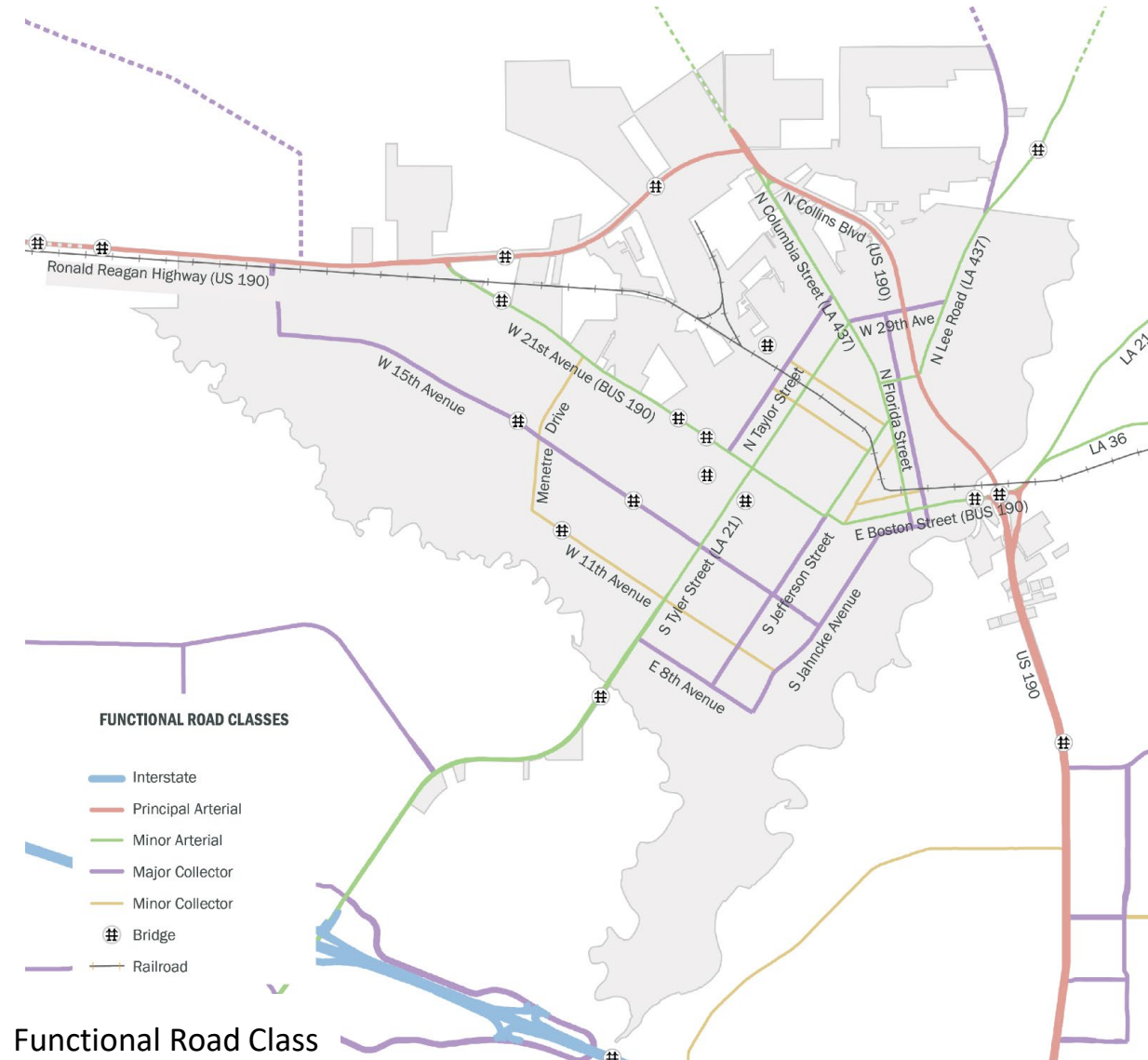
Transit Options

- Single-occupant commute
 - 74.9% (2019)
- Commute time
 - 60+ minutes – 19.0%
- Park-n-Ride
 - 3 within 10 miles of DT Covington
- Walk or bike
- On-demand transit
 - COAST



Transportation Characteristics

- Roadway Network
 - Principal arterials – 6.6%
 - Minor arterials – 10.0%
 - Major collectors – 6.0%
 - Minor collectors – 2.8%
 - Local streets – 75.6%
- Tammany Trace
 - 31-mile trail from Covington to Slidell



Council on Aging – St Tammany (Transportation)

- Funded by FTA
- Rides based on “demand response”; scheduled one week in advance
- Operating hours: 7am-5pm
- Max. wait time: 10 minutes
- 6,500-7,000 rides/month;
43,000/year (2019)



Transportation Recommendations: Projects

- Implement previous studies:
 - Traffic Calming & Connectivity Plan (2017)
 - Covington Bicycle Plan & Complete Streets Policy (2018)
 - Congestion Management Plan (2014)
- Parking & Pedestrian Safety Improvements
- High Visibility Crosswalks & Pedestrian Signals



N Collins Blvd - existing



N Collins Blvd - proposed

Transportation Recommendations: Programs

- Walking School Bus & Bike to Schools Days
- Crossing Guards; School Carpool Management and Satellite DO/PU
- Truck Routing – Signage, Enforcement, Update Navigation Systems



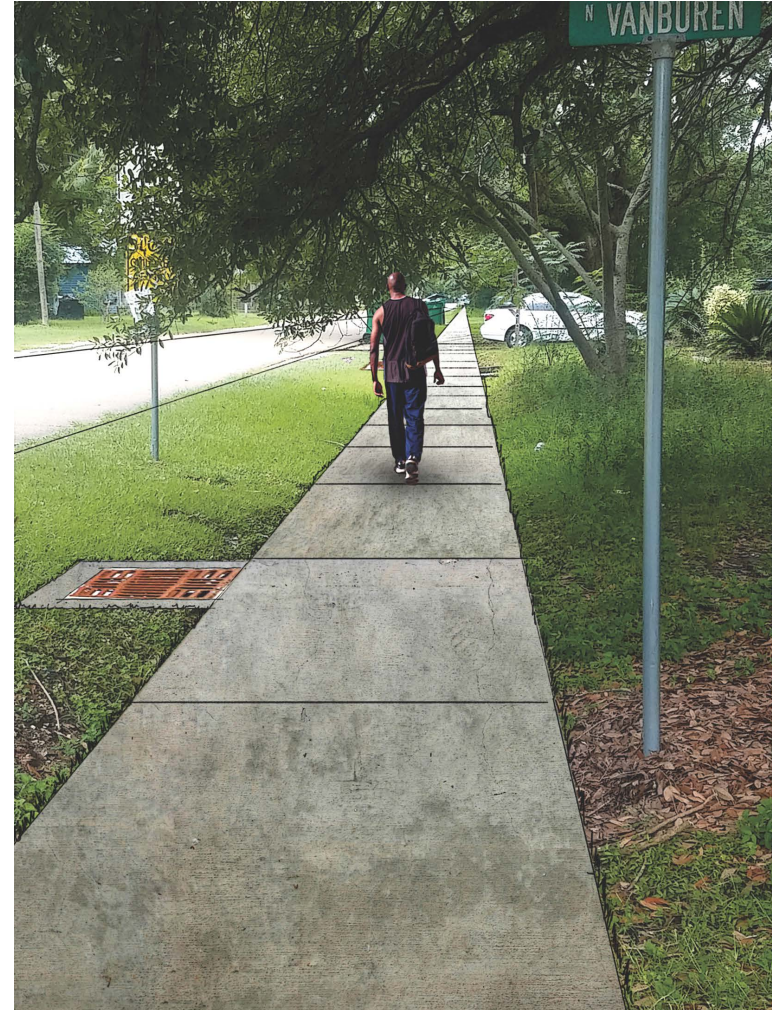
Infrastructure

- Water
- Wastewater
- Drainage
- Telecommunications

Water & Wastewater



Typical Drainage

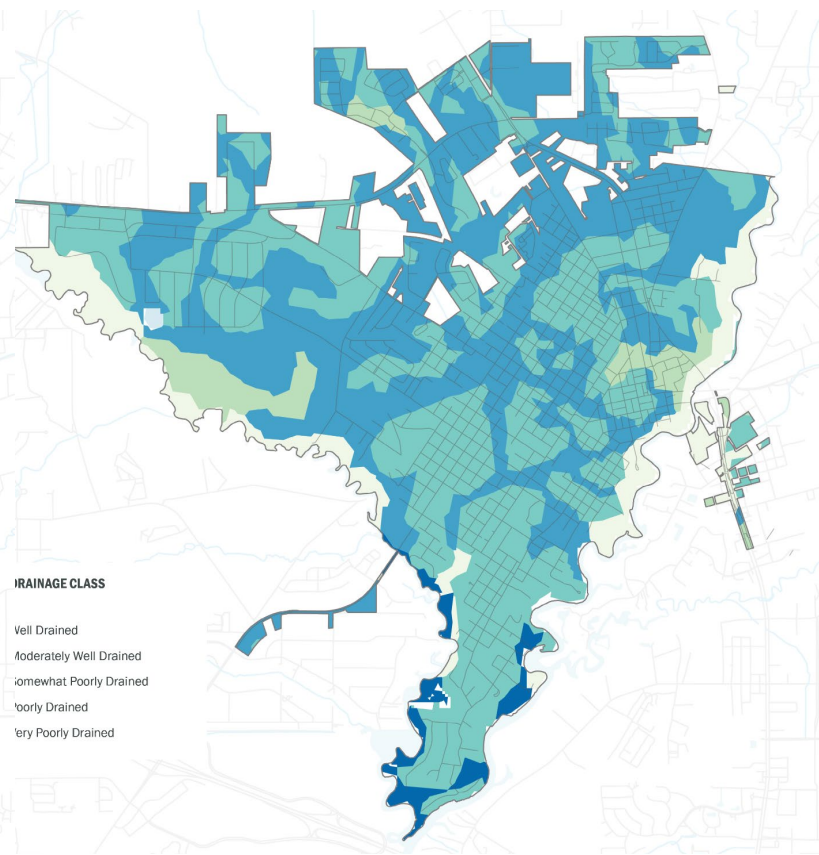


Drainage Improvement

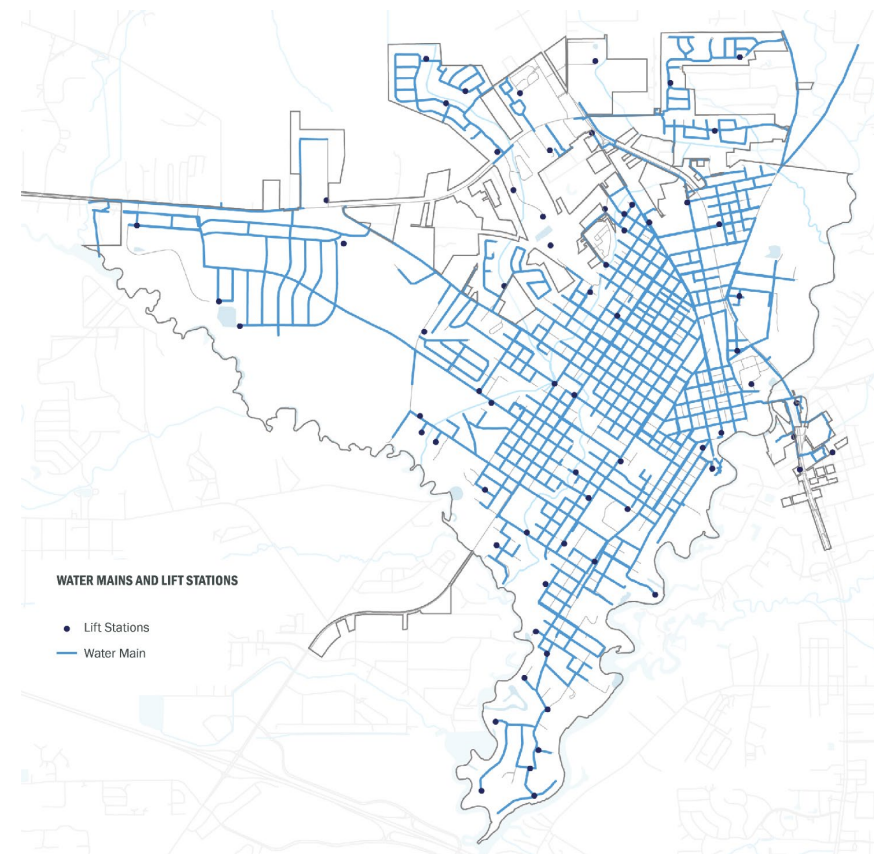
Drainage



Drainage Ways



Soil Drainage Class



Water Mains and Lift Stations

Infrastructure Recommendations

- Water

- Upgrade facilities: Bollfield Well, 16th Avenue, River Forest Well
- Modernize SCADA System
- Extend water distribution lines
- Replace old water distribution piping and valve system
- Collect and use rainwater for industrial use

- Wastewater

- Upgrade SCADA System
- Include SCADA system for the remainder sewer lift stations
- Replacement of old sewer collections piping network
- Extension of sewer collections lines
- Facilities upgrade

Infrastructure Recommendations

- Drainage

- Develop a Covington SWM Plan
- Reduce impervious surfaces, require green infrastructure
- Preserve natural hydrology
- Acquire or elevate severe repetitive loss structures
- Create shore stabilization plan
- Educate public on water pollution sources

- Telecommunications

- Revise city policies to meet 5G technology requirements
- Match 5G to city's aesthetic



THANK YOU!



MARK R. JOHNSON
Mayor

