



- Environmental Consulting
- Zoning/Planning
- Land Use Law

# Comprehensive Planning Update Initiative and Comprehensive Zoning Ordinance Update

Covington, Louisiana  
2006 – 2010

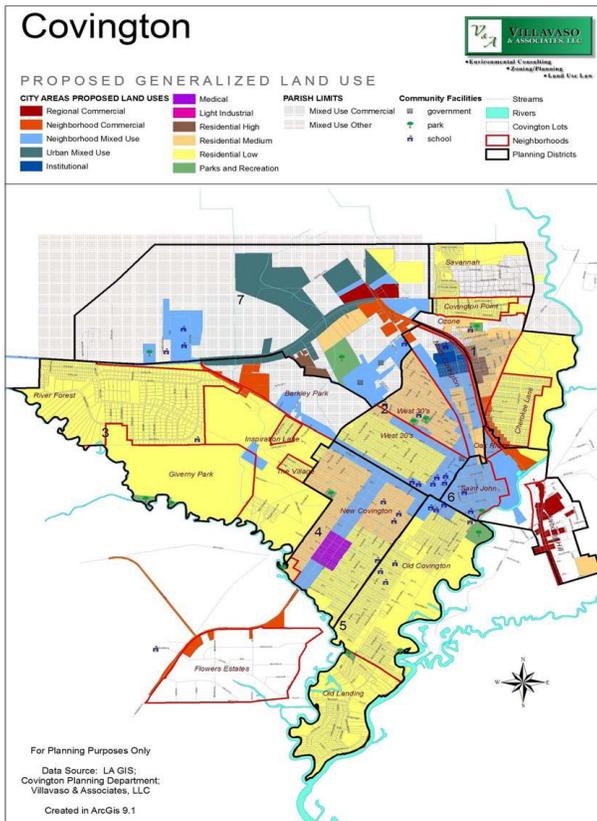
## Background:

The City of Covington, Louisiana has a population of over 8,500 and has experienced significant population growth over the past three decades, but also population fluctuations over the past five years. Much of this can be attributed to regional growth patterns in the New Orleans Metropolitan area, especially the growth on the northshore of Lake Pontchartrain. Villavaso & Associates has provided planning services to the city ranging from capital budgeting analysis, solid waste program development, zoning analyses and numerous other planning services. These efforts have led to the firm's development of a new zoning ordinance, new zoning map and new municipal regulations in the areas of signage, lighting, landscaping and subdivision development.

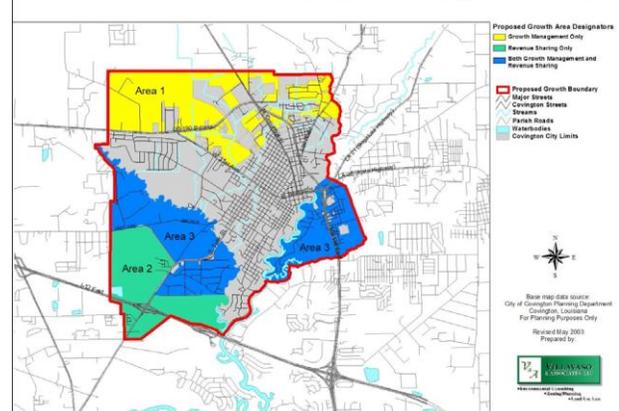
## Approach:

The Covington planning process was designed to encourage citizens to take a more active role in the planning process for individual neighborhoods as well as the city as a whole. Focus areas of the plan included:

- Identifying specific issues and creating a framework to address issues on both a citywide and neighborhood level.
- Verifying land use on a lot by lot basis throughout the entire city to determine where land use irregularities or conflicts might be present and the creation of a future land use plan that supports the current landscape of the city while allowing for growth and development in appropriate areas.
- Creation of a strategic framework for future development decisions that will attract new investment, maximize resources, and balance the growth, economic development and quality of life issues facing this community into the future.
- Utilization of a citizen engagement strategy with the belief that involving residents as major stakeholders and contributors in the process would result in a more practical and relevant plan.



## CITY OF COVINGTON: Growth Management Areas



▲ Areas outside of the city limits were address through a Growth Management Analysis that is intended to compliment existing land use as well as emerging development.

## Results:

The City of Covington adopted the Comprehensive Master Plan Update in 2008, and in 2010, adopted and began implementation of the new Comprehensive Zoning Ordinance. Villavaso and Associates continues to work with the City in the development, adoption, and administration of these and other planning tools including subdivision regulations and impact fees.

▲ Building from data obtained from the City of Covington and the U.S. Census Bureau, consensus gathered from Covington's citizens, and professional analysis, Villavaso & Associates developed a future land use plan that reflects the vision and needs of the Community.