

**CITY ORDINANCE NO. CO-055-2021**

**AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. ZON2021-0010 119 SAINT LANDRY REZONING, LOCATED GENERALLY SOUTH OF SAINT LANDRY STREET, WEST OF WEST UNIVERSITY AVENUE, AND NORTH OF SAINT JOHN STREET; THE PARTICULAR PARCEL BEING REZONED FROM RS-1 (RESIDENTIAL SINGLE-FAMILY) TO MN-1 (MIXED-USE NEIGHBORHOOD)**

**BE IT ORDAINED** by the Lafayette City Council, that:

**SECTION 1:** The Lafayette Development Code is hereby amended so as to reclassify the property of Case No. ZON2021-0010 119 Saint Landry Street Rezoning, located generally south of Saint Landry Street, west of West University Avenue, and north of Saint John Street; the particular parcel being rezoned from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood); the said parcel being shown and identified on a rezoning map titled “Proposed Zoning Map for property belonging to Curtis John Kidder located at 119 Saint Landry Street. Located in Section 67, T9S-R4E, City of Lafayette Parish, LOUISIANA,” prepared by Southeast Engineers, LLC, dated March 4, 2021, a copy of which is attached hereto and made a part hereof.

**SECTION 2:** All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

**SECTION 3:** This ordinance shall become effective upon signature of the Lafayette Mayor-President, the elapse of ten (10) days after receipt by the Lafayette Mayor-President without signature or veto, or upon an override of a veto, whichever occurs first.

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**LAFAYETTE ZONING COMMISSION  
RECOMMENDATION OF ACTION**

**TO:** Lafayette City Council

**FROM:** Lafayette Zoning Commission and Development and Planning Department

**SUBJ:** ZON2021-0010 119 Saint Landry Street Rezoning

**PETITIONER:** James J. Ricks, P.E.

**DATE PETITION FILED:** March 9, 2021

**DATE OF PUBLIC HEARING:** April 19, 2021

**DATES OF PUBLICATIONS:** April 4, 2021  
April 14, 2021  
April 18, 2021

**DATE OF ZONING COMMISSION RECOMMENDATION:** April 19, 2021

**RECOMMENDATION:** Approve the ordinance that would rezone property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).

Motion: Green  
Second: Doise  
Vote: 4-0-1-0  
Ayes: Pritchard, Doise, Dural, Green  
Nays: None  
Absent: Hebert  
Abstain: None

**ATTACHMENTS:** Executive Summary and Preliminary Staff Report

**REASONS FOR RECOMMENDATION:** Executive Summary including Zoning Commission Recommendation

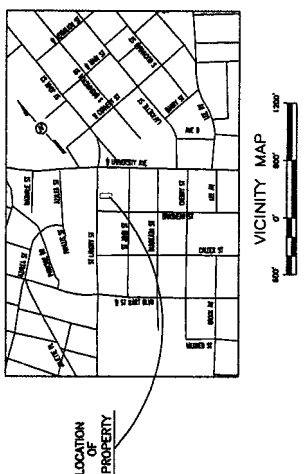
Sincerely,



Mary Sliman, Director  
Development and Planning Department

[illegible]

PRELIMINARY NOT TO BE USED FOR CONSTRUCTION THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND SHALL BE RETURNED TO HIM UPON REQUEST	NO. 1	ENGINEER	JOHN W. BRY	DATE	SHEET
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## LEGAL DESCRIPTION

[illegible]

REFERENCE PLAT:

NOTE: THE PURPOSE OF THIS MAP IS FOR DISPLAYING ADJACENT OWNERS TO THE AREA TO BE REZONED. THIS MAP IS NOT AND SHALL NOT BE USED FOR A BOUNDARY SURVEY.

**NOTE:**

THIS MAP IS BASED UPON THE REFERENCE PLAT AND INFORMATION FROM LAFAYETTE ASSESSORS WEB SITE, AND IS NOT BASED UPON AN ACTUAL ON GROUND SURVEY AND SHOULD NOT BE USED AS SURVEY PLAT.

**OWNER/APPLICANT**  
CURTIS JOHN KIDDER  
119 SAINT LANDRY ST  
LAFAYETTE, LA. 70506  
PHONE NO. (337) 290-9347

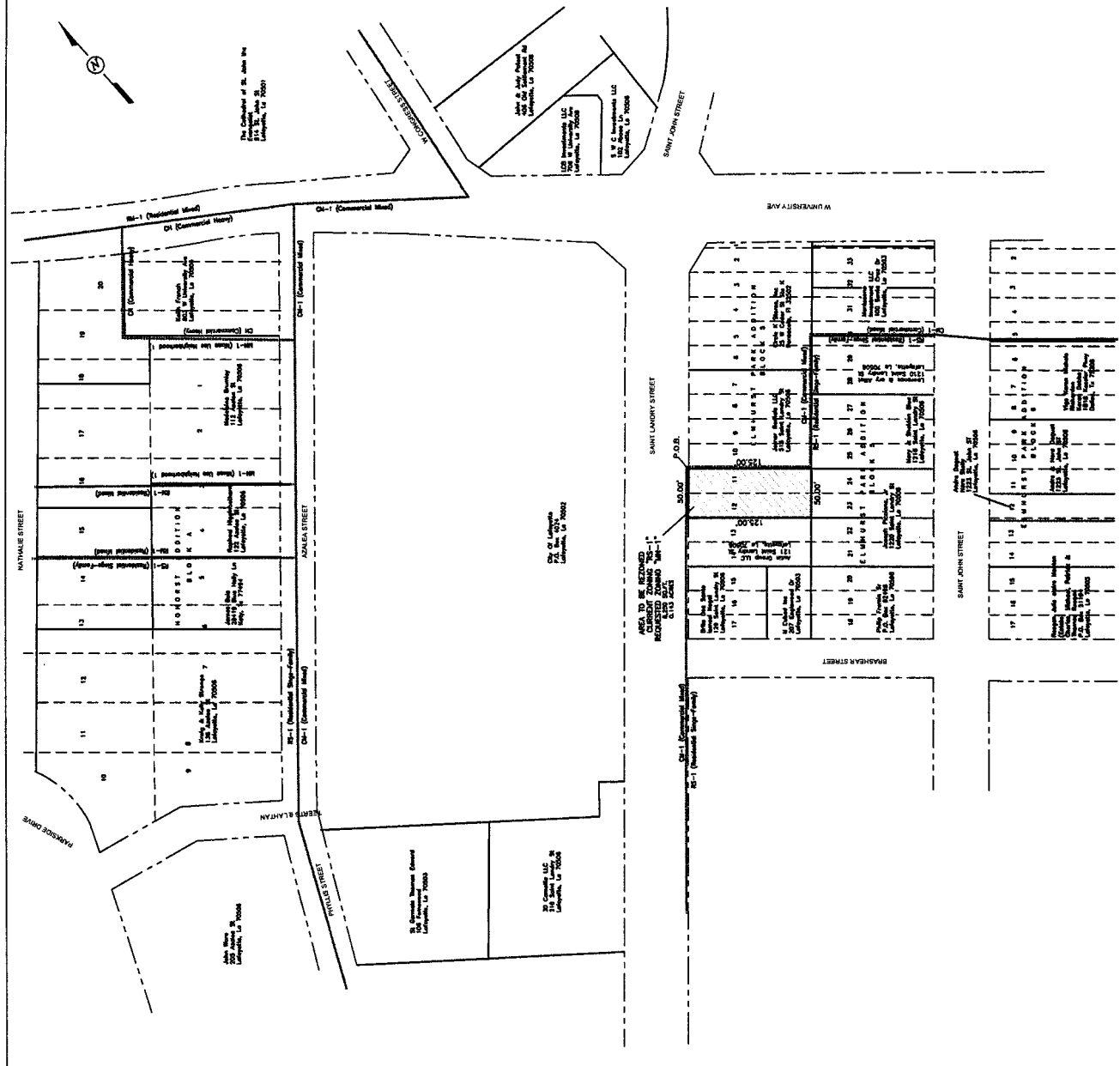


PROPOSED ZONING MAP  
FOR PROPERTY BELONGING TO  
CURTIS JOHN KIDDER

LOCATED AT 119 SAINT LANDRY STREET

CATED IN SECTION 67, T9S--R4E  
City of Lafayette  
Lafayette Parish, LOUISIANA

SCALE: 1" = 50' DATE: MARCH 4, 2021



Lafayette Consolidated Government  
**Zoning Commission**

Development and Planning Staff Report

**EXECUTIVE SUMMARY**

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Drafted 2/15/2021  
Amended 4/19/2021

**ZON2021-0010**

**City Council District:** 2 – Andy Naquin

**Parish Council District:** 4 – John Guilbeau

**Applicant:** James J. Ricks, P.E.

**Request:** This is a request for rezoning of a property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).

**Location:** 119 St. Landry Street

**Summary of Proposal:**

The purpose of this proposal is to allow the rezoning of a property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), in order to allow for office use within the existing building.

**Recommendation:**

Staff recommends approval of the request to rezone this property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).

**Reasons for Recommendation:**

The subject property is located on the edge of an older, historic neighborhood of Lafayette, **Elmhurst Park Subdivision**. This neighborhood is bounded by commercial properties to the north, at West University Avenue; to the south, at West St. Mary Street; to the east at Johnston Street; and to the west at St. Landry Street. There needs to be thought and care given to the edges of this neighborhood, as this property can serve as a transition between the neighborhood and commercial uses.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff has received 2 phone calls, one undecided as of now, and the other a cautious yes.

## ZONING COMMISSION RECOMMENDATION

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The Zoning Commission held a public hearing regarding this matter at its April 19, 2021, meeting and approved a motion to recommend that the City Council approve the request to rezone this property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).

### Summary of Public Comment:

#### Public Comment before the Zoning Commission meeting

Support: 0

Opposition: 1

Neutral: 2

#### Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

**Zoning Commission Meeting****April 19, 2020****ZON2021-0010****To:** City Zoning Commission**From:** Mary Sliman, Director  
Cathie Gilbert, Planning Manager**City Council District:** 2 – Andy Naquin**Parish Council District:** 4 – John Guilbeau**Prepared by:** Carol Vermillion Robbins

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**PRELIMINARY STAFF REPORT**

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**Applicant:** James J. Ricks, P.E.**Request:** This is a request to allow the rezoning of a property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).**Location:** 119 St. Landry Street**Description:** The property is located generally south of St. Landry Street, west of West University Avenue, and north of St. John Street. The subject property is approximately 0.143 acres.**Why is Zoning Commission action required?**

The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council prior to council action, in accordance with Article 4 of the Unified Development Code.

The UDC establishes procedures for making land development decisions. In order to obtain a certificate of occupancy, building permit or to subdivide the property, the zoning district must permit the proposed land use and development standards. The city of Lafayette is divided into zoning districts that can be generally categorized by agricultural, residential, mixed-use, commercial and industrial land uses. Each zoning district has a set of permitted and/or conditional uses.



*Subject Property Map*



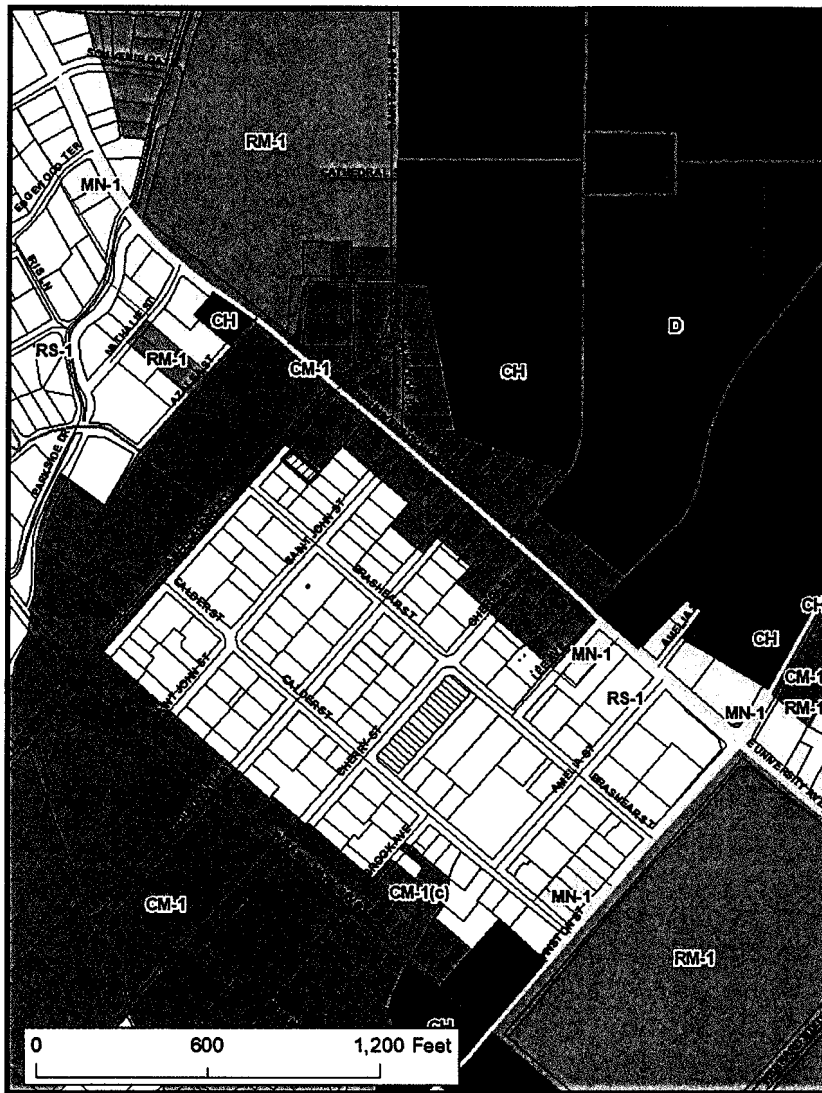
Vicinity Map



## II. ANALYSIS

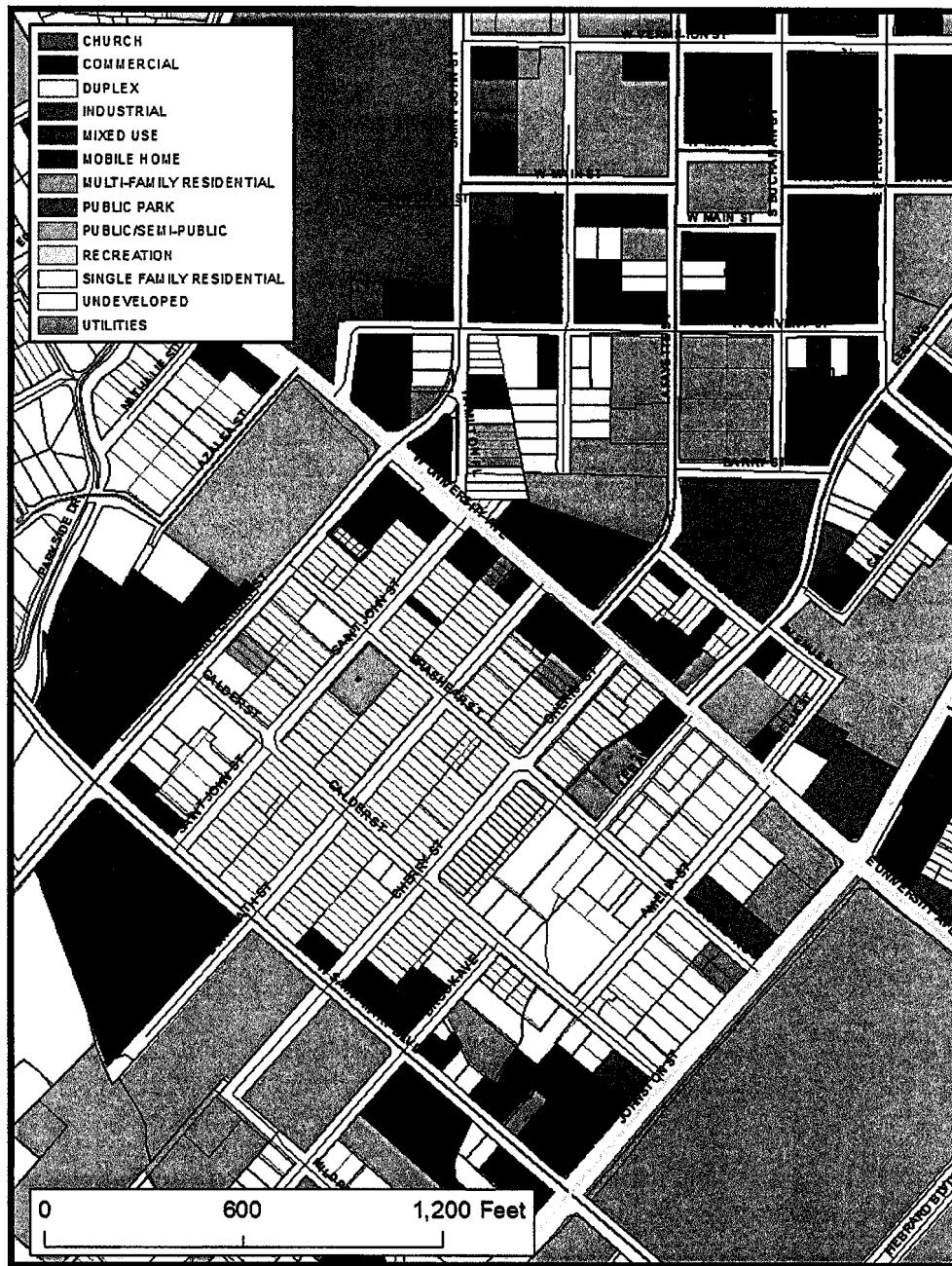
### A. Existing conditions

#### *Zoning*



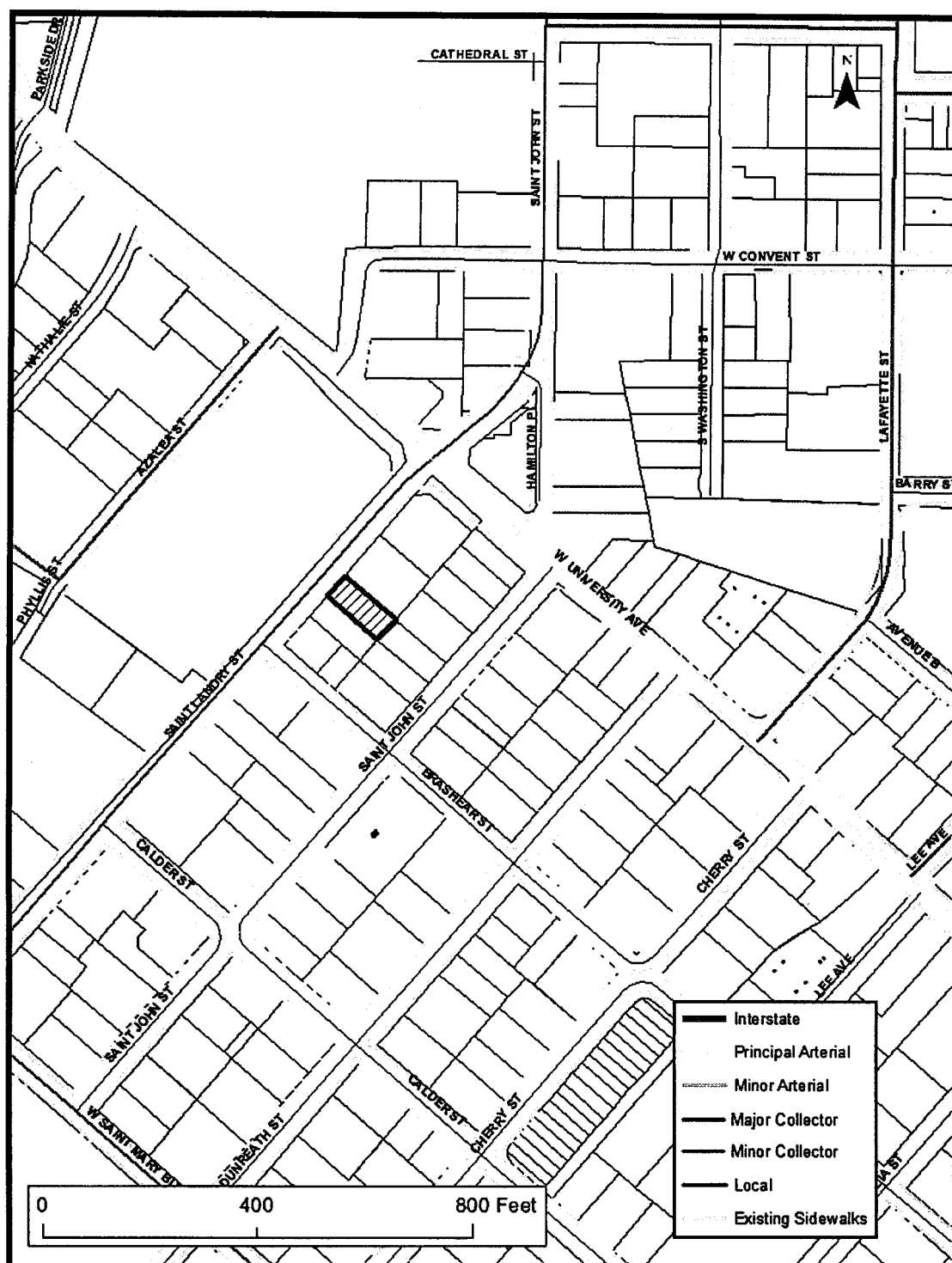
*Zoning map of the area surrounding the petitioned site*

The subject property is on the edge of a large residential area not far from the Downtown area. This is an older and historic neighborhood, Elmhurst Park Subdivision, with RS-1 (Residential Single-Family) as the main zoning district. The subdivision is surrounded by CM-1 zoning districts at all edges except for Johnston Street. There has also been the addition of MN-1 (Mixed-Use Neighborhood) zoning districts along University Avenue in recent years.



### ***Land Use Map***

The Land Use map also indicates that the Elmhurst subdivision is mainly residential, with the addition of RM-1 (Residential Mixed) properties and some commercial uses along the edges of the subdivision. LCG's City Hall is across the street from the property, and a church and school are just a few blocks away. Some of the small businesses near the subject property are: a convenience store, a small restaurant, a dental lab, a florist, small retail, pizza take-out, insurance and tax offices, counseling, a funeral home, a bridal shop, a barbeque place, and many law offices. Although the area is a RS-1 (Residential Single-Family) zoning district, there are in fact areas of multi-family uses throughout. There are duplexes, apartments, and accessory apartments.



## Street Classification and Sidewalk Inventory Map

The subject property is located on St. Landry Street, a major collector. It is near the intersection of St. Landry Street with West University Avenue, which is a principal arterial. The roads within Elmhurst Park are all local roads, designed to limit the traffic cutting through the subdivision. There is a system of curving roads which control your path through the neighborhood. There is a consistent sidewalk system in this area.

## B. Recent cases and relevant trends

There have not been many zoning cases in and around Elmhurst recently. This is possibly due to the age of the neighborhood. People are content to leave the existing neighborhood as it is, not bring in other types of residential uses, or new businesses. There are examples of other dwelling types, such as duplexes, small apartment complexes and accessory apartments. There are a few small businesses within that area also, mostly attorney's office space.

Lafayette has several areas where residential single-family housing is no longer desirable, such an area where the main road has been upgraded and has become busy over time. Staff had several cases along West Congress Street where residential property directly on West Congress Street was rezoned from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood) for this very reason. Staff also downzoned a small inappropriate CH (Commercial-Heavy) area to MN-1. **(ZON2021-0001 1911, 1913, 1921, 2000 & 2001 West Congress Street and 766 St. Thomas Street Administrative Rezoning)** MN-1 offers a compromise and serves as a buffer between commercial uses and residential uses.

## C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to allow for an office use on this property. This property is no longer as desirable for residential use. There is steady traffic on St. Landry, especially with City Hall across the street. There is a busy convenience store two lots down from this subject property, and a pizza delivery business and a small restaurant right next door. CH (Commercial-Heavy) or CM-1 (Commercial Mixed) are not desirable as these uses would not be appropriate next to an established neighborhood. It is best to use the edges of the subdivision; for instance, this subject property can be used as a transition space between the residential neighborhood and the commercial properties. Therefore this zoning of MN-1 will have the least negative effect on the adjacent land uses.

## D. Anticipated impact on infrastructure

N/A.

## E. Evaluation of approval standards

***The proposed rezoning is consistent with the comprehensive plan.***

The MN-1 (Mixed-Use Neighborhood) zoning district implements the Transitional Mixed-Use future land use category of PlanLafayette. It provides an opportunity to establish neighborhood retail, convenience, service, **office**, and institutional uses in the Residential and Mixed Residential categories. It provides a **transition** between residential areas and more intense commercial corridors. And it provides opportunities for pedestrian access between residential and commercial areas.

***There was a mistake in the original zoning map or text.***

N/A.

***The proposed amendment is compatible with current development trends, if any, in the vicinity of the subject property.***

This house is on the very edge of Elmhurst Subdivision. It was once in a good location, but now there is constant traffic and retail uses right next door. (There is a small restaurant and a pizza take-out, and a convenience store with gasoline sales.) These properties will need to be considered as edge or transition properties, protecting and transitioning to center of the neighborhood.

***The proposed amendment promotes the public health, safety, morals, and general welfare.***

This was not the basis for consideration.

***The proposed amendment is compatible with surrounding land uses.***

Yes. There are a number of older residential properties now being used as office space, especially in areas like this where a great deal of change has occurred. City Hall is in the immediate vicinity, and there are many lawyers' offices also. This location is near Downtown for their uses also. The owner was fortunate to find a use where the existing house and lot can remain. This makes for a better transition from MN-1 (Mixed-Use Neighborhood) to housing (Residential Single-Family).



CO-055-2021

RECEIVED

APR 20 2021

Lafayette Consolidated Government  
Chief Administrative Officer

## Internal Memorandum

Development and Planning Department  
Office of the Director (Route 9010)

**TO:** Cydra Wingerter

**DATE:** April 20, 2021

**FROM:** Mary Sliman

**SUBJECT:** Case No. ZON2021-0010  
119 St. Landry Street Rezoning

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The attached ordinance would rezone, from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), property located generally south of St. Landry Street, west of West University Avenue, and north of St. John Street.

The Zoning Commission, at its Monday, April 19, 2021, meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, May 4, 2021, with Final Adoption Tuesday, May 18, 2021.

Please call if you have any questions or require additional information in this matter.

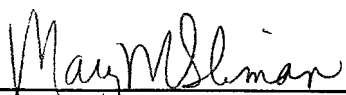
A handwritten signature in cursive script, reading 'Mary Sliman', written over a horizontal line.

Mary Sliman  
Director

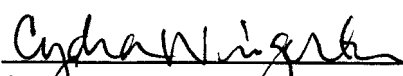
**LAFAYETTE CITY COUNCIL MEETING**  
**ZONING AGENDA ITEM SUBMITTAL FORM**

- 1) **JUSTIFICATION FOR REQUEST:** This is a request for the adoption of an ordinance that would rezone property located generally south of St. Landry Street, west of West University Avenue, and north of St. John's Street.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from RS-1(Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).
- 3) **REQUEST ACTION OF COUNCIL:**
- A. INTRODUCTION: May 4, 2021
  - B. FINAL ADOPTION: May 18, 2021
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
- A. Cover Memo from Director (1 page)
  - B. Submittal Form (1 page)
  - C. Zoning Commission Recommendation of Action (1 page)
  - D. Ordinance (1 page)
  - E. Map (1 page)
  - F. Final Evaluation of Zoning Considerations (10 pages)
- 5) **FISCAL IMPACT:**
- \_\_\_ Fiscal Impact (will be detailed in Cost-Revenue Analysis)
- X  No Fiscal Impact

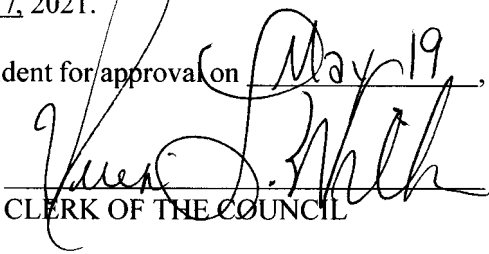

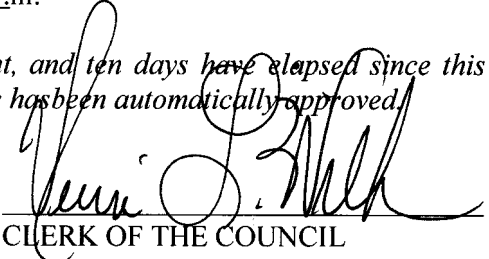
**RECOMMENDED BY:**

  
\_\_\_\_\_  
MARY SLIMAN, DIRECTOR

**APPROVED FOR AGENDA:**

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-055-2021

1. This ordinance was introduced: May 4, 2021  
YEAS: Lewis, Naquin, Hebert, Cook, Lazard  
NAYS: None  
ABSENT: None  
ABSTAIN: None
- Final disposition by Council:  
May 18, 2021  
YEAS: Lewis, Naquin, Hebert, Cook, Lazard  
NAYS: None  
ABSENT: None  
ABSTAIN: None
2. Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the Advertiser on May 7, 2021.
3. This ordinance was presented to the Mayor-President for approval on May 19, 2021, at 10:45 o'clock 2 .m.  
  
CLERK OF THE COUNCIL
4. Disposition by Mayor-President:  
I hereby:  
A. Approve this ordinance, the 24 day of May, 2021, at 12:40 o'clock a.m.  
B. Veto this ordinance, the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_m., veto message is attached.  
C. Line item veto certain items this \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_m., veto message is attached.  
  
MAYOR-PRESIDENT
5. Returned to Council Office with/without veto message on May 24, 2021, at 2:22 o'clock p.m.
6. Reconsideration by Council (if vetoed):  
On \_\_\_\_\_, 2021, the Council did/refused to adopt this ordinance after the Mayor-President's veto.
7. Returned to the Council Office without signature of Mayor-President (unsigned) on \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_m.  
*If not signed or vetoed by the Mayor-President, and ten days have elapsed since this ordinance was presented to him for action, same has been automatically approved.*  
  
CLERK OF THE COUNCIL
8. Full publication of this ordinance was made in the Advertiser on May 21, 2021.