

CITY ORDINANCE NO. CO-057-2021

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE AND THE OFFICIAL MAP OF THE CITY OF LAFAYETTE, PROVIDING FOR THE ANNEXATION OF ADDITIONAL LAND INTO THE CORPORATE LIMITS OF THE CITY OF LAFAYETTE, LOUISIANA, CASE NO. ZON2021-0012 600 BLOCK SOUTH DOMINGUE AVENUE ANNEXATION, LOCATED GENERALLY NORTH OF RIDGE ROAD, EAST OF SOUTH DOMINGUE AVENUE, AND SOUTH OF COUNTRY HOLLOW LANE, AND ASSIGNING A ZONING CLASSIFICATION OF RS-1 (RESIDENTIAL SINGLE-FAMILY) AND MN-1 (MIXED-USE NEIGHBORHOOD) (DISTRICT 2)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code and official map of the City of Lafayette are hereby amended so as to annex Case No. ZON2021-0012 600 Block South Domingue Avenue Annexation, located generally north of Ridge Road, east of South Domingue Avenue, and south of Country Hollow Lane, and assigning a zoning classification of RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood). Refer to survey “Preliminary Plat of Kate’s Crossing ‘A Residential Development’ Section 8, T10S, R4E Lafayette Parish” prepared by Paul L. Miers Engineering, LLC, dated March 3, 2021, a copy of which is attached hereto and made a part thereof, for delineation between RS-1 (Residential Single-Family) lots and MN-1 (Mixed-Use Neighborhood) lots. The survey areas labeled “Commercial Lots” (3.30 acres) at the main entrance/exit to South Domingue Avenue are assigned a zoning classification of MN-1 (Mixed-Use Neighborhood) zoning district. A RS-1 (Residential Single-Family) zoning classification is assigned to the residential lots (18.31 acres) that comprise the rest of the property, along with 13.31 acres for roads, common area, and detention ponds.

SECTION 2: The foregoing described property is located within Lafayette City Council District No. 2.

SECTION 3: The description of the property to be annexed is as follows:

Beginning at a corner point of the existing City of Lafayette corporate limits, said point is on the westerly right-of-way of South Domingue Avenue and on an easterly property line of Quint M Partnership LLC, thence S01°11'09"W, a distance of approximately 75', along the westerly right-of-way of South Domingue Avenue and an easterly property line of Quint M Partnership LLC, to a southeasterly corner of said property, thence S88°58'55"W, a distance of approximately 608.75', along a southerly property line of Quint M Partnership LLC, to a southeasterly corner of said property, thence S00°19'15"W, a distance of approximately 294.94', along an easterly property line of Quint M Partnership LLC, to a southeasterly corner of said property, thence S89°53'15"W, a distance of approximately 696.53', along a southerly property line of Quint M Partnership LLC, to the southwesterly corner of said property, thence N00°17'34"E, a distance of approximately 534', along the westerly property line of Quint M Partnership LLC, to a corner of the existing City of Lafayette corporate limits, thence N00°17'34"E, a distance of approximately 1,286', along the existing City of Lafayette corporate limits and the westerly property line of Quint M Partnership LLC, to a corner point of said corporate limits and the northwesterly corner of said property, thence N89°48'00"E, a distance of approximately 214', along the existing City of Lafayette corporate limits and a northerly property line of Quint M Partnership LLC, to a corner point of said corporate limits, thence N89°48'00"E, a distance of approximately 66', along a northerly property line of Quint M Partnership LLC, to a corner point of the existing City of

Lafayette corporate limits, thence N89°48'00"E, a distance of approximately 417', along the existing City of Lafayette corporate limits and a northerly property line of Quint M Partnership LLC, to a corner point of said corporate limits and a northeasterly corner of said property, thence S00°19'01"W, a distance of approximately 753', along the existing City of Lafayette corporate limits and an easterly property line of Quint M Partnership LLC, to a corner point of said corporate limits, thence S00°19'01"W, a distance of approximately 150', along an easterly property line of Quint M Partnership LLC, to a corner point the existing City of Lafayette corporate limits, thence S00°19'01"W, a distance of approximately 206', along the existing City of Lafayette corporate limits and an easterly property line of Quint M Partnership LLC, to a corner point of said corporate limits and a northeasterly corner point of said property, thence N88°59'02"E, a distance of approximately 614.97', along the existing City of Lafayette corporate limits and a northerly property line of Quint M Partnership LLC, to a corner point of said corporate limits, a northeasterly corner point of said property and the westerly right-of-way South Domingue Avenue, thence S01°11'09"W, a distance of approximately 342', along the existing City of Lafayette corporate limits, the westerly right-of-way of South Domingue Avenue and an easterly property line of Quint M Partnership LLC, to the point of beginning, all as shown on the attached incorporation map prepared by Lafayette City - Parish Consolidated Government - Lafayette Utilities System, dated January 5, 2021 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 8, T10S-R4E 600 BLOCK SOUTH DOMINGUE AVENUE ANNEXATION - APPROX. 35.00 ACRES.**

SECTION 4: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 5: 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; as well as, the elapse of 30 days after publication or posting, pursuant to La. R.S. 33:173, *et seq.*

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**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City Council

FROM: Lafayette Zoning Commission and Development and Planning Department

SUBJ: ZON2021-0012 600 Block South Domingue Avenue Annexation

PETITIONER: Quint M. Partnership LLC

DATE PETITION FILED: November 30, 2020

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

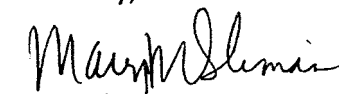
RECOMMENDATION: Approve the ordinance that would annex the subject property and assign a zoning classification of RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood) to the property.

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

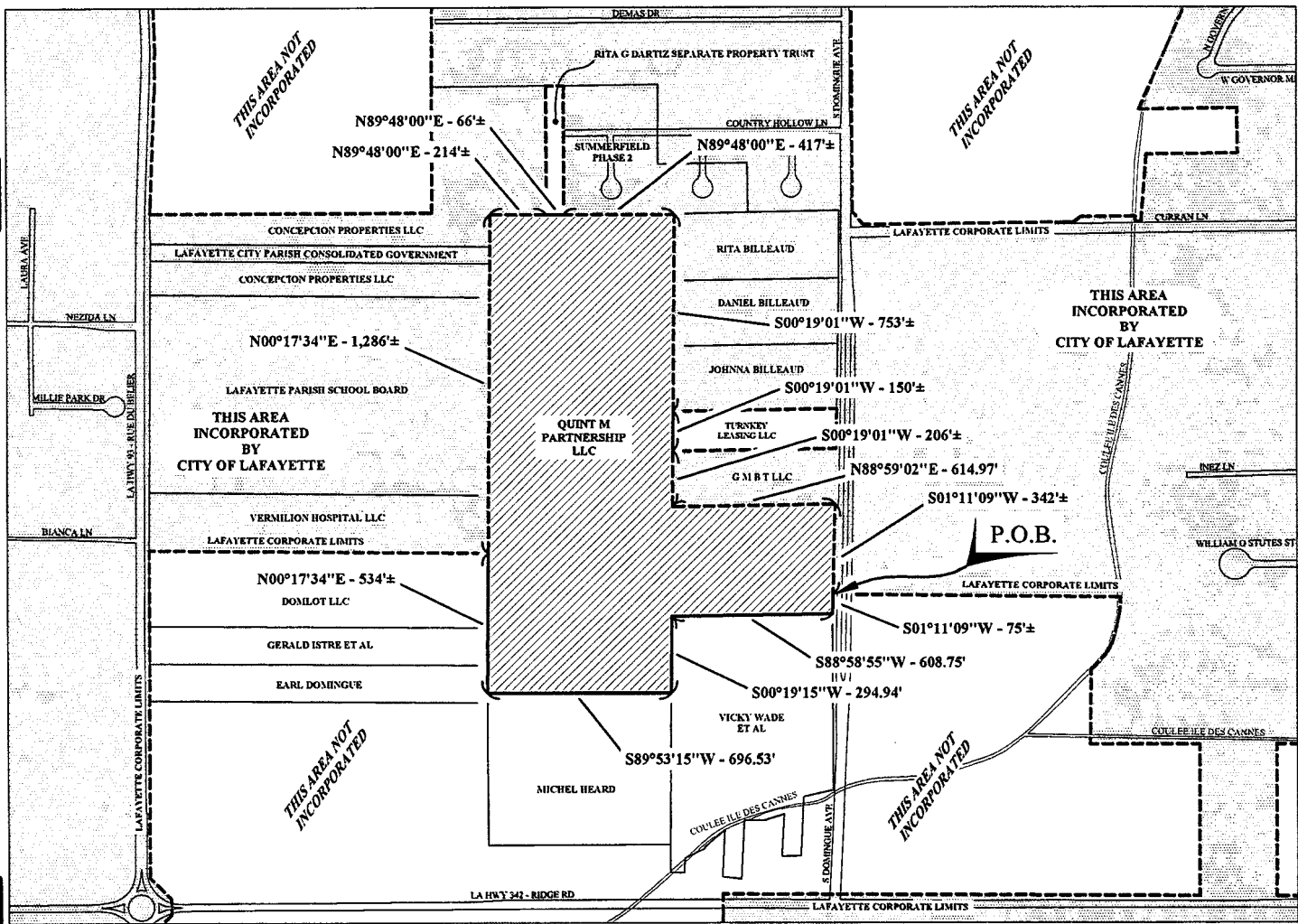
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,



Mary Sliman, Director
Development and Planning Department



LEGEND

- P.O.B. POINT OF BEGINNING
- PROPOSED CITY OF LAFAYETTE ANNEXATION AREA
- PROPOSED CITY OF LAFAYETTE CORPORATE LIMITS EXTENSION
- EXISTING CITY OF LAFAYETTE CORPORATE LIMITS
- ROADWAY EDGE
- COULEE OR DRAINAGE CANAL

MAP OF
PROPOSED EXTENSION
FOR CITY OF LAFAYETTE,
LOUISIANA, CORPORATE LIMITS,
LOCATED IN
SECTION 8, T10S-R4E

600 BLOCK SOUTH DOMINGUE
AVENUE ANNEXATION
APPROX. 35.00 ACRES

NOTE:
NO ACTUAL GROUND SURVEY PERFORMED. INFORMATION OBTAINED FROM A PRELIMINARY
PLAT OF SURVEY PREPARED BY C. L. JACK STELLY JR., ENTITLED "PLAT OF SURVEY SHOWING
PROPERTY BELONGING TO QUINT M. PARTNERSHIP, L.L.C.", DATED SEPTEMBER 19, 2017.

Prepared by: Lafayette City - Parish Consolidated Government
Department: Lafayette Utilities System | Approved by: B.G.
Dated: January 5, 2021 | Drawn by: E.G.

Zoning Commission

Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 3/15/2021
Amended 4/20/2021

ZON2021-0012

City Council District: 2 – Andy Naquin

Parish Council District: 2 – Kevin Naquin

Applicant: Quint M. Partnership LLC

Request: This is a request for a zoning assignment for property proposed for annexation.

Location: 600 Block South Domingue Avenue

Summary of Proposal:

This is a request for a zoning assignment for property proposed for annexation. The applicant requires annexation in order to receive LUS water services for a development containing RS-1 (Residential Single-Family) residences and MN-1 (Mixed-Use Neighborhood) business uses.

Recommendation:

Staff recommends approval of the request to assign this property both RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood). The light commercial zoning districts are to be at the South Domingue Avenue entrance/exit. There will be two commercially zoned areas, each 1.64 acres, and 129 residential lots.

Reasons for Recommendation: The area around the subject property is varied in use and development. Most of the immediately adjacent properties are undeveloped, and sometimes also unincorporated. There are residential properties to the north, and some commercial uses down South Domingue Avenue. South Domingue Avenue is largely zoned CH (Commercial-Heavy). Given that this commercial area is somewhat internal to the subdivision at the entrance/exit, MN-1 (Mixed-Use Neighborhood) is appropriate, giving the opportunity for office space or light retail. This will bring in less intense commercial/office uses for the benefit of the development's residents.

Summary of Public Comment: At the time of publication of the preliminary report, staff has received two calls, both were negative because of concerns about traffic and home values.

ZONING COMMISSION RECOMMENDATION

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 assign a zoning of RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood) for this property to be annexed into the city of Lafayette.

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 0

Opposition: 4

Neutral: 1

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 2

Neutral: 0

Zoning Commission Meeting

April 19, 2021

ZON2021-0012

To: City Zoning Commission

From: Mary Sliman, Director
Cathie Gilbert, Planning Manager

City Council District: 2 – Andy Naquin

Parish Council District: 2 – Kevin Naquin

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: Quint M Partnership, LLC

Request: This is a request for a zoning assignment for property proposed for annexation.

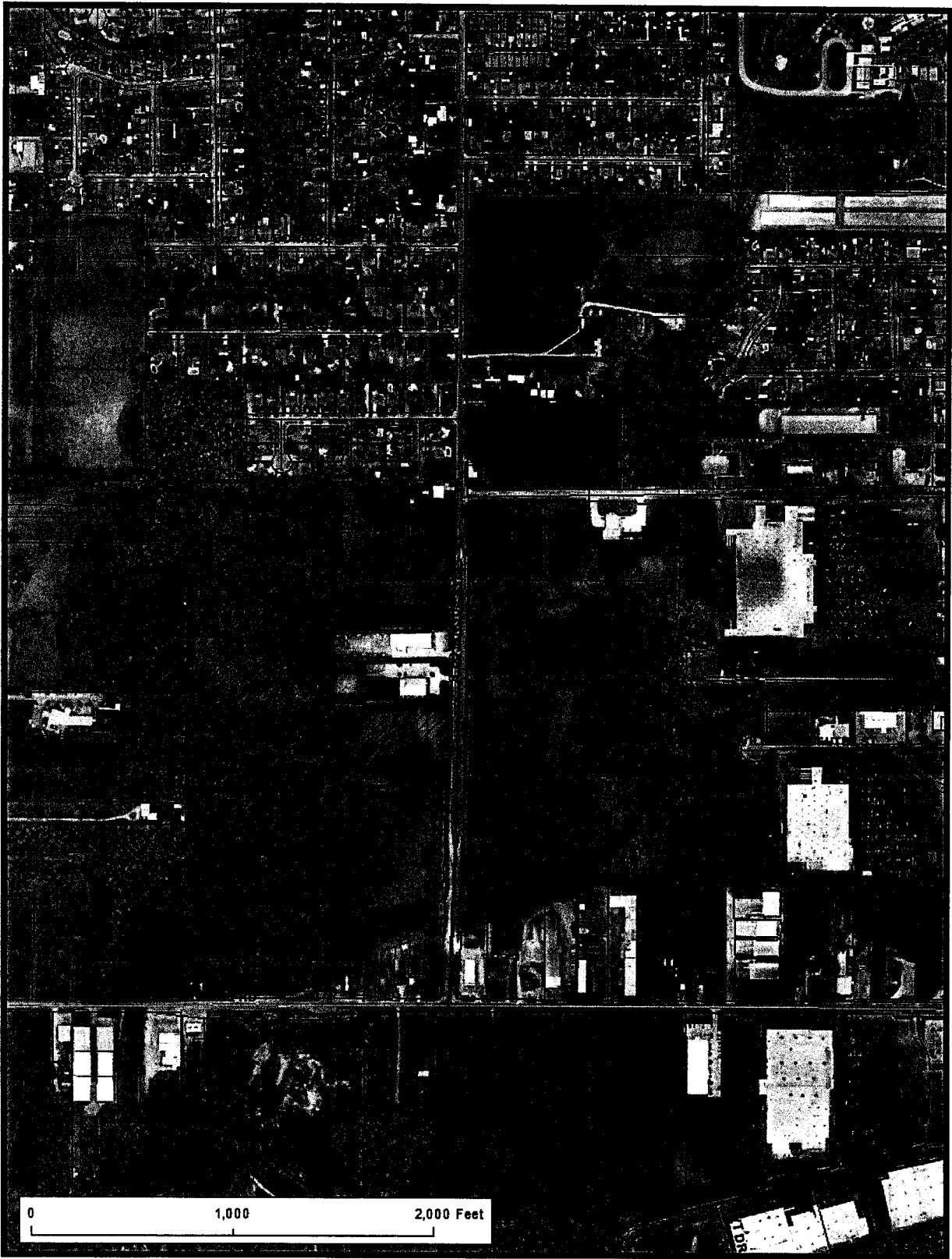
Location: 600 Block South Domingue Avenue

Description: The property is located generally north of Ridge Road, east of South Domingue Avenue, and south of Country Hollow Lane. The subject property is approximately 35 acres.

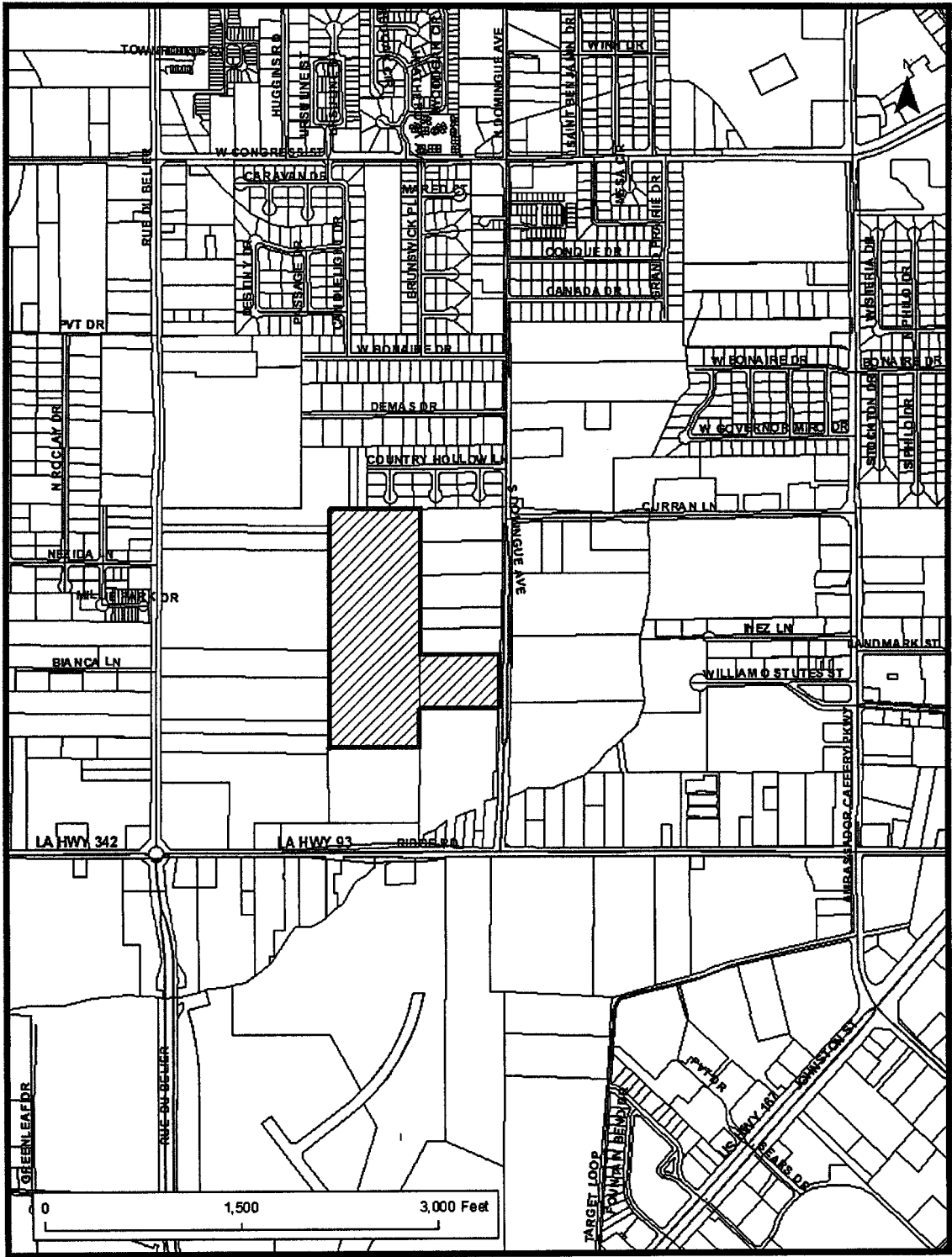
Why is Zoning Commission action required?

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 Lafayette Development Code.

The LDC 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.



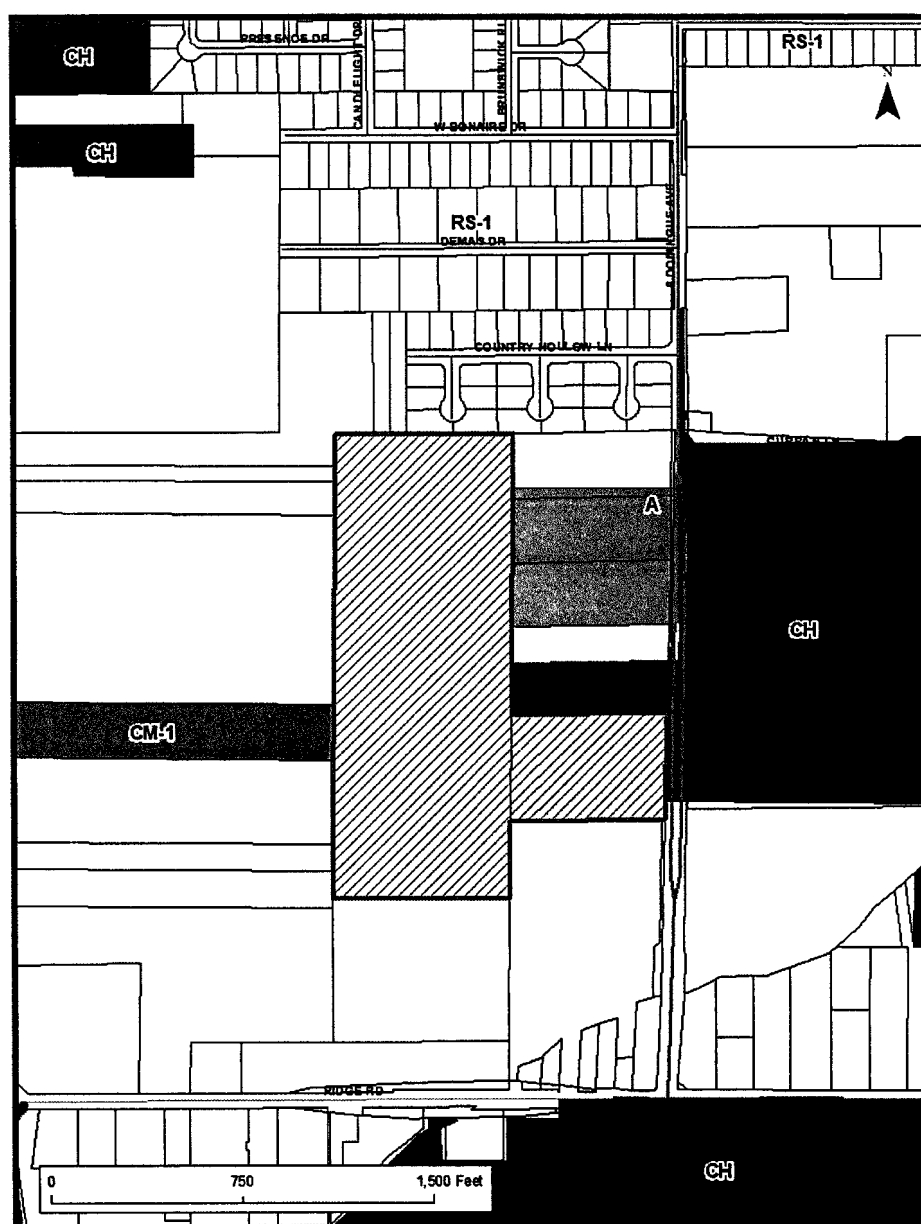
Subject Property Map



Vicinity Map

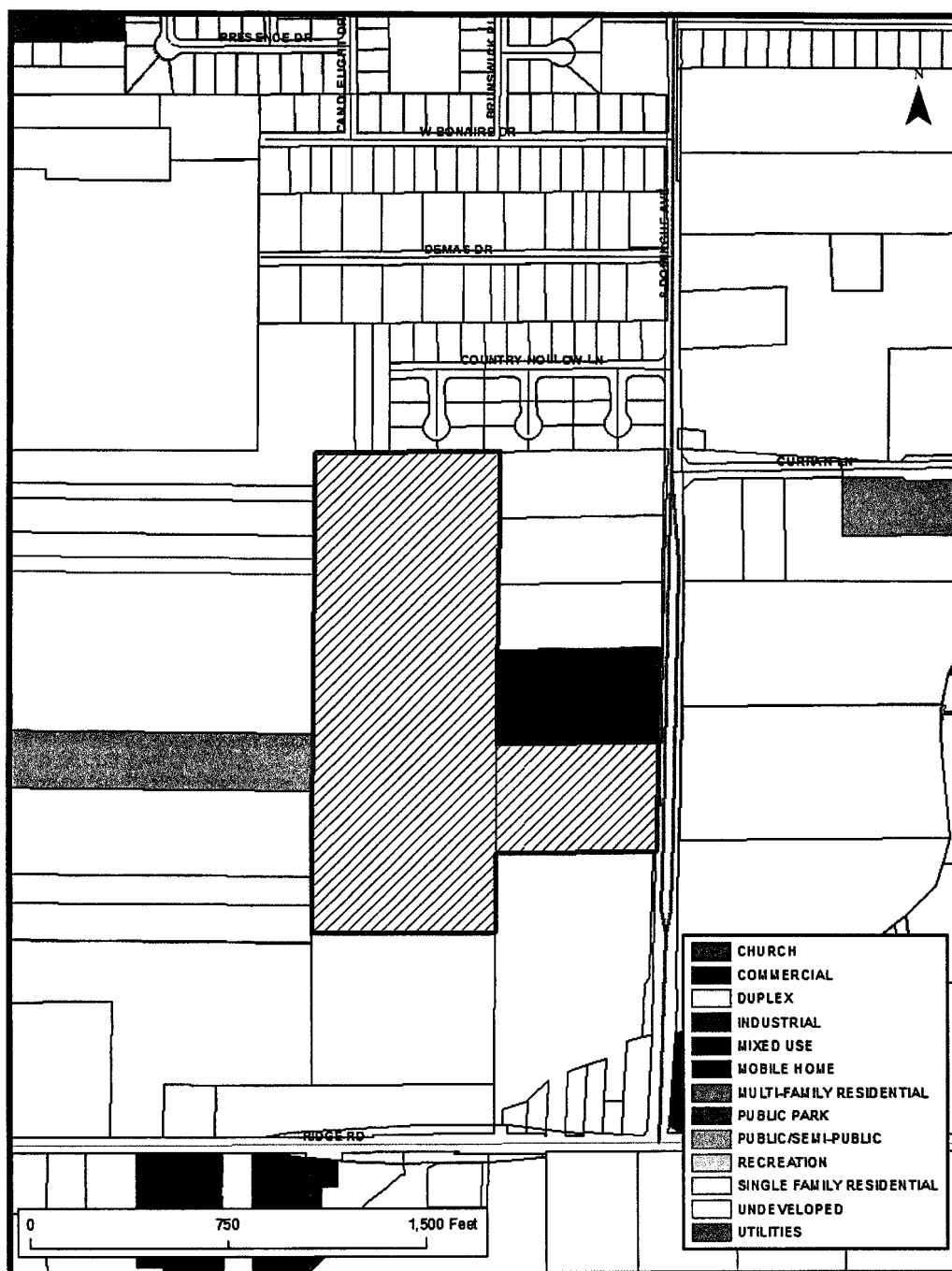
II. ANALYSIS

A. Existing conditions



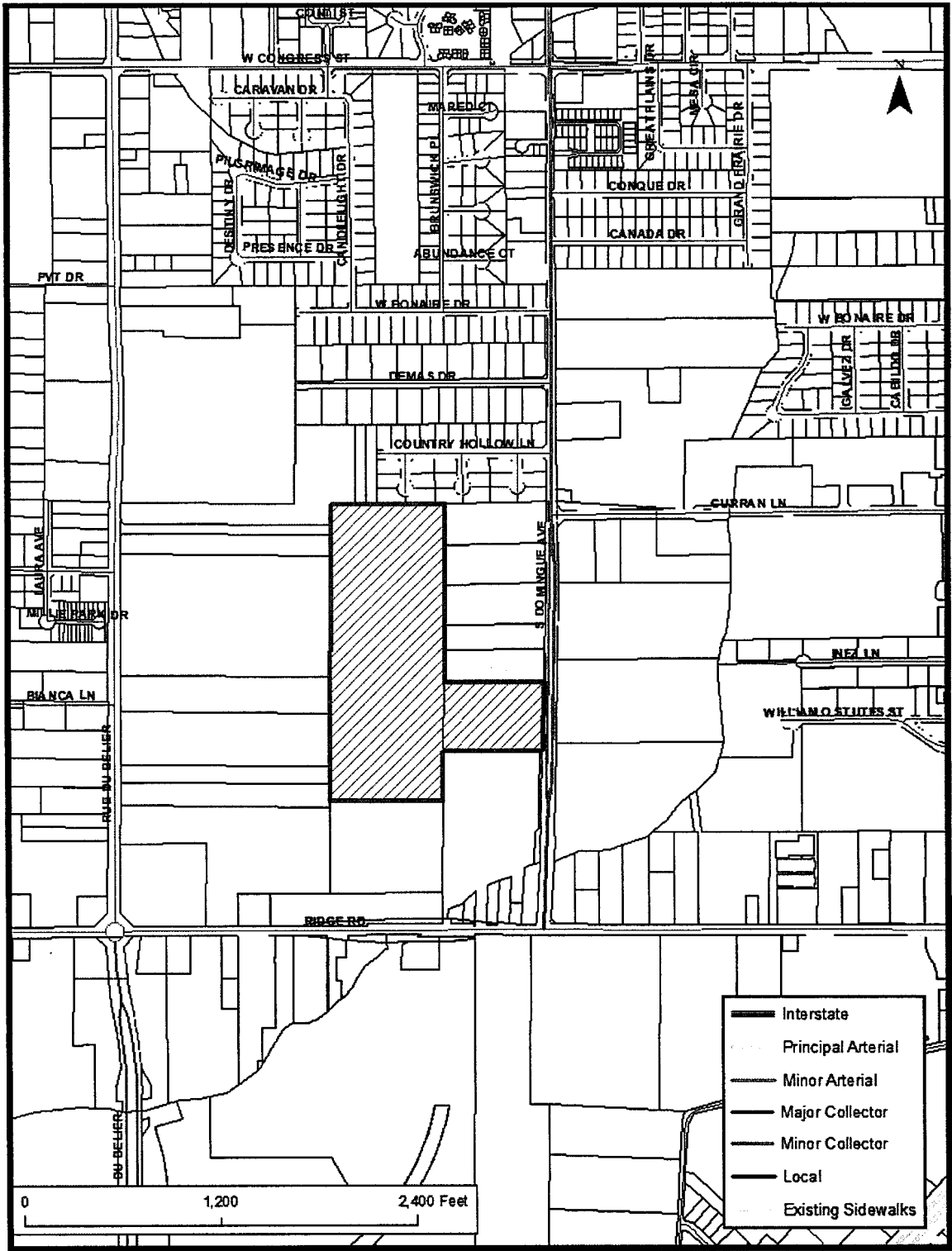
Zoning Map of the area surrounding the petitioned site

The zoning districts of this area seem incomplete due to the large amounts of unincorporated/undeveloped properties. There are CH (Commercial-Heavy) zoning districts along S. Domingue Avenue and south of Ridge Road. There is a RS-1 (Residential Single-Family) zoning district to the north, and several small areas of A (Agricultural) and CM-1 (Commercial Mixed). This property is just at the southwest city limits, so there are more areas of unincorporated property than in other parts of the city.



Land uses surrounding the petitioned site

The subject property is currently undeveloped and unincorporated. There are two existing commercial uses (electrical supply and solar turbines) next to the entrance/exit area that will provide for the area light commercial uses for the residents of this development and others in the immediate area. There are existing residential developments, and single-family residences. There are two areas of public uses which are Vermilion Hospital, South Campus, and a fire station off of Curran Lane.



Street Classification and Sidewalk Inventory Map

South Domingue Avenue is a minor collector at this location; Ridge Road is a minor arterial, as is Rue du Belier. Rue du Belier will change to a major collector as it runs south. There are sidewalks along Curran Lane, South Domingue, Ridge Road and Rue du Belier. The new residential development at 600 South Domingue will have sidewalks.



B. Recent cases and relevant trends

The subject property is close to **ZON2020-0018, 234 Duhon Road Annexation**. This is a case which was presented to the Zoning Commission in March 2021, an annexation for which we assigned a zoning district of CM-1 (Commercial Mixed). This is for a convenience store with gasoline sales. Another case near to the subject property is **ZON2021-0008, 201 Duhon and 105 Marblehead Avenue Rezoning**, which is to be on the May agenda. That case is for a PD, a Planned Development. These two cases indicate the level of new development in this area. This area of the city is growing rapidly, and it is important to monitor the uses, hoping for a good blend of residential and commercial, with, hopefully, buffers between them, as necessary. There are several large residential developments in the area already, including Chateau Mirage and Chateau des Lions. There are residential neighborhoods off of North Domingue. The commercial uses already established are generally small, "light" commercial uses: electrical supply store, solar turbines, and lawncare and firewood services. More intense commercial uses, like auto repair or manufacturing of any type, are not adjacent to the property. Public uses such as schools, hospitals, fire stations are nearby.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this application is to assign a zoning district to the subject property. The applicant is asking for RS-1 (Residential Single-Family) for the majority of the property and for MN-1 (Mixed-Use Neighborhood) for the entrance/exit to the development. This MN-1 area will be for "light" commercial uses, such as office space, light retail, things like snack or beverage bars, and will serve both the development and the nearby adjacent land uses.

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

N/A.

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.

The proposed amendment is compatible with current development trends in the vicinity of the subject property. This area is growing quickly, and several cases and new construction follow the trend of residential developments with light commercial uses nearby for support and use.

The proposed amendment benefits the citizens of Lafayette as a whole.

N/A.

The proposed amendment is compatible with surrounding land uses.

Yes. The nearby land uses are as follows: two small commercial businesses, several neighborhood developments, a fire station and a small hospital, several seafood restaurants, and a Wal-Mart and many other businesses on nearby Ambassador Caffery Parkway.

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

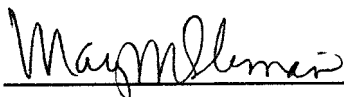
FROM: Mary Sliman

SUBJECT: **Case No. ZON2021-0012**
600 Block South Domingue Avenue Annexation

The attached ordinance would annex and assign a RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood) zoning classification to property located generally north of Ridge Road, east of South Domingue Avenue, and south of Country Hollow Lane.

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.

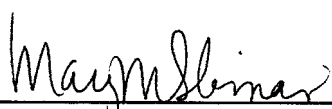


Mary Sliman
Director

LAFAYETTE CITY COUNCIL MEETING
ZONING AGENDA ITEM SUBMITTAL FORM

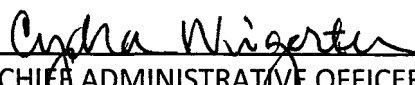
- 1) **JUSTIFICATION FOR REQUEST:** This is a request for the adoption of an ordinance that would annex property located generally north of Ridge Road, east of South Domingue Avenue, and south of Country Hollow Lane.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to annex and assign a RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood) zoning classification to the subject property.
- 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 (2 pages)
- E. Maps (2 page)
- F. Final Evaluation of Zoning Considerations (10 pages)
- 5) **FISCAL IMPACT:**
- ☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)
- ☒ No Fiscal Impact

RECOMMENDED BY:



MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-057-2021

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

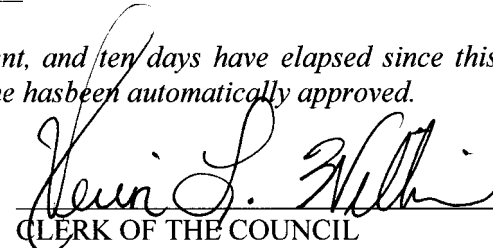
5. Returned to Council Office ~~with~~ without veto message on May 24, 2021, at 2:22 o'clock p .m.

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.