CITY ORDINANCE NO. CO-119-2021

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2021-0027 301 WEST SECOND STREET, 101-324 SOUTH BUCHANAN STREET, 119 WEST SIMCOE STREET, 303, 307, 315, 319, & 323 MONROE STREET, 219 & 307 WEST GRANT STREET, 100, 106, 202, & 210 WEST THIRD STREET, AND 301 WEST CYPRESS STREET ADMINISTRATIVE REZONING, LOCATED GENERALLY NORTH OF WEST THIRD STREET, EAST OF MONROE STREET, AND SOUTH OF WEST SIMCOE STREET; THE PARTICULAR PARCELS BEING REZONED FROM IL (INDUSTRIAL-LIGHT) AND MN-2 (MIXED-USE NEIGHBORHOOD) TO CM-1 (COMMERCIAL MIXED), MN-1 (MIXED-USE NEIGHBORHOOD) AND D (DOWNTOWN)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2021-0027 301 West Second Street, 101-324 South Buchanan Street, 119 West Simcoe Street, 303, 307, 315, 319, & 323 Monroe Street, 219 & 307 West Grant Street, 100, 106, 202 & 210 West Third Street, and 301 West Cypress Street Administrative Rezoning, located generally north of West Third Street, east of Monroe Street, and south of West Simcoe Street; the particular parcels being rezoned from IL (Industrial-Light) and MN-2 (Mixed-Use Neighborhood) to CM-1 (Commercial Mixed), MN-1 (Mixed-Use Neighborhood) and D (Downtown); the said parcels being shown and identified by a rezoning map titled "Exhibit 'A' Administrative Rezoning, south of West Simcoe Street, west of West Grant Street, north of West Third Street, and east of Monroe Street, ZON2021-0027," 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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.

* * * * *

CO-119-2021

LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION

TO: Lafayette City Council

FROM: Lafayette Zoning Commission and Community Development & Planning Dept.

SUBJ: ZON2021-0027 301 West Second Street, 101-324 South Buchanan Street, 119 West Simcoe Street, 303, 307, 315, 319 & 323 Monroe Street, 219 & 307 West Grant Street, 100, 106, 202, 206 & 210 West Third Street, and 301 West Cypress Street Administrative Rezoning

PETITIONER: Lafayette Consolidated Government

DATE PETITION FILED: May 12, 2021

DATE OF PUBLIC HEARING: August 16, 2021

DATES OF PUBLICATIONS: August 1, 2021
August 11, 2021
August 15, 2021

DATE OF ZONING COMMISSION RECOMMENDATION: August 16, 2021

RECOMMENDATION: Approve the ordinance that would rezone property from IL (Industrial-Light) and MN-2 (Mixed-Use Neighborhood) to CM-1 (Commercial Mixed), MN-1 (Mixed-Use Neighborhood) and D (Downtown).

Motion:	Doise
Second:	Dural
Vote:	3-0-2-0
Ayes:	Pritchard, Doise, Dural
Nays:	None
Absent:	Hebert, Green
Abstain:	None

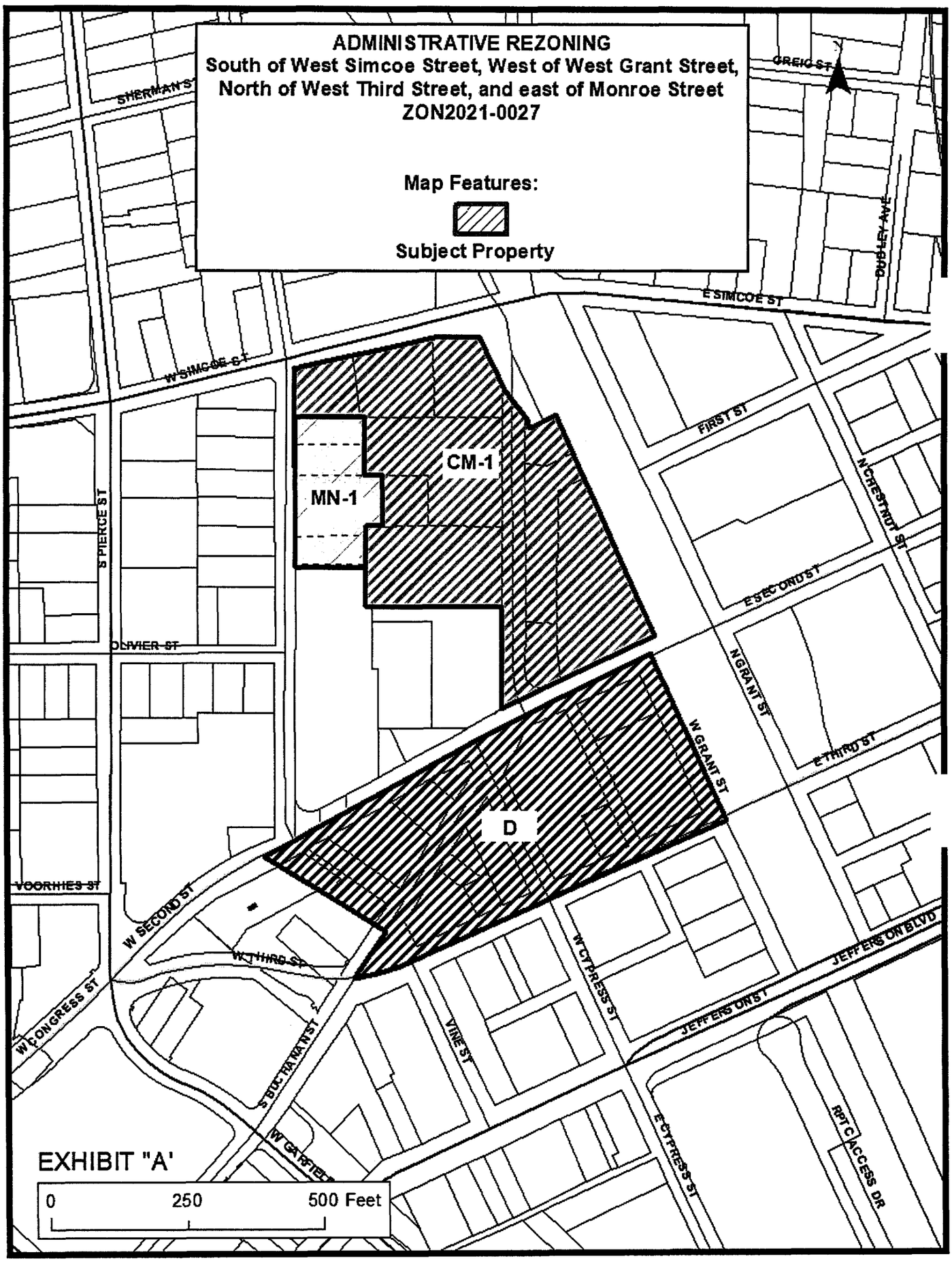
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,

Mary Sliman

Mary Sliman, Director
Community Development and Planning Dept.


ADMINISTRATIVE REZONING
South of West Simcoe Street, West of West Grant Street,
North of West Third Street, and east of Monroe Street
ZON2021-0027
Map Features:
Subject Property
CM-1
MN-1
D
E SIMCOE ST
W SIMCOE ST
FIRST ST
N CHESTNUT ST
E SECOND ST
N GRANT ST
W GRANT ST
E THIRD ST
S PIERCE ST
OLIVIER ST
VOORHIES ST
W SECOND ST
W THIRD ST
W CONGRESS ST
S BUCHANAN ST
W GARFIELD
VINE ST
W CYPRESS ST
E CYPRESS ST
JEFFERSON ST
JEFFERSON BLVD
RPT C ACCESS DR
DUDLEY AVE
GREIG ST
SHERMAN ST
EXHIBIT "A'
0
250
500 Feet

CO-119-2021

Lafayette Consolidated Government

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 5/15/2021
Amended 8/17/2021

ZON2021-0027

City Council District: 5 – Glenn Lazard

Parish Council District: 5 – AB Rubin

Applicant: Lafayette Consolidated Government

Recommendation: This is a LCG administration rezoning recommending that certain properties be rezoned from IL (Industrial-Light) and MN-2 (Mixed-Use Neighborhood) to CM-1 (Commercial-Mixed), MN-1 (Mixed-Use Neighborhood) and D (Downtown).

Location: 301 West Second Street, 101-324 South Buchanan Street, 119 West Simcoe Street, 303, 307, 315, 319 & 323 Monroe Street, 219 & 307 West Grant Street, 100, 106, 202, 206 & 210 West Third Street, and 301 West Cypress Street.

Reasons for Recommendation:

This is an LCG-led administrative effort to rezone properties where there appears to be a gap between current zoning and proposed land use. In this case, the current zoning is IL (Industrial-Light) and MN-2 (Mixed-Use Neighborhood). There are no longer any industrial uses on the subject properties. An industrial use does not really belong downtown. The subject properties will be recommended to be rezoned to CM-1 (Commercial Mixed), MN-1 (Mixed-Use Neighborhood) and D (Downtown). The D zoning district is to reclaim an IL district that functions better as part of the Downtown zoning district. The recommended Downtown zoning reflects the adjacency to the downtown area.

Summary of Public Comment: All property owners were notified by mail prior to the June 21 meeting, where the Zoning Commission was briefed on the matter. Property owners were notified again for the August 16th meeting. There have been no phone calls or emails about this administrative rezoning.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its August 16, 2021 meeting and approved a motion to recommend that the City Council approve the request to rezone this property from IL (Industrial-Light) and MN-2 (Mixed-Use Neighborhood) to CM-1 (Commercial Mixed), MN-1 (Mixed-Use Neighborhood) and D (Downtown).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting
Support: 0
Opposition: 0
Neutral: 0

Public Comment during the Zoning Commission meeting
Support: 0
Opposition: 0
Neutral: 0

CO-119-2021

Zoning Commission Meeting

August 16, 2021

ZON2021-0027

To: City Zoning Commission

From: Mary Sliman, Director
Cathie Gilbert, Planning Manager

City Council District: 5 – Glenn Lazard

Parish Council District: 5 – AB Rubin

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: Lafayette Consolidated Government

Recommendation: This is a recommendation of the LCG administration to rezone property from IL (Industrial-Light) and MN-2 (Mixed-Use Neighborhood) to CM-1 (Commercial Mixed), MN-1 (Mixed-Use Neighborhood) and D (Downtown).

Location: 301 West Second Street, 101-324 South Buchanan Street, 119 West Simcoe Street, 303, 307, 315, 319 & 323 Monroe Street, 219 & 307 West Grant Street, 100, 106, 202, 206 & 210 West Third Street, and 301 West Cypress Street.

Description: The subject properties are located generally north of West Third Street, east of Monroe Street, and south of West Simcoe Street. The total acreage for the subject property is 10.191 acres.

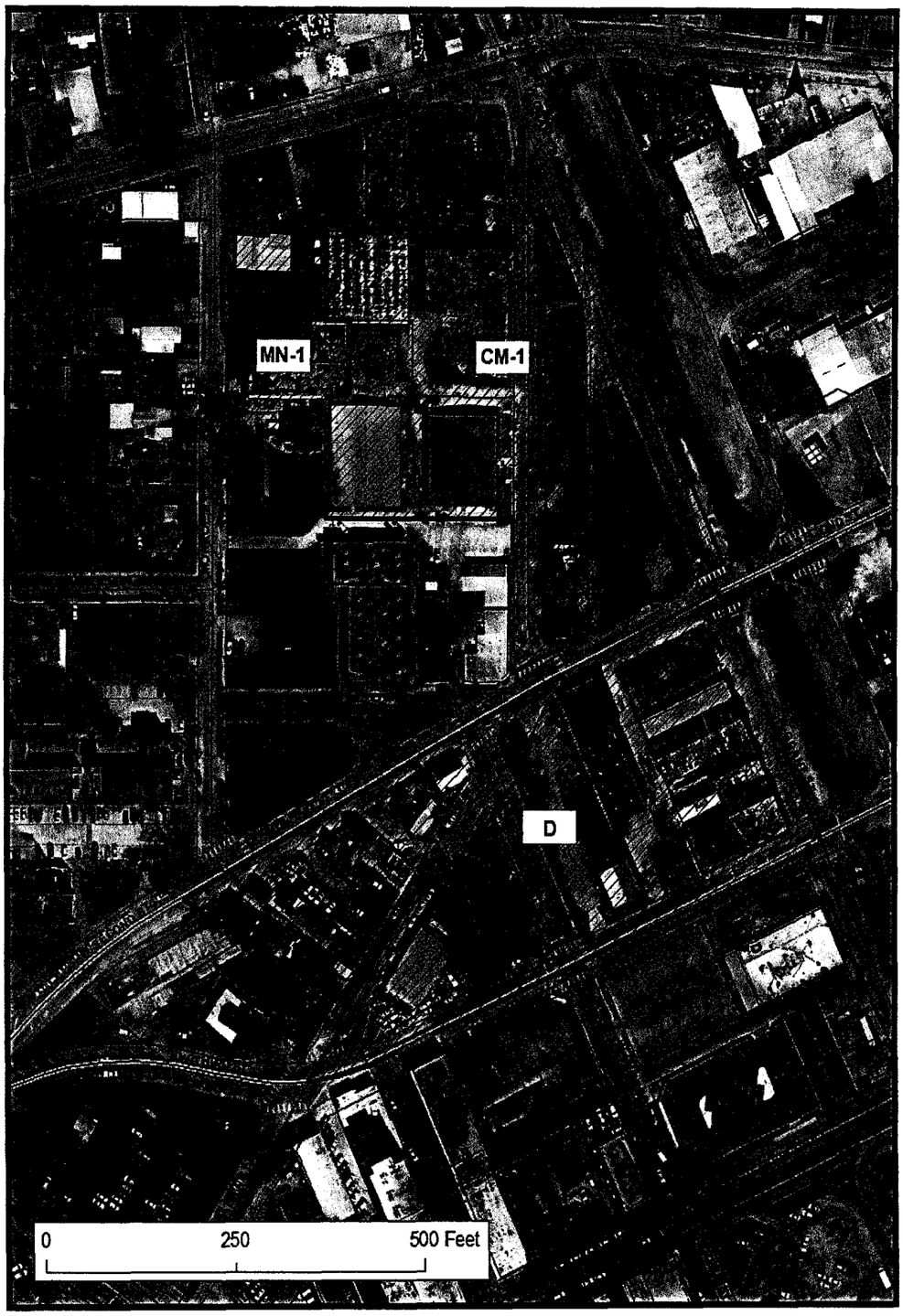
Why is Zoning Commission action required?

The LDC has established procedures for the Zoning Processes. As per Section 89-53 Zoning Processes, a rezoning may be initiated by:

- The council, by passage of an ordinance or resolution, or
- Recommendation of the LCG administration, or
- The Planning and Zoning Commission, by adopting a motion, or
- Petition by the owner of the affected property filed with the Development and Planning Department.

An administrative rezoning comes from within the department to identify and correct existing and sometimes long-standing zoning errors. These projects have been identified by observation and by input from the public. Once the rezoning case has been established, the zoning processes proceed as per Section 89-53. Presentation to the Zoning Commission is the first step in the process. 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.

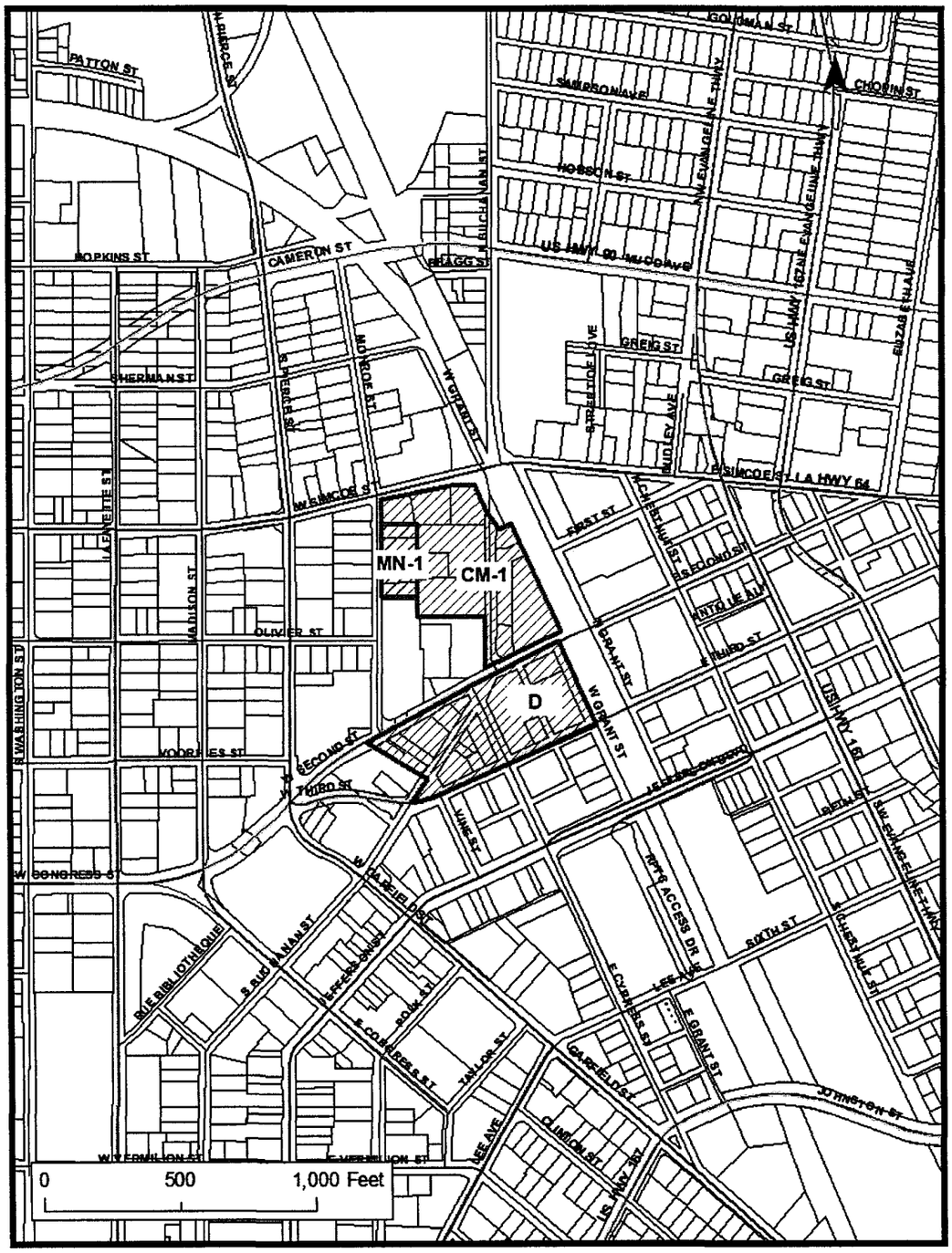
Subject Property



Subject Property Map
This map shows the proposed zoning districts.

CO-119-2021

Vicinity Map

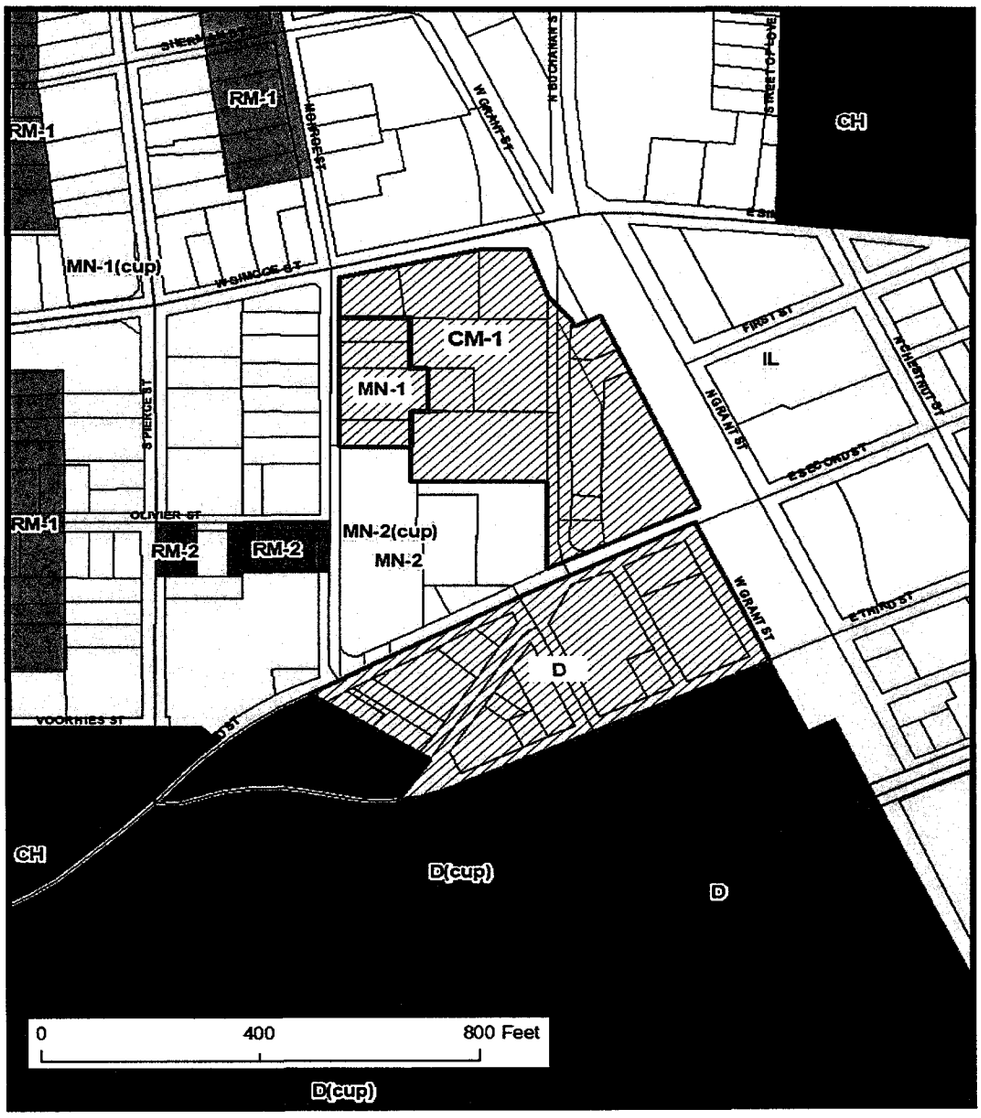


Vicinity Map
This map shows the proposed zoning districts.

II. ANALYSIS

A. Existing conditions

Zoning Map



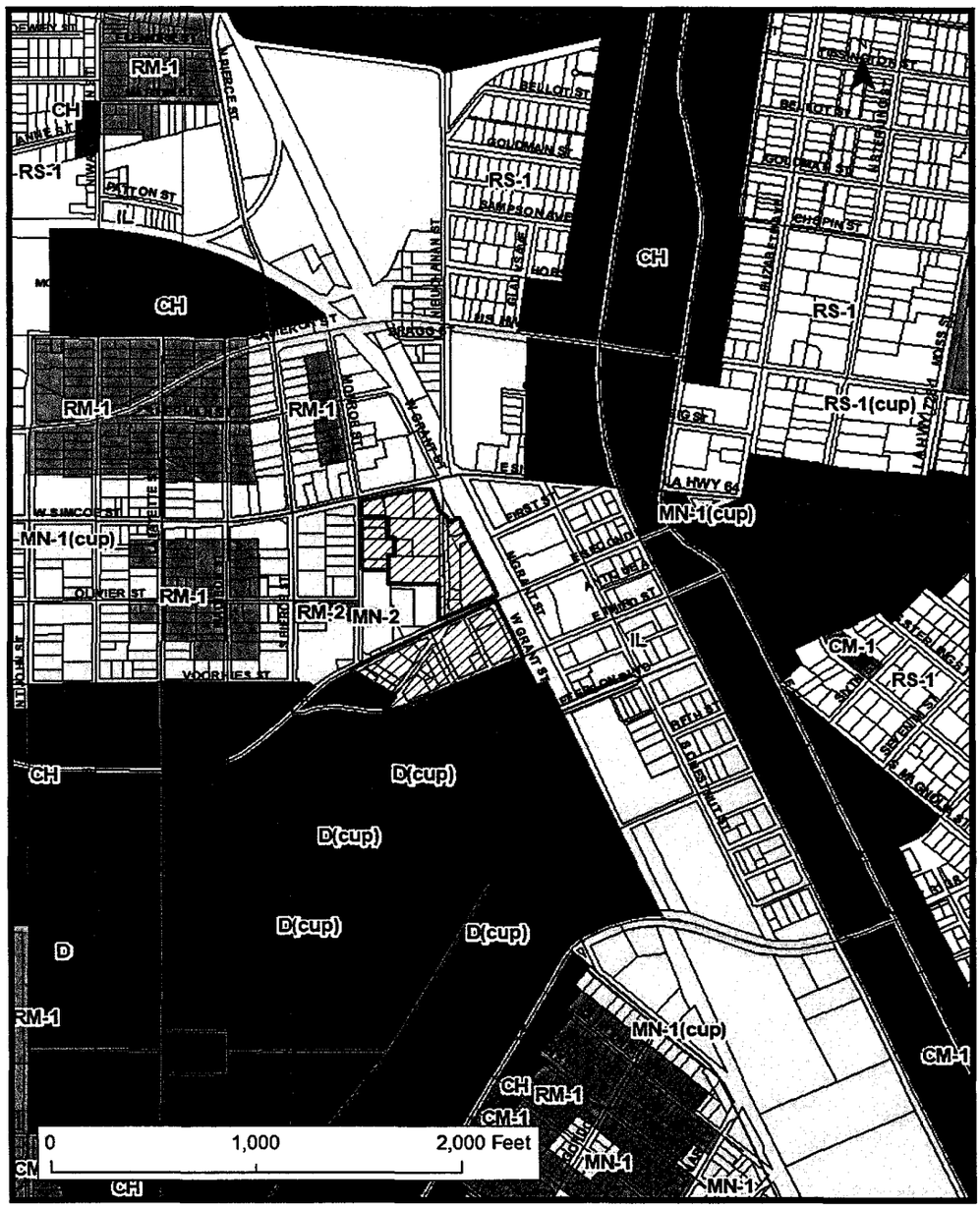
Zoning Map of the area surrounding the petitioned site

The subject properties are between a large IL (Industrial-Light) zoning district to the east along the train tracks, and a neighborhood with MN-1 (Mixed-Use Neighborhood) and RM-1 (Residential Mixed) zoning districts to the west. The subject properties are currently composed of IL (Industrial-Light) and MN-2 (Mixed-Use Neighborhood) zoning districts.

The subject properties to the south are IL (Industrial-Light) properties, even though there are no longer any industrial uses here. A large CH (Commercial-Heavy) zoning district follows West Congress Street until it splits into West Second Street and West Third Street.

CO-119-2021

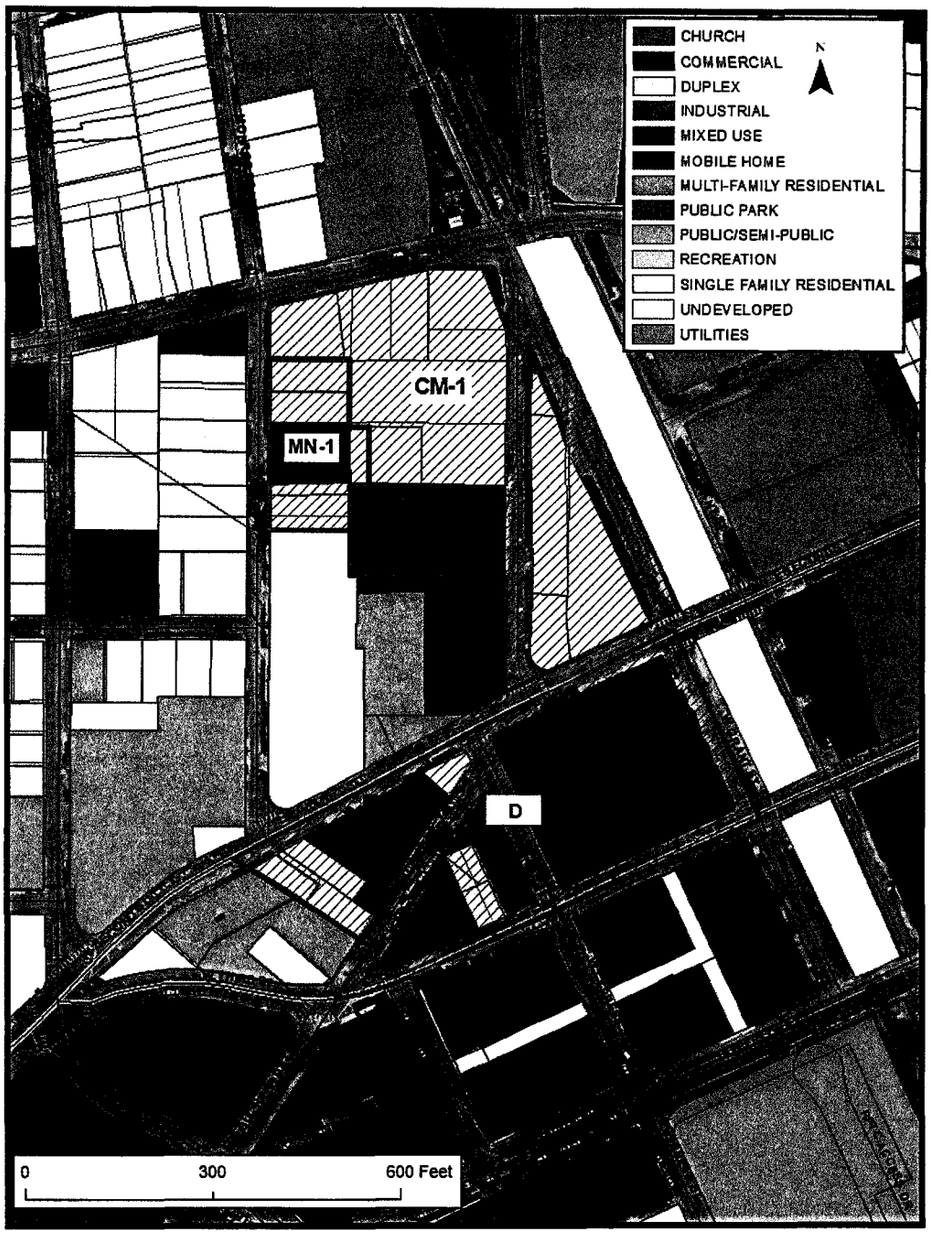
Zoning Map Extended



Zoning Map Extended

This overall zoomed out plan shows the IL (Industrial-Light) border that follows the train tracks from the northwest to the southeast. A border of CH (Commercial-Heavy) zoning districts follow the Evangeline Thruway, and a border of CH also follows West Congress Street from Parkside Drive until it splits into West Second Street and West Third Street. The rezoned La Place neighborhood consists of MN-1 (Mixed-Use Neighborhood), RM-1 (Residential Mixed) and RM-2 zoning districts. The D (Downtown) zoning districts end at the train tracks. Other residential areas consist primarily of RS-1 (Residential Single-Family) zoning districts.

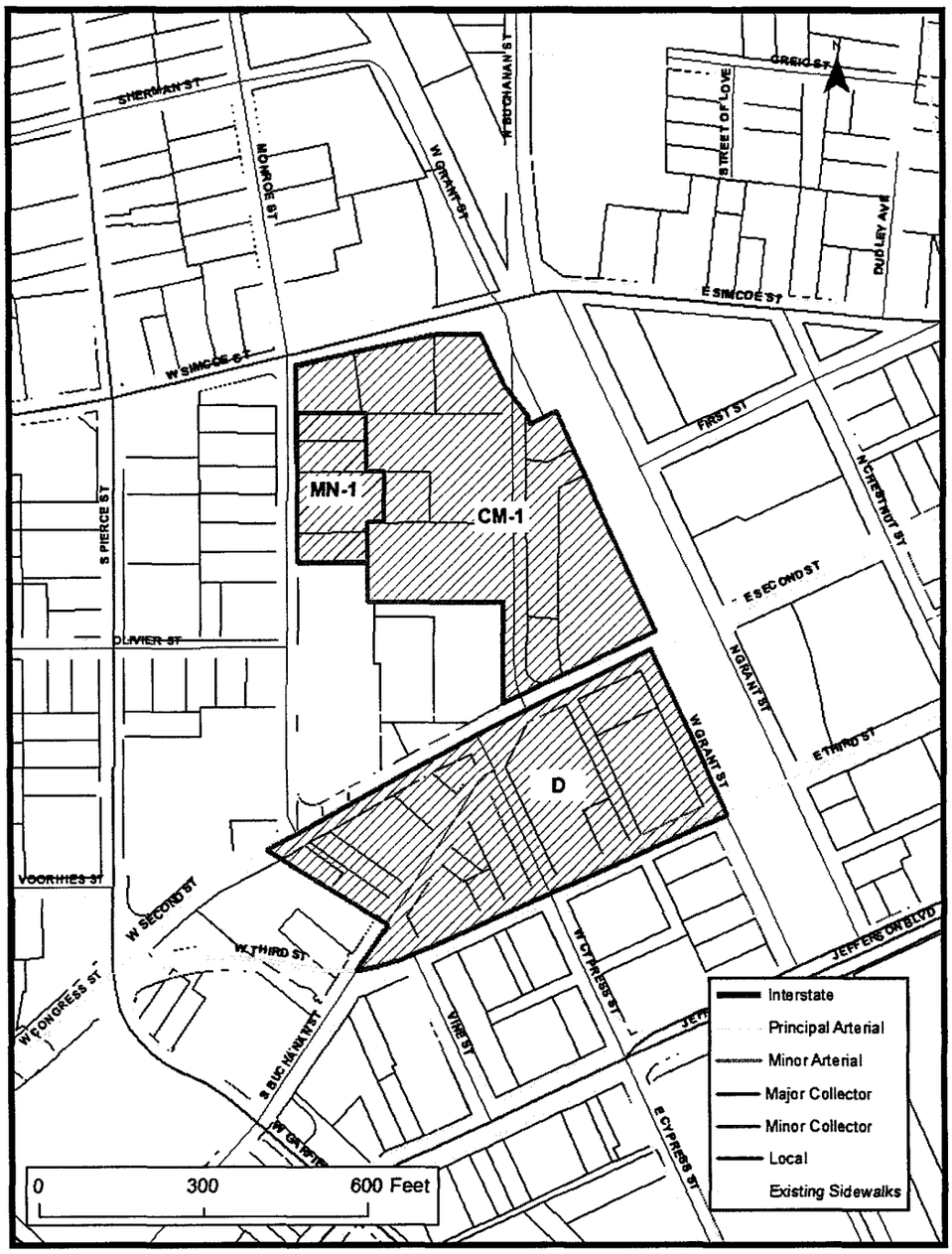
Land Use Map



Land Use Map

The Land Use plan shows that the subject properties are to the west and south of existing industrial properties. **There are no longer any industrial uses on the subject properties; a large portion of the property on the LPTFA campus is undeveloped.** There are a few existing residential properties and one commercial use on the west side of the subject properties. (Residential properties are not allowed in an IL (Industrial-Light) or IH (Industrial-Heavy) zoning district.) On the western side the subject properties are part of a residential neighborhood. The uses to the west are mostly residential, including single-family and multi-family residential with a few commercial properties. Southwest of the railroad tracks is commercial area, part of the Downtown area.

Infrastructure



Street Classification and Sidewalk Inventory Map

West Simcoe Street is a major collector, located to the north of the subject property. West Congress Street, which splits into West Second Street and West Third Street, is a principal arterial. Jefferson Street/Boulevard is also a major collector, as is South Pierce Street and West Garfield Street. The other roads around the LPTFA Campus are local roads. There are sidewalks in most of the neighborhoods, and throughout the Downtown area.

B. Recent cases and relevant trends

The LPTFA (Lafayette Public Trust Financing Authority) has completed several projects since 2011; the year that they purchased the property they call the Campus. The proposed zoning districts that are part of the LPTFA campus are CM (Commercial Mixed) and MN-1 (Mixed-Use Neighborhood).

- In 2012, an artist preference apartment was developed
- In 2013, renovation of the old Men's Shelter into office space
- In 2015, renovation of Lafayette Lumber into offices
- In 2017, renovated and gutted warehouse space
- In 2019, new properties added to campus
- In 2020, work begun on new sewer lift station

Current projects involve new parking and more office space. The work that LPTFA has done and will continue to do has helped create a mixed-use campus in Downtown Lafayette.

In 2016, the **La Place Neighborhood Comprehensive Neighborhood Rezoning (ZON2016-0001)** was developed and implemented. **This rezoning, as with the current project, worked on eliminating the more intensive uses from the neighborhood, such as IL (Industrial-Light) and CH (Commercial-Heavy).** Zoning districts more for use in a neighborhood setting were implemented, such as MN-1 (Mixed-Use Neighborhood), RM (Residential Mixed), and CM (Commercial Mixed). The subject properties in the current case are directly adjacent to a portion of the area rezoned in the La Place Neighborhood Rezoning.

The area to be rezoned from IL (Industrial-Light) to D (Downtown) is a commercial area, like most of downtown. There are no industrial uses on the two blocks. Staff recommends these properties to be rezoned to D (Downtown). There is one use that will become non-conforming and that is the auto and truck repair shop that is only allowed in CH (Commercial Heavy) and IL.

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

The northern part of the subject properties is to be rezoned in order to accommodate more office space, businesses and parking. The CM-1 (Commercial Mixed) zoning district still allows limited retail but not the kinds of uses allowed in IL or CH. Office space is still allowed in CM-1. The MN-1 (Mixed-Use Neighborhood) will allow for both office space and residential space, and light retail. Although this area is being downzoned, it will still be part of a commercial area, and part of the downtown neighborhood development.

The "D' (Downtown) zoning district is to reclaim part of the Downtown area from industrial uses. There are no industrial uses in the area recommended to be rezoned as D (Downtown), but there are commercial areas. In all cases these changes will blend in with the existing uses. Light retail is already present in this area, with such uses as convenience stores, beauty parlors, real estate offices, and others. Industrial uses, though still important, are less reliant on rail and therefore staff is evaluating the extent of the industrial area that lines the railroad tracks.

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

Yes. Policy 1.1 "Encourage compact, mixed-use, pedestrian friendly development in centers (Downtown) and along corridors as designated by the FLUM." LPTFA has been developing their

campus to these standards since 2011. With the mix of residential, commercial and civic uses already completed or in the planning stages LPTFA is transforming its property into a traditional neighborhood development within walking distance of Downtown Lafayette.

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.

Yes. The properties across the railroad tracks to the east are where the industrial uses are. The train tracks will now serve as a dividing line between Downtown and the industrial areas in this area. The LPTFA campus is more akin to the areas to the west and north of the subject properties-the residential and light commercial areas. The La Place neighborhood, for example, consists of residential and light commercial areas predominantly, with zoning districts like RS-1 (Residential Single-Family), RM-1 (Residential Mixed), and MN-1 (Mixed-Use Neighborhood). MN-1 also provides office space and light commercial spaces, both of which are also planned for the LPTFA campus.

Reclaiming the two blocks recommended for rezoning to D (Downtown) will help confirm the Downtown areas as separate from the industrial zones. The train tracks will serve as a buffer/dividing line, while the existing commercial areas of these two blocks will be easily absorbed into the downtown area.

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

Yes. The proposed amendment was created with the idea of establishing new and rejuvenating existing neighborhoods in Downtown Lafayette. New options for living space will be offered that are not currently allowed in industrial zoning. Office space will be available in a safer and more vibrant environment. Personal services such as light retail, beauty parlors and barbershops, dog grooming, laundries, dry cleaning, and more can be available within walking distance. The emphasis will be on the neighborhood, and especially on the people who live and work there. The desire to promote downtown living is not compatible with the uses allowed in IL.

The proposed rezoning is compatible with surrounding land uses.

The surrounding land uses vary from the east of the subject properties to the west of the subject properties. The land uses to the east, across the railroad tracks, are a band of commercial and industrial land uses following the train tracks and the Evangeline Thruway. To the west of the subject properties there is more of a "downtown" neighborhood feel. The uses include: single-family residences, duplexes and apartments, law offices, dentist and doctor's offices, small local restaurants, and home weekend rentals, art studios, beauty parlors and barber shops. The LPTFA campus serves some of these same needs and is compatible with them. Art studios were added in 2012, and office space is always a consideration.

The two industrial zoned blocks that are being rezoned to the D (Downtown) zoning district have a varied group of uses. There are single-family homes, apartments, and small businesses. One such small, existing business is a used car repair business. Auto and truck repair is not allowed in the D (Downtown) zoning district, so this will be a non-conforming business.

Lafayette
CONSOLIDATED GOVERNMENT

RECEIVED
AUG 2 3 2021
Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

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

TO: Cydra Wingerter **DATE:** August 17, 2021

FROM: Mary Sliman

SUBJECT: **Case No. ZON2021-0027**
301 West Second Street, 101-324 South Buchanan Street, 119 West Simcoe Street, 303, 307, 315, 319 & 323 Monroe Street, 219 & 307 West Grant Street, 100, 106, 202 & 210 West Third Street, and 301 West Cypress Street
Administrative Rezoning

The attached ordinance would rezone, from an IL (Industrial-Light), and MN-2 (Mixed-Use Neighborhood) to CM-1 (Commercial Mixed), MN-1 (Mixed-Use Neighborhood) and D (Downtown) properties located generally north of West Third Street, east of Monroe Street, and south of West Simcoe Street.

The Zoning Commission, at its Monday, August 16, 2021, meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, September 7, 2021, with Final Adoption Tuesday, September 21, 2021.

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

Mary Sliman

Mary Sliman
Director

t: 337.291.8013 / msliman@lafayettela.gov / f: 337.291.8492

CO-119-2021

LAFAYETTE CITY COUNCIL MEETING

ZONING AGENDA ITEM SUBMITTAL FORM

1) **JUSTIFICATION FOR REQUEST:** This is an administrative zoning for the adoption of an ordinance that would rezone properties located generally north of West Third Street, east of Monroe Street, and south of West Simcoe Street.

2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject properties from IL (Industrial-Light) and MN-2 (Mixed-Use Neighborhood) to CM-1 (Commercial Mixed), MN-1 (Mixed-Use Neighborhood) and D (Downtown).

3) **REQUEST ACTION OF COUNCIL:**

   A. INTRODUCTION: September 7, 2021

   B. FINAL ADOPTION: September 21, 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 (11 pages)

5) **FISCAL IMPACT:**

   ____ Fiscal Impact (will be detailed in Cost-Revenue Analysis)

   _X_ No Fiscal Impact

RECOMMENDED BY:

Mary M Sliman

MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:

Cynthia Wiggins

CHIEF ADMINISTRATIVE OFFICER

CO-119-2021

DISPOSITION OF ORDINANCE NO. CO-119-2021

1. This ordinance was introduced:
September 7, 2021
YEAS: Lewis, Naquin, Hebert, Cook, Lazard

NAYS: None

ABSENT: None

ABSTAIN: None

Final disposition by Council:
September 21, 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 September 10, 2021.

3. This ordinance was presented to the Mayor-President for approval on September 22, 2021, at 10:45 o'clock a.m.

CLERK OF THE COUNCIL

4. Disposition by Mayor-President:

I hereby:

A. Approve this ordinance, the 29 day of SEPTEMBER, 2021, at 9:40 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 October 1, 2021, at 3:30 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 signatureof 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 beenautomatically approved.

CLERK OF THE COUNCIL

8. Full publication of this ordinance was made in the Advertiser on September 24, 2021.