

CITY ORDINANCE NO. CO-130-2021

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. ZON2021-0028 1210 KALISTE SALOOM ROAD REZONING, LOCATED GENERALLY NORTH OF RUE LOUIS XIV, WEST OF PEMBROKE LANE, AND SOUTH OF SHADOWS DRIVE; THE PARTICULAR PARCEL BEING REZONED FROM RM-1 (RESIDENTIAL MIXED) 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. ZON2021-0028 1210 Kaliste Saloom Road Rezoning, located generally north of Rue Louis XIV, west of Pembroke Lane, and south of Shadows Drive; the particular parcel being rezoned from RM-1 (Residential Mixed) to MN-1 (Mixed-Use Neighborhood); the said parcel being shown and identified on a rezoning map titled “A Map Showing 0.151 Acres to be Rezoned From RM-1 to MN-1 Street Address 1210 Kaliste Saloom Rd. Lafayette, LA 70508 Located in the City of Lafayette Section 56, T-10-S, R-4-E; Lafayette Parish, Louisiana”, prepared by Montagnet and Domingue, Inc., dated July 27, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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.

* * * * *

**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City Council

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

SUBJ: ZON2021-0028 1210 Kaliste Saloom Road Rezoning

PETITIONER: Vincent John

DATE PETITION FILED: July 28, 2021

DATE OF PUBLIC HEARING: September 20, 2021

DATES OF PUBLICATIONS: September 5, 2021
September 15, 2021
September 19, 2021

DATE OF ZONING COMMISSION RECOMMENDATION: September 20, 2021

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

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

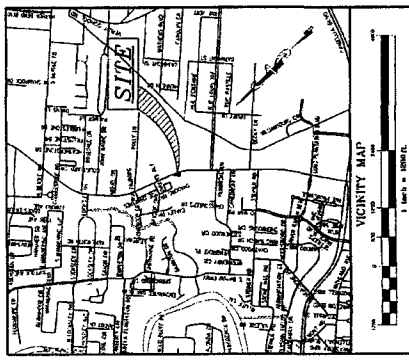
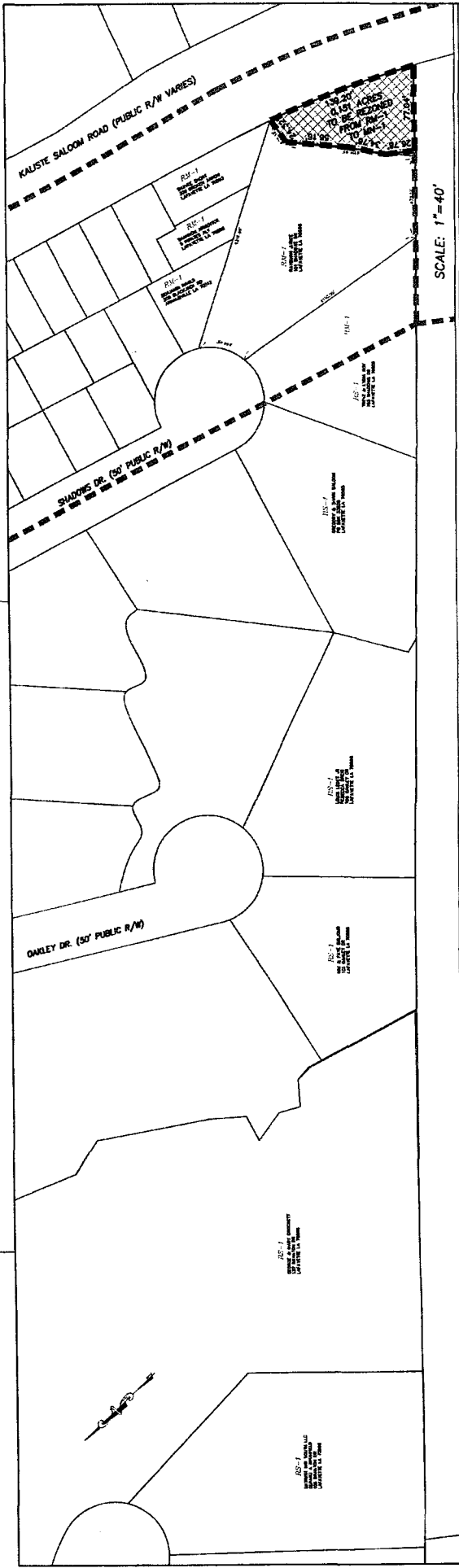
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,

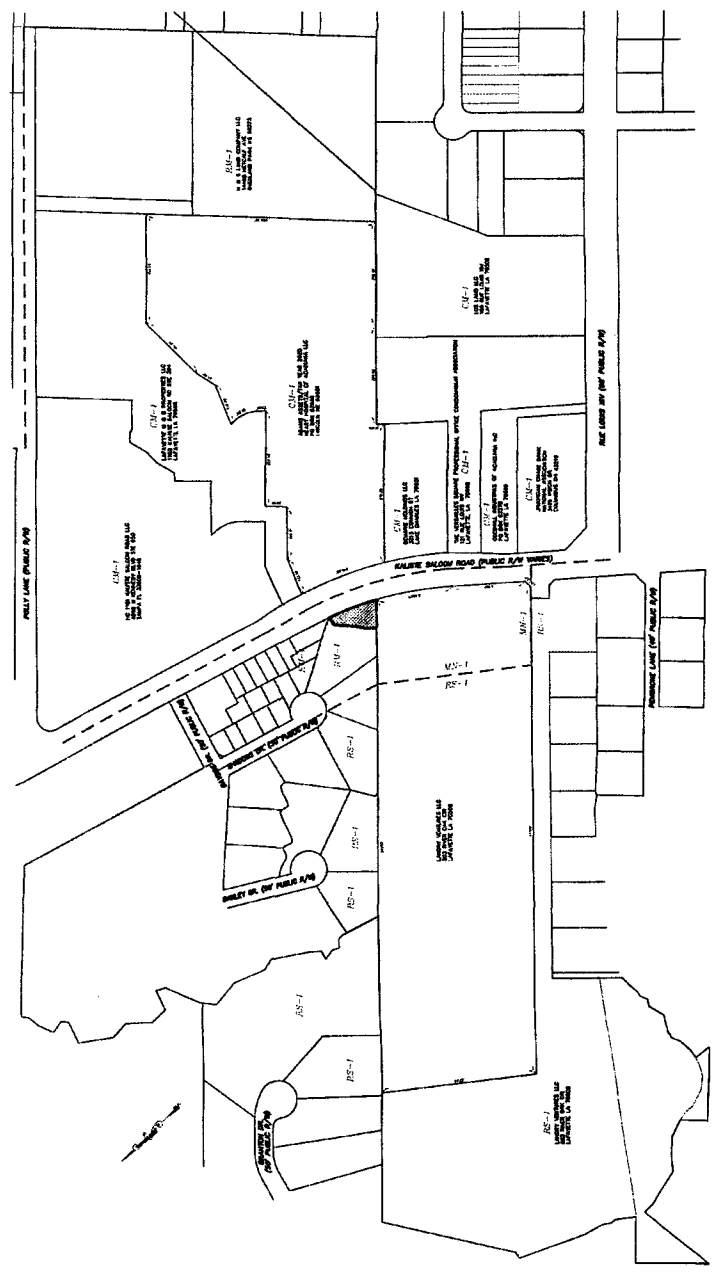


Mary Sliman, Director
Community Development and Planning Dept.



A MAP SHOWING 0.151 ACRES TO BE REZONED FROM RM-1 TO MN-1
 STREET ADDRESS: 1210 KALUSTE SALLOW RD.
 LAFAYETTE, LA 70508
 SECTION 36, TOWNSHIP 12N, RANGE 10E, PARISH OF CALCASIEU, LOUISIANA

PREPARED BY: *A. E. MONTAGNET*
 A. E. MONTAGNET
 LAFAYETTE, LOUISIANA 70503
 Phone: (337) 981-2130 Fax: (337) 981-3282
 DATE: JULY 27, 2021 GRAPHIC SCALE



OWNER
 VAN DUZE PROPERTIES, LLC
 136 CLARA VON DRIVE
 LAFAYETTE, LA 70505
 (337) 354-3080

ENGINEER/ARCHITECT
 VINCENT JOHN
 1001 N. W. TOLSON
 PRINCIPAL ARCHITECT
 (337) 578-8333

Lafayette Consolidated Government
Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 7/15/2021
Amended 9/20/2021

ZON2021-0028

City Council District: 4 – Nanette Cook

Parish Council District: 4 – John Guilbeau

Applicant: Vincent John

Request: This is a request for the rezoning of a property from RM-1 (Residential Mixed) to MN-1 (Mixed-Use Neighborhood).

Location: 1210 Kaliste Saloom Road

Summary of Proposal:

The purpose of this proposal is to allow the rezoning of this property from RM-1 (Residential Mixed) to MN-1 (Mixed-Use Neighborhood), in order to allow for a small office for a consumer finance company.

Recommendation:

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

Reasons for Recommendation:

This building has been used for commercial purposes in the past. It was a veterinarian clinic, and a dog grooming business, and was, in those uses, a non-conforming use. The property fronts Kaliste Saloom, a very busy principal arterial. It is doubtful that anyone would want a residence so close to such a busy highway. (The front of the existing building is only about 13 feet from the curb.) Rezoning the property to MN-1 (Mixed-Use Neighborhood) rather than a CM (Commercial Mixed) or CH (Commercial-Heavy) zoning district will guarantee that the business here will be small and not disruptive to the nearby residential neighborhood. MN-1 is not perfect for a large major arterial, but in this case, it is the most practical solution for this property sited so close to the roadway. There is an existing large MN-1 zoning district immediately adjacent to the subject property.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received 3 phone calls, asking for information. All three agreed this space was more suited to a small business rather than a residential lot.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its September 20, 2021, meeting and approved a motion to recommend that the City Council approve the request to rezone this property from RM-1 (Residential Mixed) to MN-1 (Mixed-Use Neighborhood).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 3

Opposition: 0

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

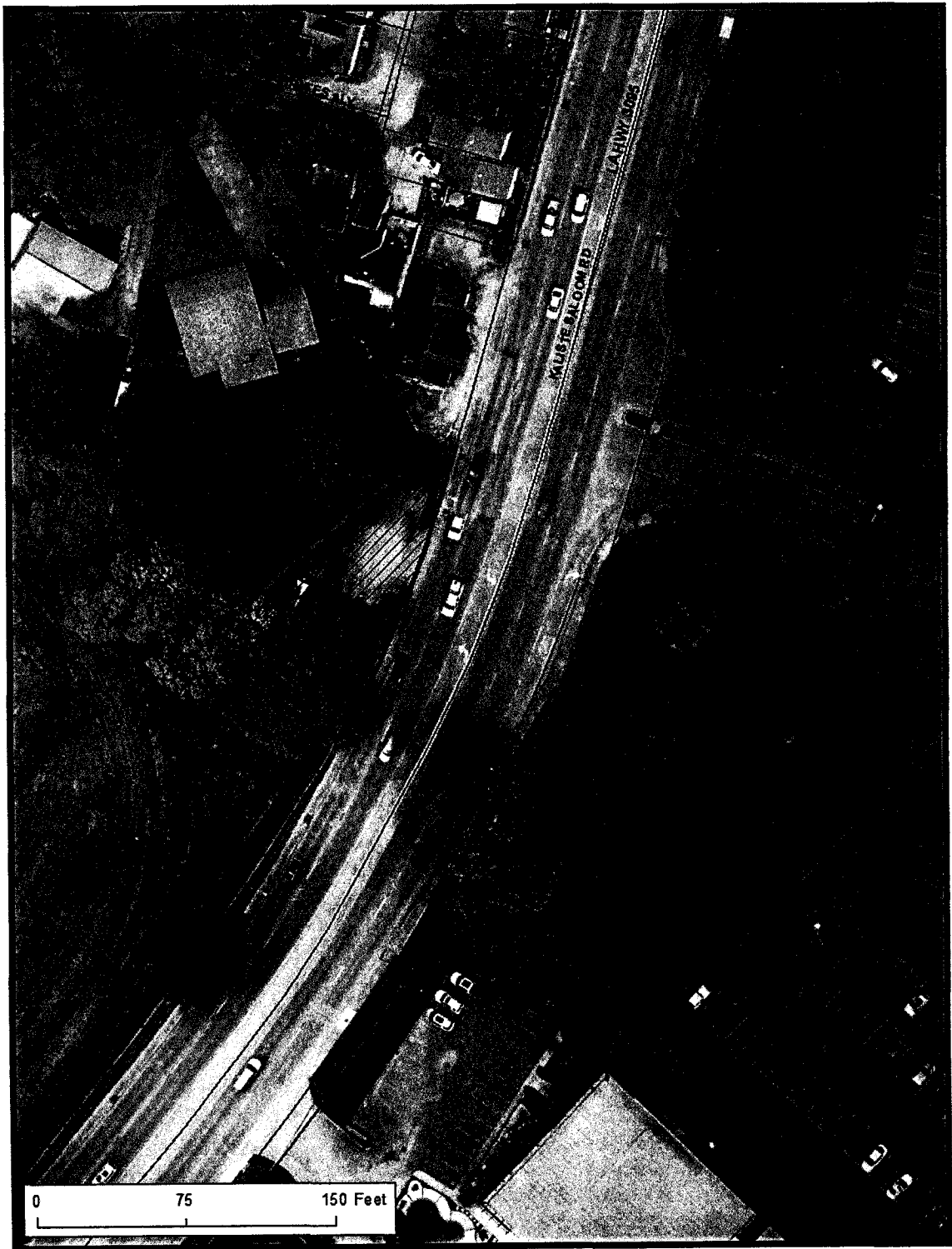
Neutral: 0

Zoning Commission Meeting**September 20, 2021****ZON2021-0028****To:** City Zoning Commission**From:** Mary Sliman, Director
Cathie Gilbert, Planning Manager**City Council District:** 4 – Nanette Cook**Parish Council District:** 4 – John Guilbeau**Prepared by:** Carol Vermillion Robbins**PRELIMINARY STAFF REPORT**

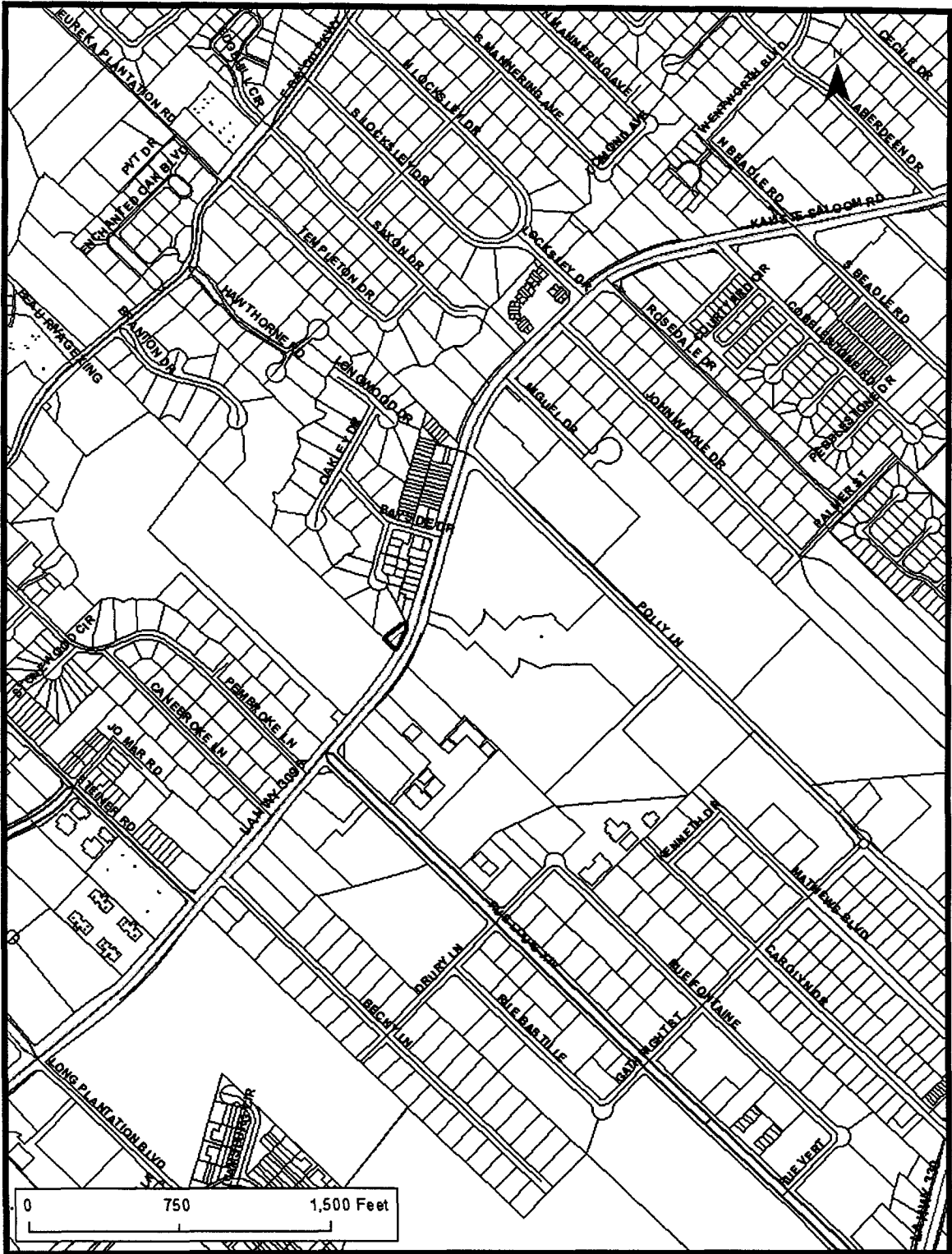
I. GENERAL INFORMATION**Applicant:** Vincent John**Request:** This is a request to allow the rezoning of a property from RM-1 (Residential Mixed) to MN-1 (Mixed-Use Neighborhood).**Location:** 1210 Kaliste Saloom Road**Description:** The property is located generally north of Rue Louis XIV, west of Pembroke Lane, and south of Shadows Drive. The subject property is approximately 0.151 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

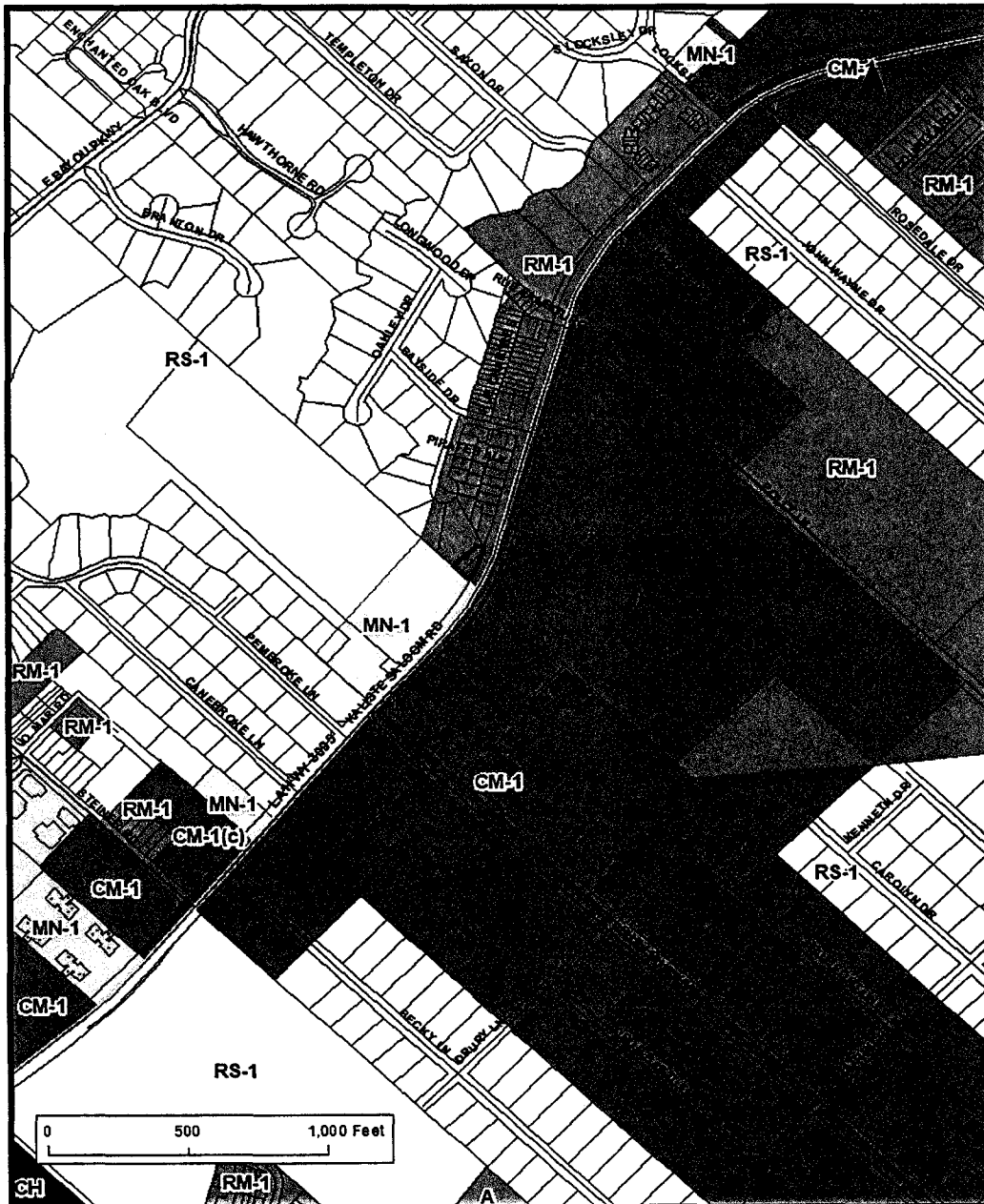


Vicinity Map

II. ANALYSIS

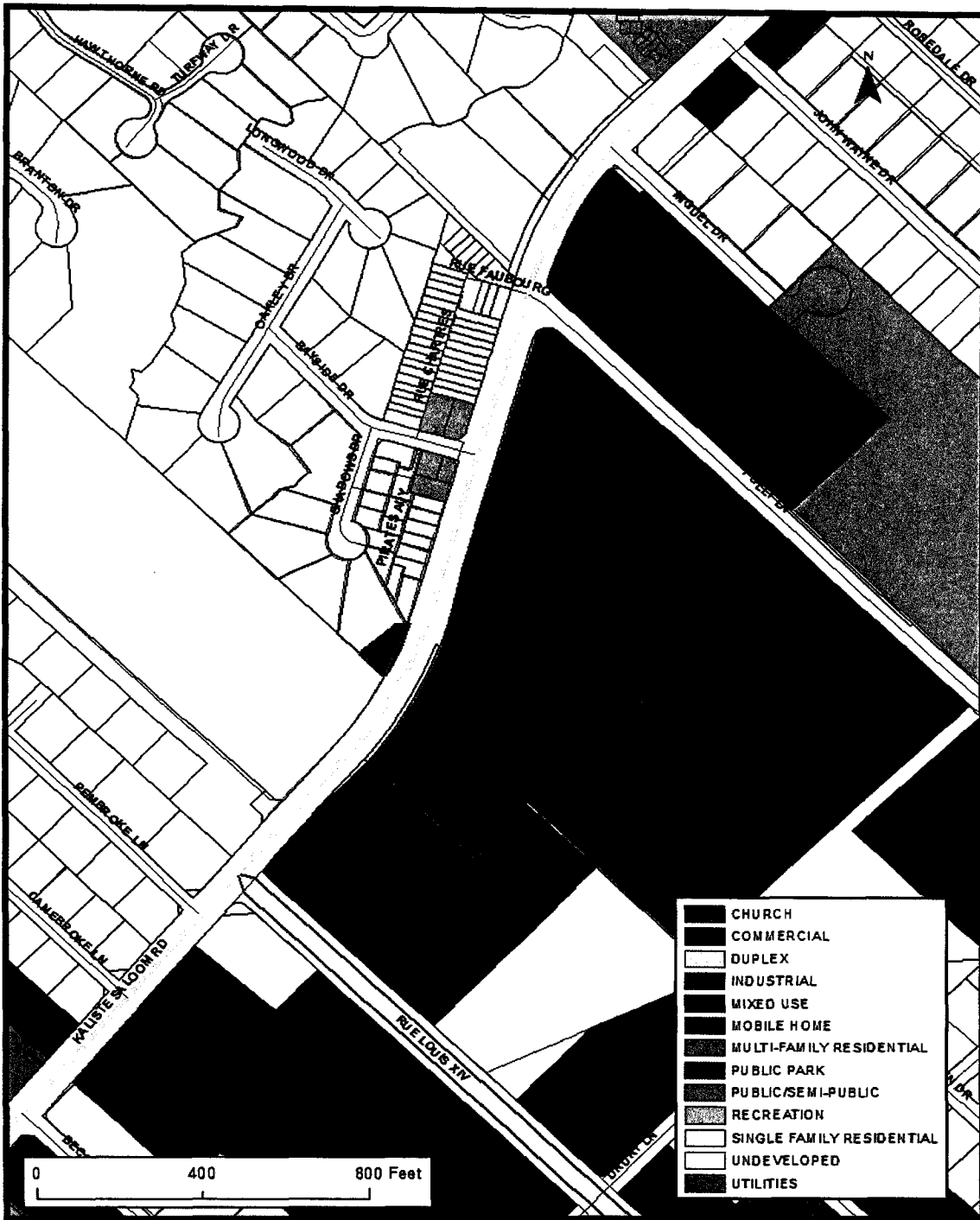
A. Existing conditions

Zoning



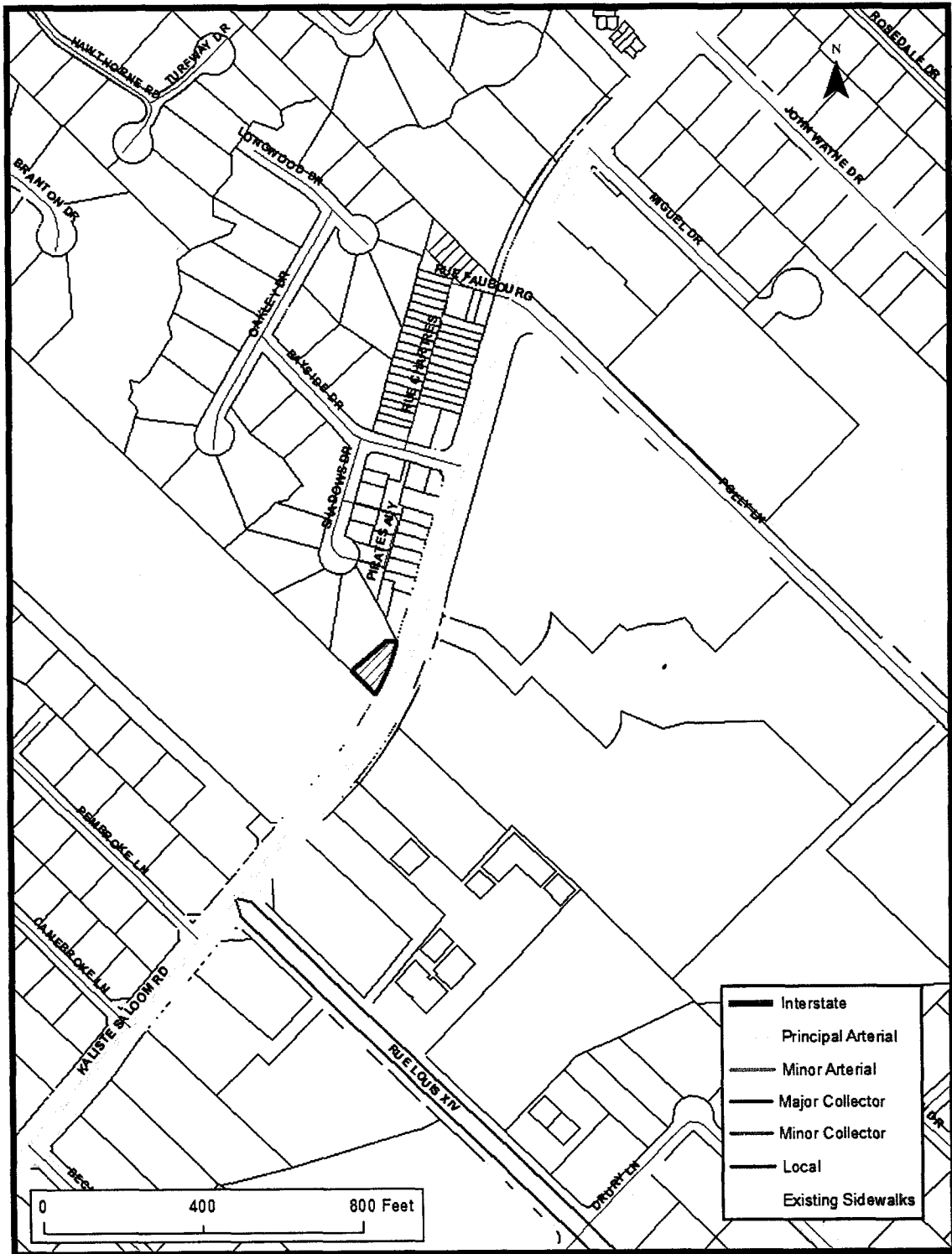
Zoning map of the area surrounding the petitioned site

The subject property is part of a RM-1 (Residential Mixed) zoning district band of almost half a mile in length on the northern side of Kaliste Saloom. There is a large MN-1 zoning district immediately adjacent to the subject property. There are a great many residential neighborhoods and developments on both sides of Kaliste Saloom. On the south side of Kaliste Saloom bands of CM-1 (Commercial Mixed) zoning districts follow Rue du Louis XIV and Kaliste Saloom itself.



Land Use Map

The Land Use map indicates that there are two major uses in the area: residential and commercial. This portion of the northern side of Kaliste Saloom is mostly residential, with RS-1 as the dominant zoning district, with small areas of RM-1 along the way. There is also a large undeveloped property adjacent to 1210 Kaliste Saloom. South of Kaliste Saloom and across the street from the subject property the zoning districts are almost all commercial in use. Some of the commercial uses there are: three hospitals, childcare, a retirement center, several banks, many doctor and dentist offices, tire sales, specialty stores, and more.



Street classification and Sidewalk Inventory Map

Kaliste Saloom Road is a principal arterial. Rue Louis XIV is a major collector. The remainder of the roads in this area are local roads. Both Kaliste Saloom and Rue Louis XIV have good sidewalk systems, but most of the other streets do not.

B. Recent cases and relevant trends

ZON2020-0019 150 South Beadle Road Rezoning is a case from 2020 that is located near the subject property. This case was a request to rezone property from RM-1 (Residential Mixed) to MN-1 (Mixed-Use Neighborhood), in order to allow for a hair salon and/or for office space. This project was in an area similar to the subject property, in that there was a great deal of variation in land use in the general area. MN-1 is a good zoning district to provide buffer zones between residential areas and commercial areas. The commercial uses in a MN-1 district are of a lesser intensity, like office space, or small retail, and personal services.

A trend towards turning roadside residential properties into light commercial has become more and more prevalent lately. Staff has had numerous cases where roadways have become so much larger or so much busier that living on the roadside is no longer desirable. It can be very noisy, dirty, and lacking privacy. With a roadway like Kaliste Saloom, which is a principal arterial, a buffer of a MN-1 zoning district can greatly benefit residential properties. This property is not really big enough to provide a full buffer effect, but it does block the house behind it from the road.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to allow commercial use of this property. It is in a RM zoning district, but the last two uses of this property have been commercial; a veterinary clinic and a dog grooming business. This is too small a site to be used for residential, and very few people would want to live so close to such a busy street. This property faces Kaliste Saloom while most of the nearby residential uses face into the neighborhood and away from Kaliste Saloom Road, allowing less noise and traffic.

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 area between Kaliste Saloom Road and the Vermilion River is very heavily residential. Commercial properties line Kaliste Saloom Road and Rue Louis XIV, but this area is primarily RS-1 (Residential Single-Family) zoning districts. More and more, as roadways increase in size and traffic, there is a desire to have homes away from the busy roadways. Buffers of MN-1 (Mixed-Use Neighborhood) or CM-1 (Commercial Mixed) or RM-1 (Residential Mixed) are being used more often to buffer these residential areas from heavy traffic and commercial properties. The subject property is small, too small for a buffer, but it does prevent the property behind it from fronting Kaliste Saloom Road.

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. This building has been used for commercial purposes for a long time. It was a veterinary clinic for years, then a dog grooming business. It is providing some distance between busy Kaliste Saloom Road and the houses behind the subject property, but this not really an ideal location for a commercial or residential property. For one thing, access into and out of the small parking lot can be slow. The building will be used as an office, for a consumer finance company, so the amount of traffic it will generate should be mild. This use is the best solution to the problem of utilizing this property to its best use.



RECEIVED

SEP 20 2021

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

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

TO: Cydra Wingerter **DATE:** September 21, 2021

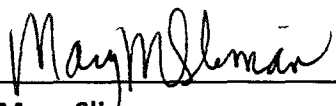
FROM: Mary Sliman

SUBJECT: Case No. ZON2021-0028
1210 Kaliste Saloom Road Rezoning

The attached ordinance would rezone, from a RM-1 (Residential Mixed) to MN-1 (Mixed-Use Neighborhood), property located generally north of Rue Louis XIV, west of Pembroke Lane, and south of Shadows Drive.

The Zoning Commission, at its Monday, September 20, 2021, meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, October 5, 2021, with Final Adoption Tuesday, October 19, 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

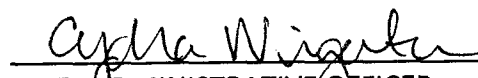
- 1) **JUSTIFICATION FOR REQUEST:** This is a request for the adoption of an ordinance that would rezone property located generally north of Rue Louis XIV, west of Pembroke Lane, and south of Shadows Drive.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from RM-1 (Residential Mixed) to MN-1 (Mixed-Use Neighborhood).
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: October 5, 2021
 - B. FINAL ADOPTION: October 19, 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)
 No Fiscal Impact

RECOMMENDED BY:



MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-130-2021

- | | | |
|----|--|--|
| 1. | This ordinance was introduced:
<u>October 5</u> , 2021
YEAS: Lewis, Naquin,
Hebert, Cook, Lazard

NAYS: None

ABSENT: None

ABSTAIN: None | Final disposition by Council:
<u>October 19</u> , 2021
YEAS: Lewis, Naquin,
Hebert, Cook, Lazard

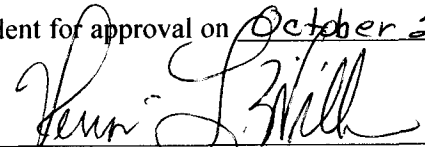
NAYS: None

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 October 8, 2021.


3. This ordinance was presented to the Mayor-President for approval on October 20, 2021, at 10:30 o'clock a.m.


CLERK OF THE COUNCIL

4. Disposition by Mayor-President:

I hereby:

- A. Approve this ordinance, the 27 day of OCTOBER, 2021, at 3:05 o'clock p.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

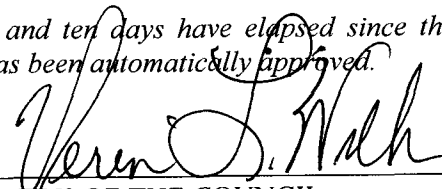
5. Returned to Council Office ~~with~~ without veto message on October 27, 2021, at 4:16 o'clock p.m.

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 October 22, 2021.