

**CITY ORDINANCE NO. CO-131-2021**

**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. ZON2021-0029 2845 VEROT SCHOOL ROAD ANNEXATION, LOCATED GENERALLY NORTH OF LA NEUVILLE ROAD, EAST OF VEROT SCHOOL ROAD, AND SOUTH OF AMBASSADOR CAFFERY PARKWAY, AND ASSIGNING A ZONING CLASSIFICATION OF CH (COMMERCIAL-HEAVY) (DISTRICT 4)**

**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. ZON2021-0029 2845 Verot School Road Annexation, located generally north of La Neuville Road, east of Verot School Road, and south of Ambassador Caffery Parkway, and assigning a zoning classification of CH (Commercial-Heavy). Refer to survey “Map of Proposed Extension for City of Lafayette, Louisiana, Corporate Limits, located in Section 26, T10S-R4E 2845 Verot School Road Annexation” prepared by: Lafayette City-Parish Consolidated Government, dated June 14, 2021. A copy is attached hereto and made a part thereof.

**SECTION 2:** The foregoing described property is located within Lafayette City Council District No. 4.

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

Beginning at a point on the existing City of Lafayette corporate limits, said point is the easterly right-of-way of LA HWY 339 — Verot School Road, thence easterly a distance of approximately 20.0' to the northwesterly corner of Stolz3, LLC, thence N88°25'53"E, a distance of approximately 200.02', along the northerly property line of Stolz3, LLC, to a northeasterly corner point of Stolz3, LLC, thence S00°22'32"W, a distance of approximately 107.4', along the easterly property line of Stolz3, LLC, to a southeasterly corner point of said property, thence S88°25'53"W, a distance of approximately 200.02' along the southerly property line of Stolz3, LLC to the southwesterly corner of said property and right-of-way of LA HWY 339 – Verot School Road, thence westerly a distance of approximately 20.0' to a corner of the existing easterly right of way LA HWY 339 – Verot School Road, thence N00°22'32"E, a distance of approximately 107.4', along the existing City of Lafayette corporate limits, the easterly right-of-way of LA HWY 339 – Verot School Road, which is also the point of beginning, all as shown on the attached incorporation map prepared by Lafayette City - Parish Consolidated Government - Lafayette Utilities System, dated June 14, 2021, entitled, MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 26, T10S-R4E 2845 VEROT SCHOOL ROAD ANNEXATION – APPROX. 0.54 ACRE.

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

**SECTION 5:** This ordinance shall become effective upon the elapse of 30 days after publication or posting, pursuant to Louisiana Revised Statute 33:173, *et seq.*

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**LAFAYETTE ZONING COMMISSION  
RECOMMENDATION OF ACTION**

**TO:** Lafayette City Council

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

**SUBJ:** ZON2021-0029 2845 Verot School Road Annexation

**PETITIONER:** STOLZ3, LLC

**DATE PETITION FILED:** May 26, 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 annex the subject property and assign a zoning classification of CH (Commercial-Heavy).

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

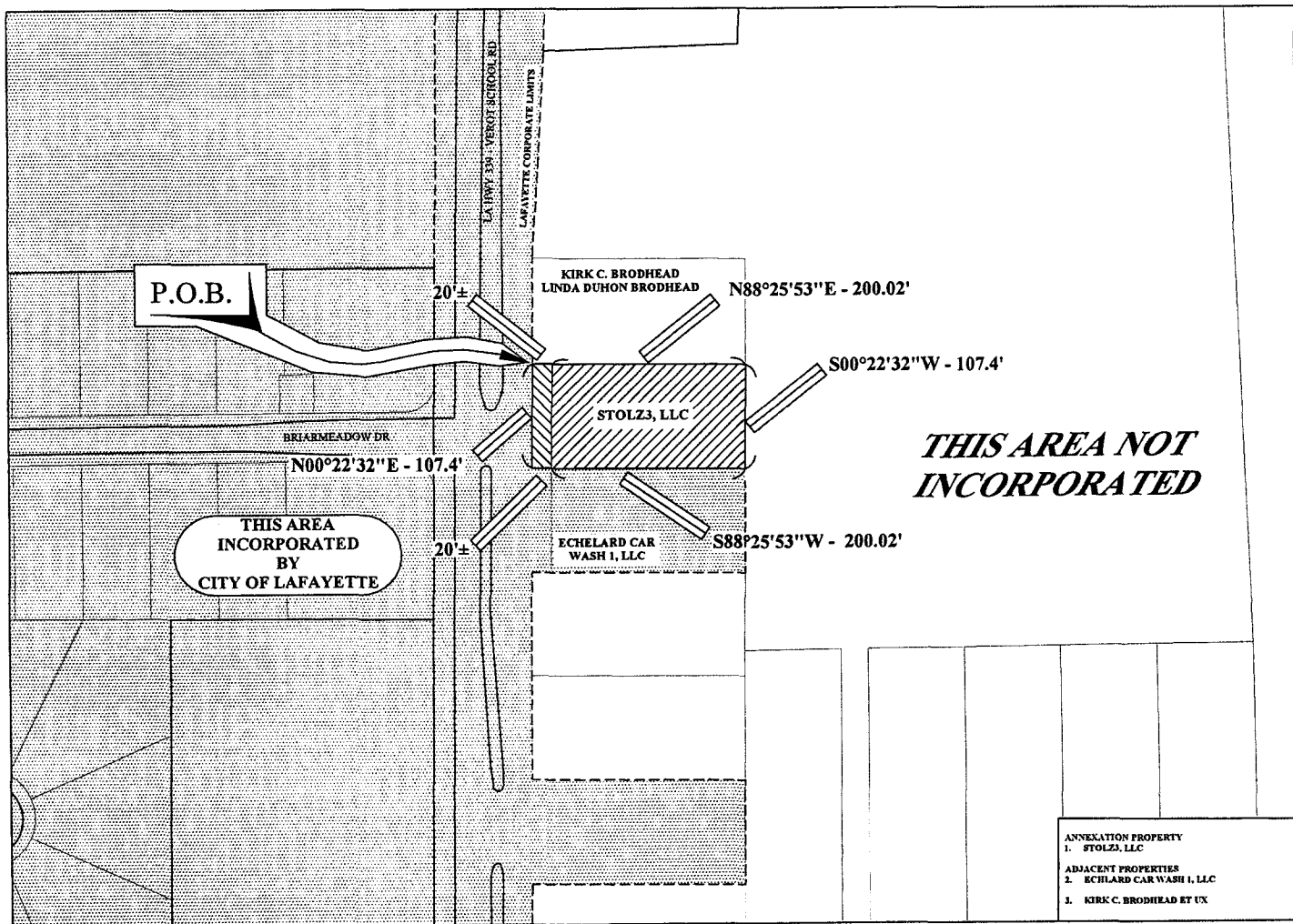
**ATTACHMENTS:** Executive Summary and Preliminary Staff Report

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

Sincerely,



Mary Sliman, Director  
Community Development and Planning Dept.



## Lafayette Consolidated Government

**Zoning Commission**

## Community Development and Planning Staff Report

**EXECUTIVE SUMMARY**

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Drafted 5/26/2021  
Amended 9/20/2021

**ZON2021-0029****City Council District:** 4 – Nanette Cook**Parish Council District:** 3 – Josh Carlson**Applicant:** STOLZ3, LLC**Request:** Zoning assignment**Location:** 2845 Verot School Road**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 service for an “Animal Services” business. This is a requirement of plat approval.

**Reasons for Recommendation:**

There are CH (Commercial-Heavy) and CM-1 (Commercial Mixed) properties on both sides of Verot School Road from Ambassador Caffery Parkway to Vincent Road. This “Animal Services” business is a dog kennel, for “doggie daycare” and dog boarding. This will be compatible with the other commercial properties along Verot School Road. Staff recommends a CH (Commercial Heavy) zoning district.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff has received 1 phone call. The caller asked for more information, then said he would support the project. He felt that a dog daycare and boarding facility would do a good business here at this location.

## **ZONING COMMISSION RECOMMENDATION**

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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 assign a zoning of CH (Commercial-Heavy) 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: 0

Neutral: 0

#### Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

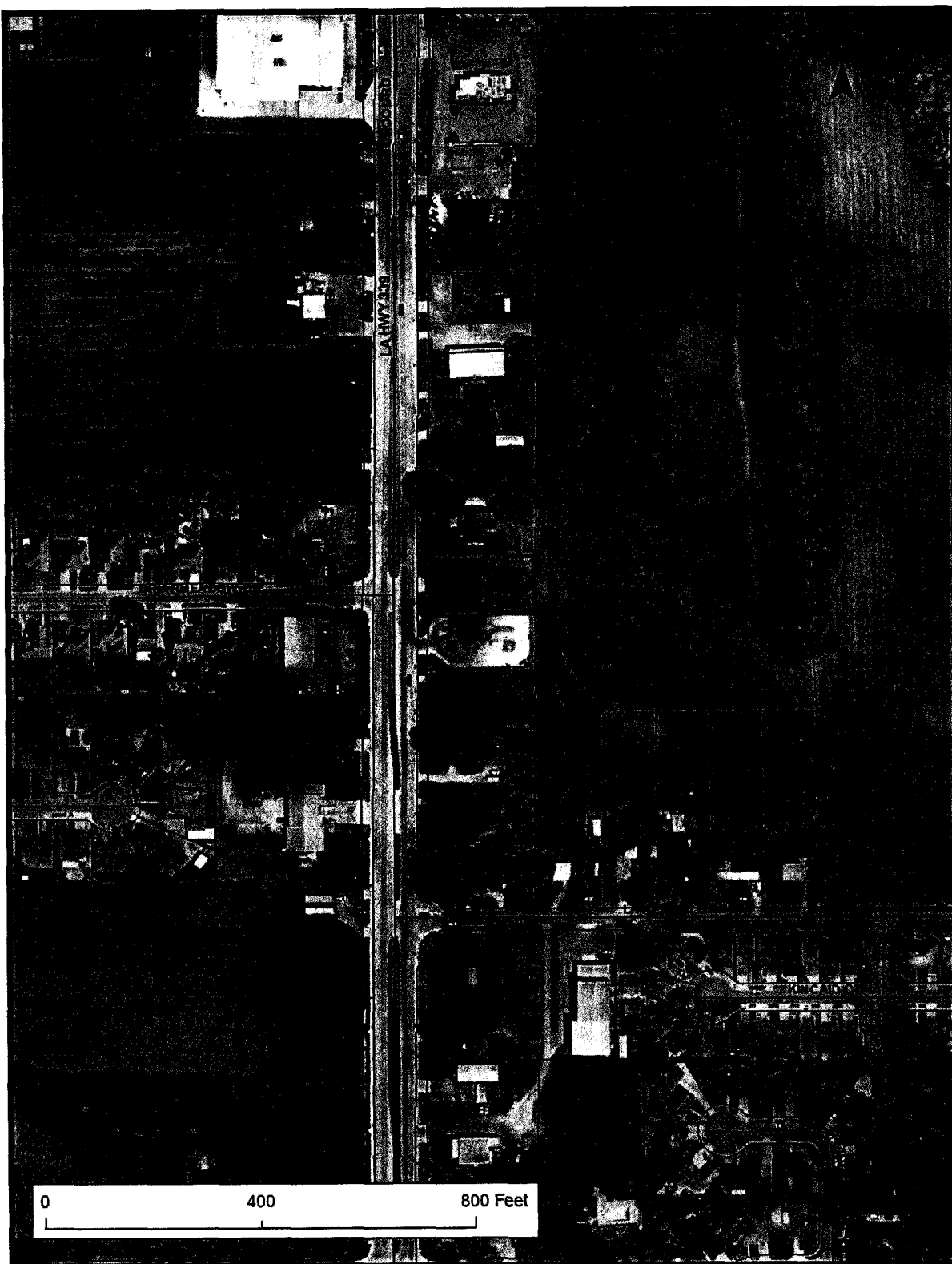
**Zoning Commission Meeting****September 20, 2021****ZON2021-0029****To:** City-Parish Zoning Commission**From:** Mary Sliman, Director  
Cathie Gilbert, Planning Manager**City Council District:** 4 – Nanette Cook**Parish Council District:** 3 – Josh Carlson**Prepared by:** Carol Vermillion Robbins**PRELIMINARY STAFF REPORT**

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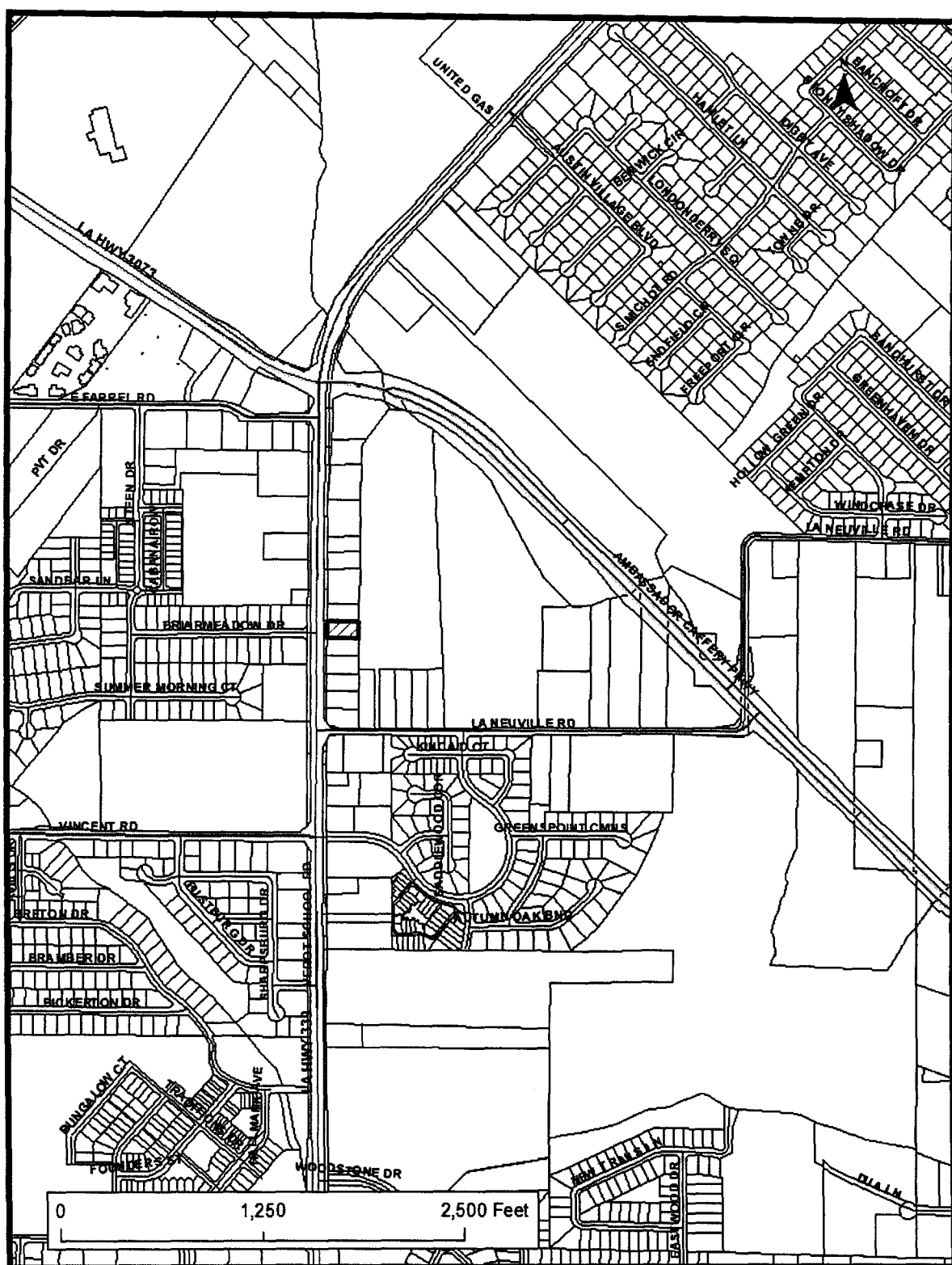
**I. GENERAL INFORMATION****Applicant:** STOLZ3, LLC**Request:** A request to assign zoning to property proposed for annexation.**Location:** 2845 Verot School Road**Description:** The property is 0.493 acres and is undeveloped. There was one existing house on the property, since removed. The subject property is located generally north of La Neuville Road, east of Verot School Road, and south of Ambassador Caffery Parkway. The applicant requests a commercial assignment in order to build daily "daycare" boarding dog kennels, an animal services use.**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 conditional uses.



*Subject property map*



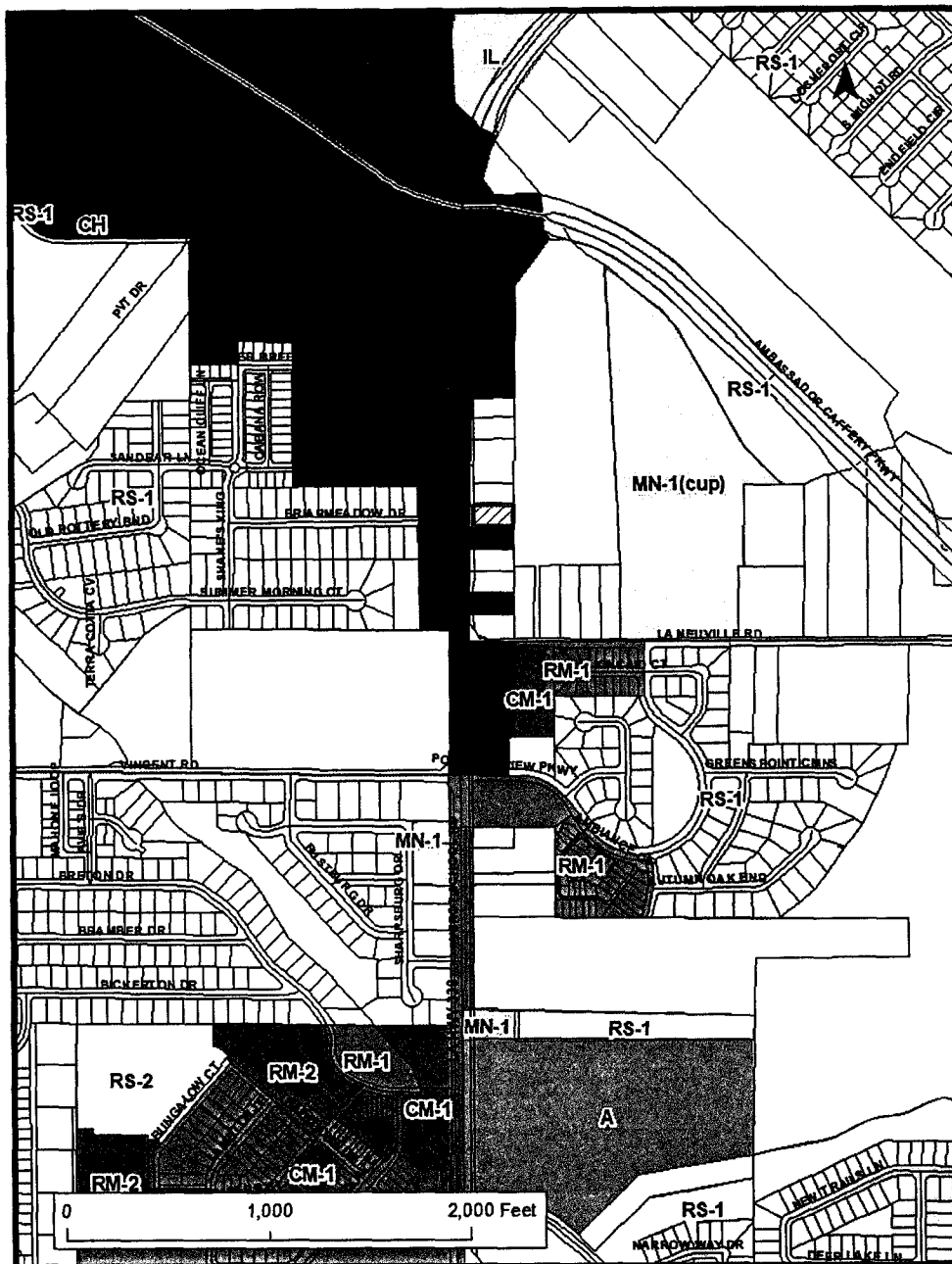
Vicinity map



## II. ANALYSIS

### A. Existing conditions

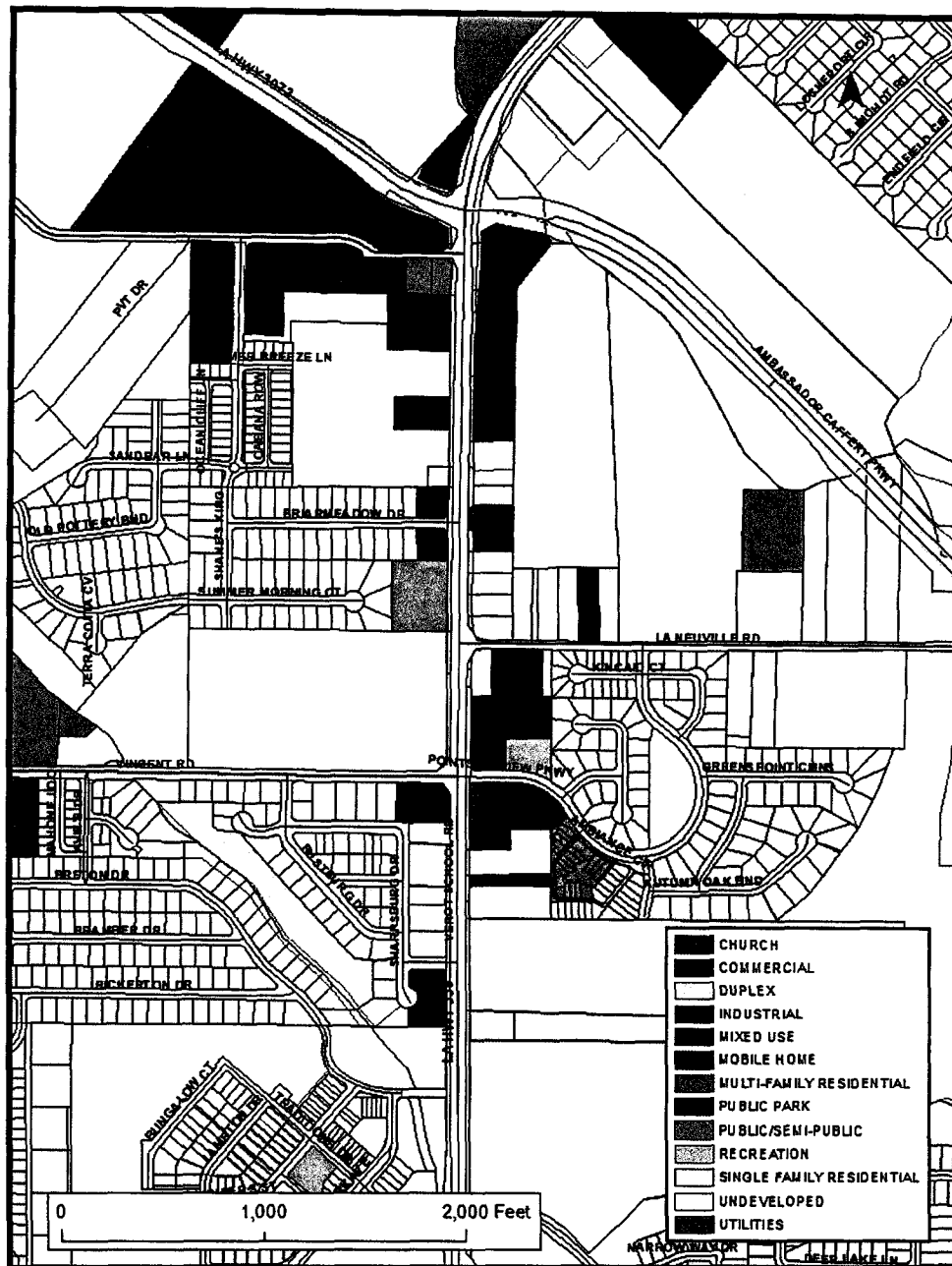
#### Zoning



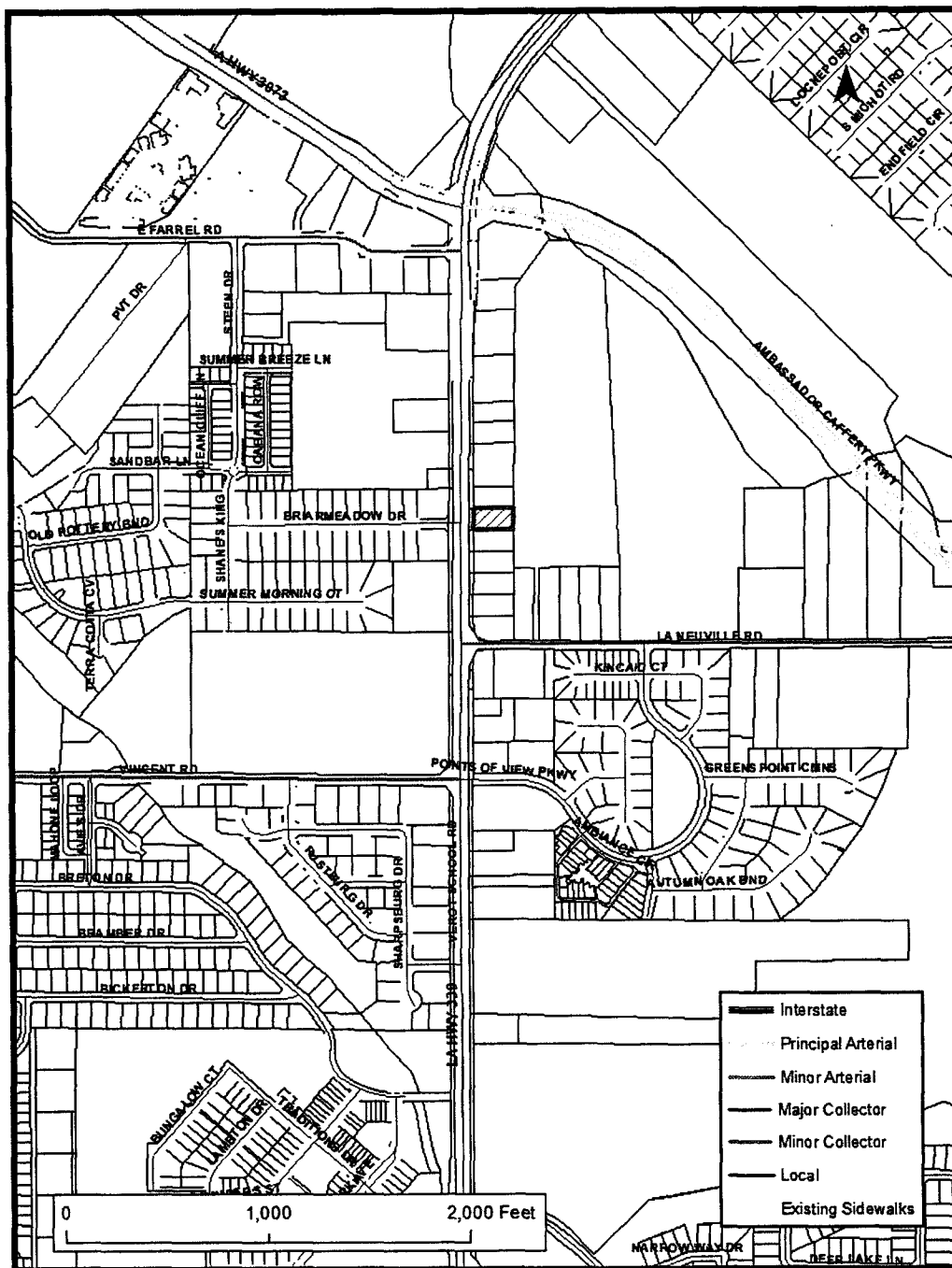
#### ***Zoning map of the area surrounding the petitioned site***

A large number of the properties on the east side of Verot School road and a bit further south are unincorporated and/or undeveloped. The remainder of the properties on either side of Verot School Road is almost all CH (Commercial-Heavy) properties. The span between Ambassador Caffery Parkway and Vincent Road is heavily commercial. South of Vincent Road there is a large number of residential developments. There are five different residential developments in the area, mostly RS-1 (Residential Single-Family), but with some RM-1 (Residential Mixed) and RM-2 as well. One development is unincorporated. There is also a nearby MN-1(c) (Mixed-Use Neighborhood) (conditional) zoning district, which has not been developed yet. It is also planned to be a residential development.

## Land Use

**Land uses surrounding the petitioned site**

Single-family residential developments are an important land use in the area. Between Ambassador Caffery Parkway and Vincent Road are largely commercial uses, with a few remaining older residential properties that front Verot School Road. There are also large areas of undeveloped and unincorporated land in the vicinity. Some of the commercial uses in the area include: a car wash in the property adjacent to the subject property, several fast food locations, a self-storage facility, a used car lot, a convenience store with gas sales, several different kinds of offices, and a health club.



### Street classification and sidewalk inventory

Verot School Road goes from a four lane divided highway to a two lane highway just south of the subject property-just past Vincent Road. The sidewalks are discontinued at that point also. Verot School Road is a minor arterial at this location. Ambassador Caffery is a principal arterial, and La Neuville Road is a major collector. Vincent Road is a minor collector. The remaining roads are local roads.

## B. Recent cases and relevant trends

In 2020, we assigned a zoning district of MN-1 (Mixed-Use Neighborhood) for a design studio at 3014 Verot School Road. **ZON2020-0013 3014 Verot School Road** is further south than the subject property, and the surrounding land use and zoning resulted in the lower classification. The commercial properties that dominate the area of the subject property are reduced in number the further south one goes. Residential properties begin to be the dominant zoning district.

Another annexation case, **ZON2021-0015 3047 Verot School Road Annexation** is in the same general area, further south than the subject property. Staff assigned a MN-1 zoning district at the entrance to the property, with RS-1 zoning district for the remainder. Again, this zoning recommendation came after studying existing land uses and zoning districts. Verot School Road has a great deal of commercial properties at either side, which lessens as one goes further south.

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

The applicant requests annexation in order to receive city services for a small business, a “doggie daycare”. This is a good location for a popular use; all the residential developments in this area will likely have interested clients. The subject property’s location is just a business among many other commercial uses, but this business should blend well with the other businesses in the area.

## 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.***

Yes. The primary uses for the nearby developed properties are commercial. Verot School Road from Ambassador Caffery Parkway to Vincent Road is heavily commercial. An animal services use would fit in easily with the other commercial uses along this span of the highway. Beyond Vincent Road, to the south, the zoning districts and uses tend to be more residential and light commercial.

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

N/A.

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

Yes. 2845 Verot School Road is surrounded by other commercial developments, with residential developments close enough to provide clients for this commercial use.

SEP 20 2021

Lafayette Consolidated Government  
Chief Administrative Officer

## Internal Memorandum

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

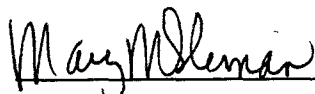
**TO:** Cydra Wingerter**DATE:** September 21, 2021**FROM:** Mary Sliman**SUBJECT:** Case No. ZON2021-0029  
2485 Verot School Road Annexation

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The attached ordinance would annex and assign zoning classification CH (Commercial-Heavy), to the subject property, located generally north of La Neuville Road, east of Verot School Road, and south of Ambassador Caffery Parkway.

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.

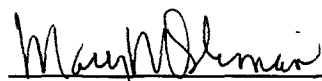


Mary Sliman  
Director

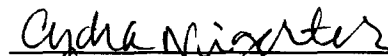
## LAFAYETTE CITY COUNCIL MEETING

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 La Neuville Road, east of Verot School Road, and south of Ambassador Caffery Parkway.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to annex and assign a CH (Commercial-Heavy) zoning classification to the subject property.
- 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 (9 pages)
- 5) **FISCAL IMPACT:**  
☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)  
☒ No Fiscal Impact

**RECOMMENDED BY:**

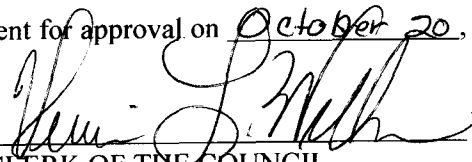
MARY SEIMAN, DIRECTOR


**APPROVED FOR AGENDA:**

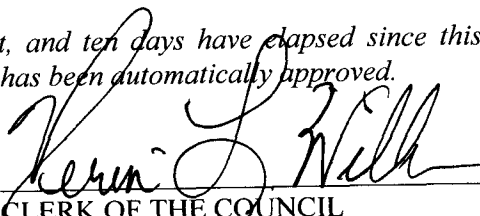
CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-131-2021

1. This ordinance was introduced:  
October 5, 2021  
YEAS: Lewis, Naquin,  
Hebert, Cook, Lazard  
  
NAYS: None  
  
ABSENT: None  
  
ABSTAIN: None  
  
Final disposition by Council:  
October 19, 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.