

CITY ORDINANCE NO. CO-132-2021

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2021-0030 125 EASY STREET REZONING, LOCATED GENERALLY NORTH OF ERASTE LANDRY ROAD, WEST OF EASY STREET, AND SOUTH OF AMBASSADOR CAFFERY PARKWAY; THE PARTICULAR PARCELS BEING REZONED FROM IL (INDUSTRIAL-LIGHT) TO RM-1 (RESIDENTIAL MIXED)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2021-0030 125 Easy Street Rezoning, located generally north of Eraste Landry, west of Easy Street, and south of Ambassador Caffery Parkway; the particular parcels being rezoned from IL (Industrial-Light) to RM-1 (Residential Mixed); the said parcels being shown and identified by a rezoning map titled “A Map Showing 13.9 Acres to be Rezoned from IL to RM-1 Street Address: 125 Easy Street Lafayette, LA 70506 Located in the City of Lafayette Sections S33 & 28, T-9-S, R-4-E; Lafayette Parish, Louisiana”, prepared by Montagnet and Domingue, Inc.; 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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 Community Development & Planning Dept.

SUBJ: ZON2021-0030 125 Easy Street Rezoning

PETITIONER: Charlotte Carleton & David Prejean

DATE PETITION FILED: August 10, 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 IL
(Industrial-Light) to RM-1 (Residential Mixed).

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

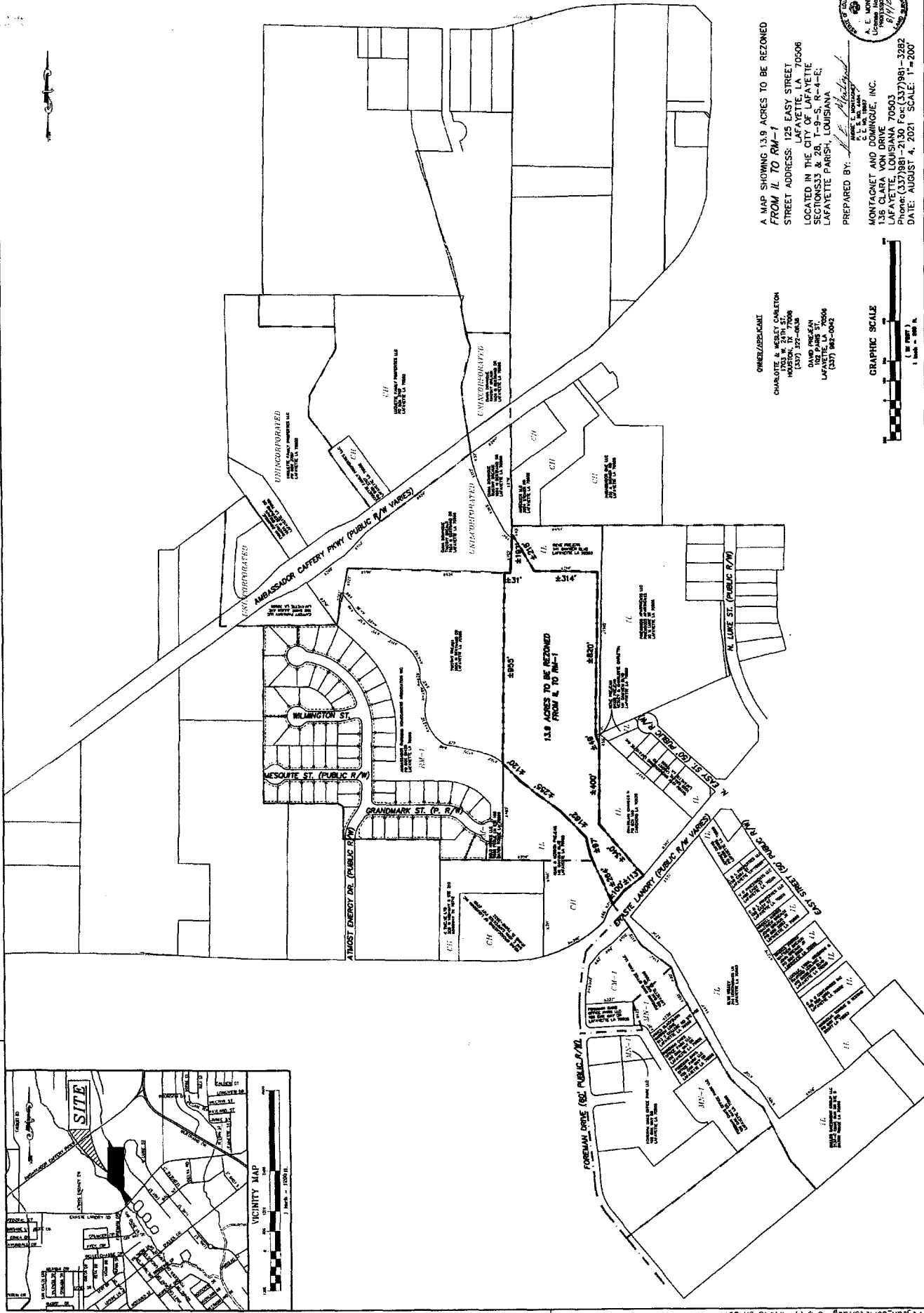
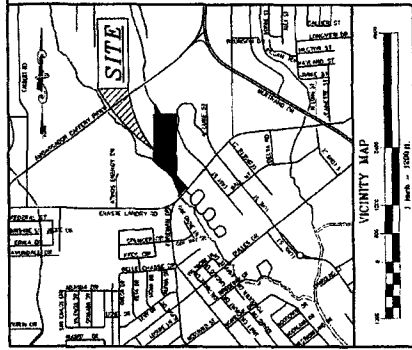
ATTACHMENTS: Executive Summary and Preliminary Staff Report

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

Drafted 8/10/2021
Amended 9/20/2021

ZON2021-0030**City Council District:** 1 – Patrick Lewis**Parish Council District:** 1 – Bryan Tabor**Applicant:** Charlotte Carleton & David Prejean**Request:** This is a request to rezone property from IL (Industrial-Light) to RM-1 (Residential Mixed).**Location:** 125 Easy Street**Summary of Proposal:**

The subject property is requested to be rezoned from IL (Industrial-Light) to RM-1 (Residential-Mixed) in order to allow a residence on the property. This subject property has belonged to this family for quite some time, and the owners would like to build a house on the property, and live there.

Recommendation:

Staff recommends rezoning from IL (Industrial-Light) to RM-1 (Residential Mixed).

Reasons for Recommendation:

The subject property, although in a large IL (Industrial-Light) zoning district, is in reality surrounded by apartments (CH zoning district) and a residential development (RM zoning district.). The area has developed more in commercial uses and mixed residential uses than with industrial uses. There are no industrial uses within the Ambassador Caffery Parkway, Bertrand Drive and Eraste Landry “triangle”. Staff would like to review the zoning in this “triangle” for less intensive zoning such as residential and commercial. Staff recommends RM-1 instead of RS-1 because RS-1 would be less compatible with the surrounding properties and provide for more density in the future. There are already two properties with mixed residential uses, but no single family homes are usual or allowed in an area of heavy commercial or industrial uses.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received one call. The caller, who owns property north of the subject property, wanted to hear about the case and make sure his property would not be adversely affected by this case. He did not have a problem with the rezoning as long as his property remained as is.

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 IL (Industrial-Light) to RM-1 (Residential Mixed).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 1

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

Zoning Commission Meeting**September 20, 2021****ZON2021-0030****To:** City-Parish Zoning Commission**From:** Mary Sliman, Director
Cathie Gilbert, Planning Manager**City Council District:** 1 – Patrick Lewis**Parish Council District:** 1 – Bryan Tabor**Prepared by:** Carol Vermillion Robbins**PRELIMINARY STAFF REPORT**

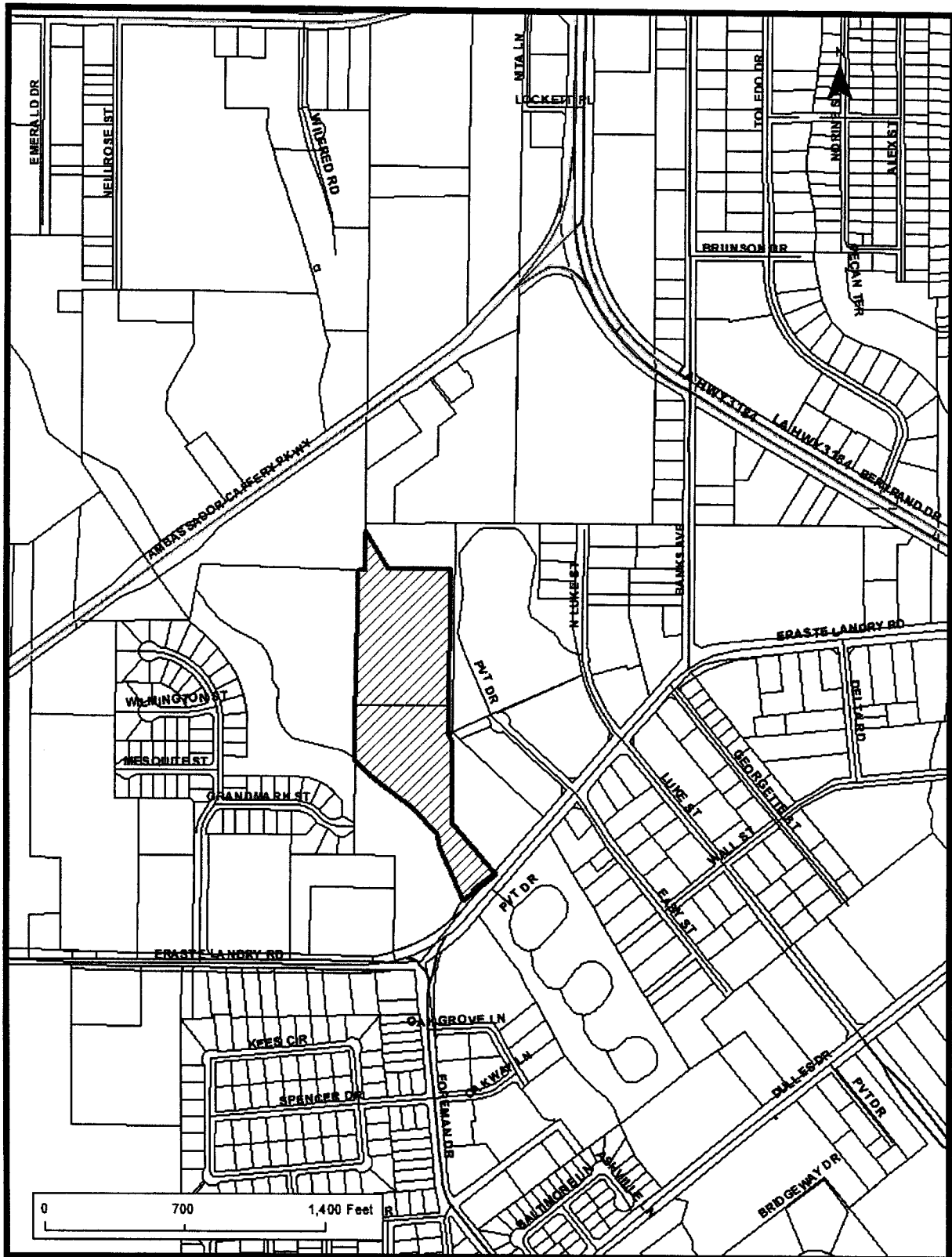
I. GENERAL INFORMATION**Applicant:** Charlotte Carleton & David Prejean**Request:** This is a request to rezone property from IL (Industrial-Light) to RM-1 (Residential Mixed).**Location:** 125 Easy Street**Description:** The subject property is located generally north of Eraste Landry Road, west of Easy Street, and south of Ambassador Caffery Parkway. The property is a total of 13.69 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-Parish 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

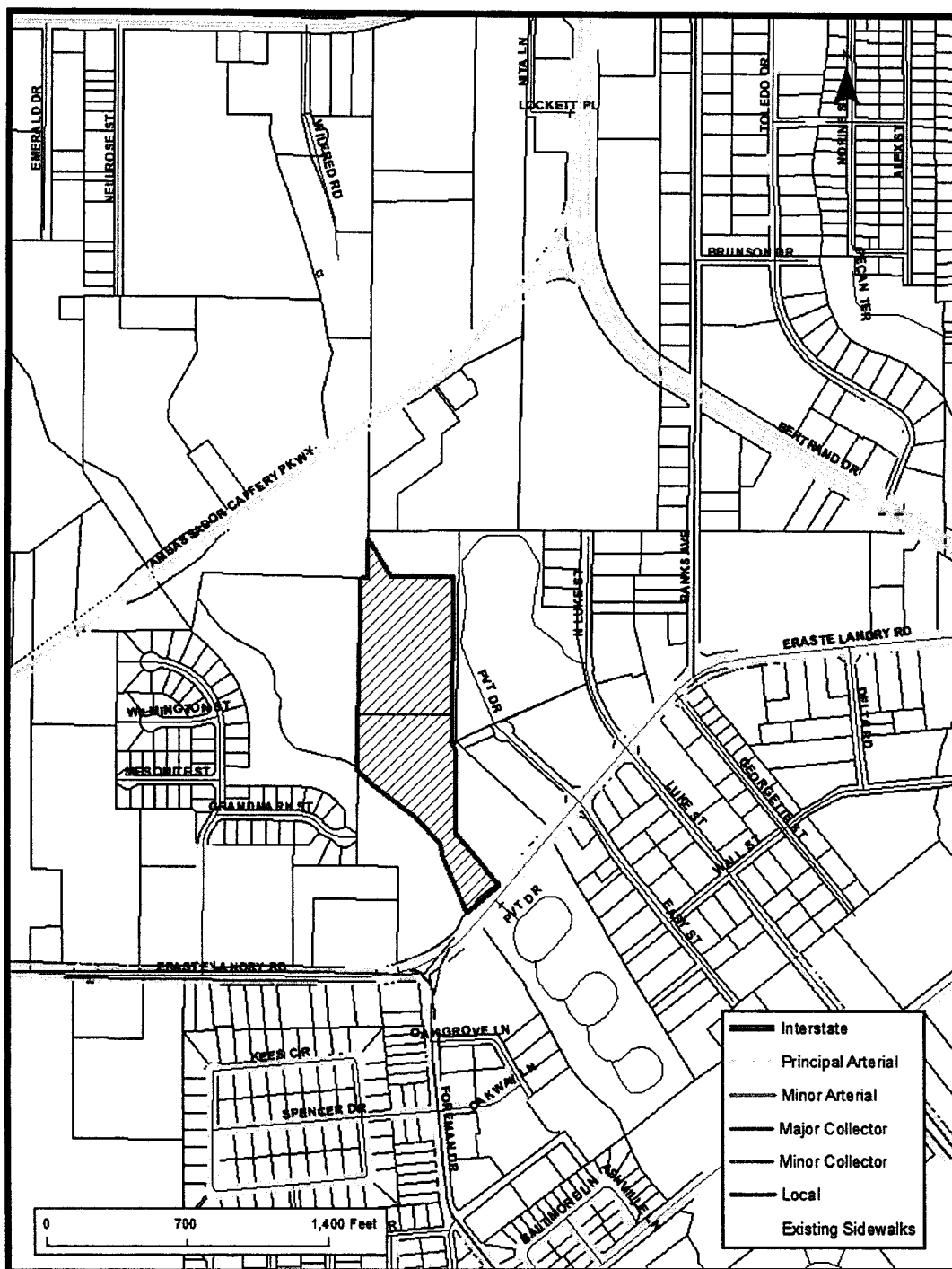
Zoning



Zoning map of the area surrounding the petitioned site

The subject property is surrounded by a triangle of three roads-Ambassador Caffery Parkway at the north, Bertand Drive towards the east, and Eraste Landry Road to the south. The subject property is part of a very large IL (Industrial-Light) zoning district. There are commercial properties along all of the triangle streets (Ambassador Caffery Parkway, Bertrand Drive and Eraste Landry Road). Finally there is a large RM-1 (Residential Mixed) zoning district to the west of the subject property.

The current “triangle” area of the subject property and Ambassador Parkway, Bertrand Drive and Eraste Landry Road has NO industrial uses at all. There are industrial uses as you go further south from the subject property, and also to the north. There is a great deal of undeveloped land within the triangle, and residential properties very near to the subject property. To the west is a residential development, and an apartment complex to the east. There are commercial properties lining the streets in this area, such as TV station complexes, AC/heating companies, barber shops, banks, car washes, and more.



Street Classification and Sidewalk Inventory Map

Ambassador Caffery Parkway and Bertrand Drive are both principal arterials, and Eraste Landry is a minor arterial. These streets are highly traveled and traffic can be heavy, especially on Ambassador Caffery Parkway and Bertrand Drive. These three streets also have an up-to-date sidewalk system. Most of the local roads in this area do not have sidewalks.

B. Recent cases and relevant trends

N/A.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to allow the applicants to live on their property. The property is undeveloped and has many amenities for residential living. The adjacent land use to the subject property is zoned IL (Industrial-Light) but has multifamily apartments on the properties. Residential uses are not allowed in IL except for 1 designation-a community home. The other adjacent property is a RM-1 (Residential Mixed) residential development. The newer zoning district of RM-1 is more appropriate here than an industrial use, since there are no industrial uses on this area of property at all.

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 rezoning is compatible with current development trends, if any, in the general area of the property in question.

The trend of development in the general area of the subject property appears to be towards multi-family housing and residential neighborhood development along with commercial heavy properties such as A/C repair, a bottling company, car rentals, TV stations. This area is a combination of commercial, commercial heavy and residential. The properties adjacent to the subject property are largely residential but there is a great deal of undeveloped land also. The subject property is different in that it is family property which the applicants are hoping to build and live on.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

The adjacent land uses at this time are two residential properties and several undeveloped IL zoning districts, but there is also much undeveloped area, some of it unincorporated. There is a great deal of industrially zoned properties that may no longer need to be industrial. CH (Commercial-Heavy) would probably have been adequate. This entire "triangle" area needs more study, but staff recommends that this subject property be downzoned from IL (Industrial-Light) to RM-1 (Residential Mixed). There are significant industrial properties southeast of this area, south of Eraste Landry Rd.



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. ZON2021-0030
125 Easy Street Rezoning

The attached ordinance would rezone, from an IL (Industrial-Light) to RM-1 (Residential Mixed), properties located generally north of Eraste Landry Road, west of Easy Street, 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.

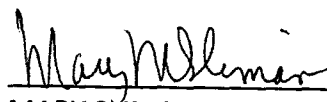
A handwritten signature of Mary Sliman in black ink, written over a horizontal line.

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 properties located generally north of Eraste Landry Road, west of Easy Street, and south of Ambassador Caffery Parkway.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject properties from IL (Industrial-Light) to RM-1 (Residential Mixed).
- 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:



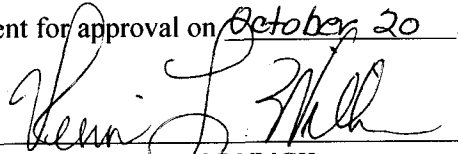

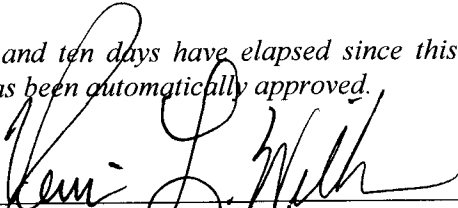
MARY SCIMAN, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-132-2021

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 21, 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.