

CITY ORDINANCE NO. CO-151-2021

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2021-0033 1206 E. BROUSSARD ROAD REZONING, LOCATED GENERALLY NORTH OF TORRENOVA CIRCLE, EAST OF VANBURG PLACE, AND SOUTH OF EAST BROUSSARD ROAD; THE PARTICULAR PARCELS BEING REZONED FROM RS-1 (RESIDENTIAL SINGLE-FAMILY) 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 Case No. ZON2021-0033 1206 E. Broussard Road Rezoning, located generally north of Torrenova Circle, east of Vanburg Place, and south of E. Broussard Road; the particular parcels being rezoned from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood); the said parcels being shown and identified by a rezoning map titled “Plat showing Zoning Reclassification from RS-1 to MN-1, Owner: Simon, Genell Marie Leblanc, Located in Section 78, T 10 S – R 4 E, 1206 E. Broussard, City of Lafayette, Lafayette Parish, Louisiana,” dated August 30, 2021, prepared by C.P.S. Engineering and Land Surveying, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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.

* * * * *

Two horizontal lines at the top of the page, one blue and one red.

--	--

]

]

]

Horizontal red line at the bottom left corner.

Horizontal red line at the bottom right corner.

**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City Council

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

SUBJ: ZON2021-0033 1206 E. Broussard Rezoning

PETITIONER: Kenneth E. Morgan, DDS

DATE PETITION FILED: September 8, 2021

DATE OF PUBLIC HEARING: October 18, 2021

DATES OF PUBLICATIONS: October 3, 2021
October 13, 2021
October 17, 2021

DATE OF ZONING COMMISSION RECOMMENDATION: October 18, 2021

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

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

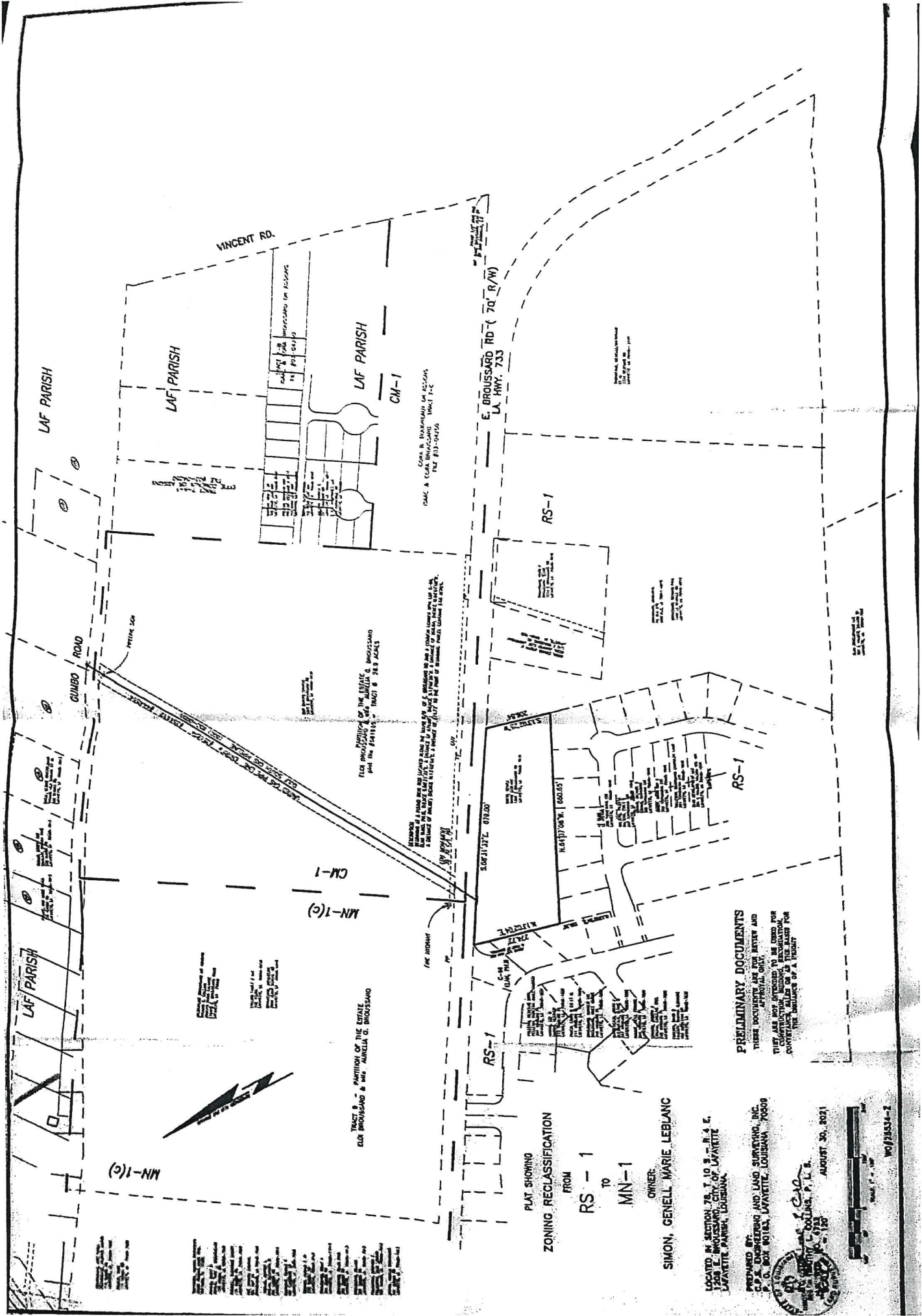
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,



Mary Sliman, Director
Community Development and Planning Dept.



PLAT SHOWING
 ZONING RECLASSIFICATION
 FROM
 RS - 1
 TO
 MN - 1
 OWNER:
 SIMON, GENELL MARIE LEBLANC

LOCATED IN SECTION 26, T 10 N, R 14 E,
 PARISH OF LAZARUS, LOUISIANA
 PREPARED BY: BRUNO AND LAND SURVEYING, INC.
 501 N. BOUTAL, LAKE CHARLES, LOUISIANA 70608

MADE BY: BRUNO AND LAND SURVEYING, INC.
 501 N. BOUTAL, LAKE CHARLES, LOUISIANA 70608
 AUGUST 30, 2021

PRELIMINARY DOCUMENTS
 THESE DOCUMENTS ARE FOR THE MASTER AND
 APPROVAL ONLY.
 THEY ARE NOT INTENDED TO BE USED FOR
 CONSTRUCTION PURPOSES WITHOUT THE
 CONTROL AND INFLUENCE OF A SURVEYOR.

NO. 1000
 AUGUST 30, 2021
 WJ/8334-2

Lafayette Consolidated Government

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 9/24/2021
Amended 10/18/2021

ZON2021-0033

City Council District: 4 – Nanette Cook

Parish Council District: 4 – John Guilbeau

Applicant: Kenneth E. Morgan, DDS

Request: This is a request to rezone property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), in order to build a medical office complex.

Location: 1206 E. Broussard Road

Summary of Proposal:

The purpose of this rezoning from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood) is to allow for the building of a “medical complex”. The medical complex would consist of a commercial strip center which would include an outpatient medical facility, a dental office, physical therapy clinic and other uses of the same type.

Recommendation:

Staff recommends rezoning from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).

Reasons for Recommendation:

MN-1 (Mixed-Use Neighborhood) zoning districts can provide a useful buffer to residential properties behind them. Fronting a busy roadway is no longer a desirable location for a single-family home, but having a light commercial use in front of residential properties can shield the residences from noise, traffic and litter. A medical complex as the MN-1 use could be very beneficial and convenient to surrounding neighborhoods. There would also be buffer requirements between MN-1 and RS-1. (A 10' wide buffer with landscaping requirements per the LDC.)

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received one email asking for more details.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its October 18, 2021, meeting and approved a motion to recommend that the City Council approve the request to rezone this property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).

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

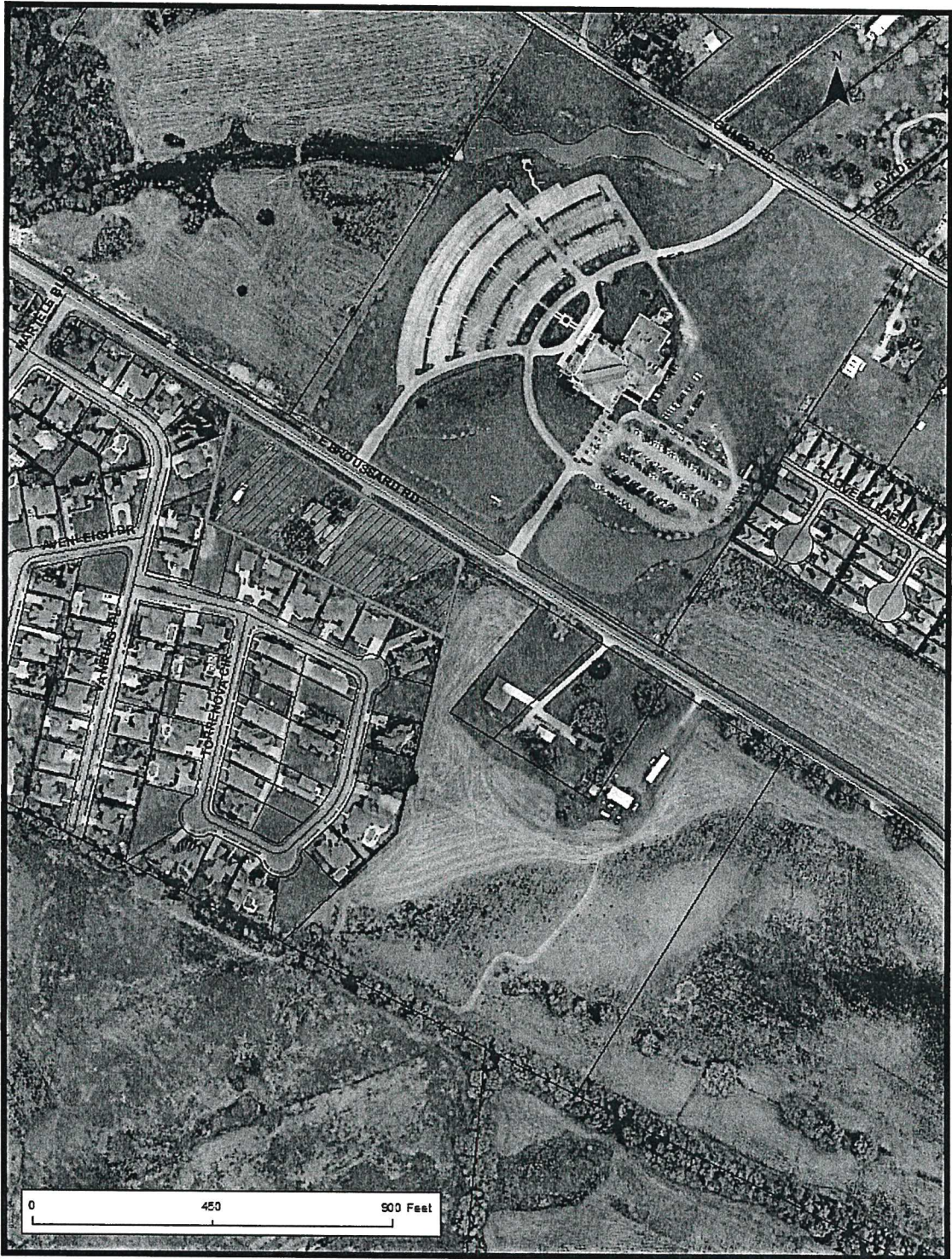
Neutral: 1

Zoning Commission Meeting**October 18, 2021****ZON2021-0033****To:** City-Parish 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:** Kenneth E. Morgan, DDS**Request:** This is a request to rezone property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood) to allow for a medical complex.**Location:** 1206 E. Broussard Road**Description:** The subject property is located generally north of Torrenova Circle, east of Vanburg Place, and south of E. Broussard Road. The property is a total of 3.61 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 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

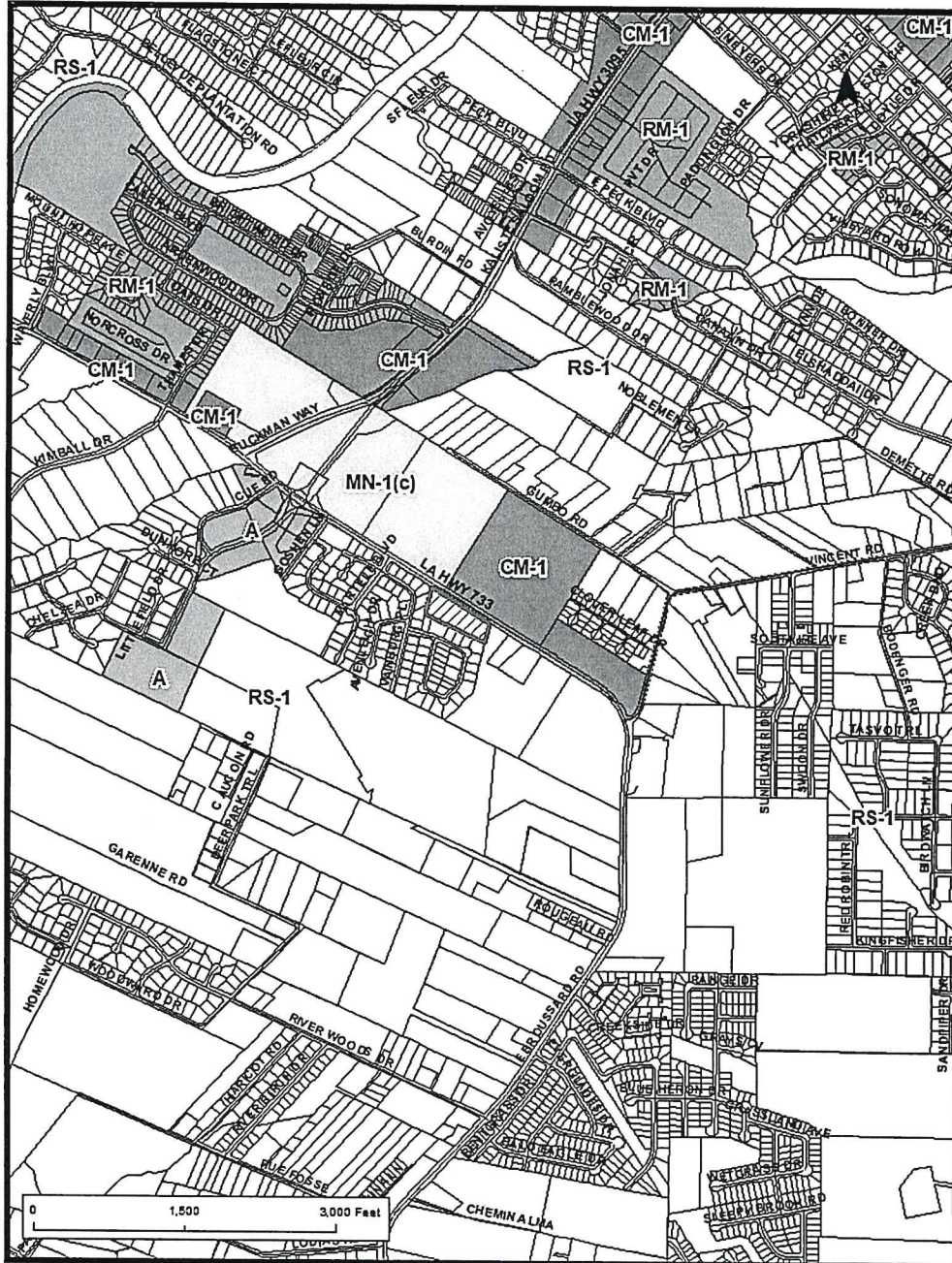


Vicinity Map

II. ANALYSIS

A. Existing conditions

Zoning



Zoning map of the area surrounding the petitioned site

This is an area on the south side of the city of Lafayette that is still developing and still has a great deal of unincorporated property. The subject property and the area directly adjacent to it and beyond, is in a RS-1 (Residential Single-Family) zoning district. There is both MN-1 (Mixed-Use Neighborhood) and CM-1 (Commercial Mixed) zoning districts across E. Broussard Road from the subject property. There are two "A" (Agricultural) zoning districts to the west, but most of the remaining properties near the subject property are undeveloped and/or unincorporated.



Land Use Map

Across E. Broussard Road from the subject property is a large church and grounds. A RS-1 (Residential Single-Family) development wraps around the subject property on the southern and western sides. There is a school on a RS-1 zoning district to the southwest of the subject property, and a few residential properties directly on E. Broussard. The rest of the properties surrounding the subject property are undeveloped and /or unincorporated.



Street Classification and Sidewalk Inventory Map

The subject property borders a minor arterial, E. Broussard Road. Kaliste Saloom is down to a minor arterial also, by the time it intersects E. Broussard Road. Nearby Vincent Road is a major collector, and the remaining roads in the area are local roads. There is a sidewalk network in the neighborhood adjacent to the subject property, but not anywhere else nearby.

B. Recent cases and relevant trends

There have been several cases along E. Broussard Road in the last several years. The first was **ZON2016-0045 729 E. Broussard Road Annexation**. The zoning district requested for this annexation was CM-1. This property was zoned CM-1, based on other zoning districts in the area, but nothing has been built on the property yet. **ZON2017-0014 900 Block E. Broussard Road** was for the rezoning of property from MN-1 to CM-1 in order to allow for a convenience store with gasoline sales. This property was rezoned to CM-1, but a convenience store with gasoline sales has not been built. No building has been built on the property as yet.

Zoning districts along E. Broussard at this time do not have any uses more intensive than CM-1 (Commercial Mixed) in this area, instead, residential properties are interspersed with light commercial areas and mixed commercial areas. There is a very large MN-1 zoning district across the street from the subject property. There are still a few "A" Agricultural zoning districts, but residential developments seem to be the largest use.

C. Purpose of rezoning and effect on adjacent land uses

The applicant is asking for a MN-1 (Mixed-Use Neighborhood) zoning district for the subject property in order to establish office space, particularly for medical offices. The applicant states, "This complex will take the design of a small commercial strip center which will include an outpatient medical facility, dental office, physical therapy practice and other various tenants." In addition, a buffer will be required between the new MN-1 (Mixed-Use Neighborhood) zoning district and the existing RS-1 (Residential Single-Family) zoning district. According to **LDC Table 89-36-6c**, a "B" or "C" buffer will be required. (Both are 10 feet wide).

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

The comprehensive plan promotes direct growth through mixed-use centers and major corridors. Nearby Kaliste Saloom Road and Ambassador Caffery Parkway are part of this growth, with E. Broussard a minor arterial connected to the two major roadways. The subject property is offering potential medical office space. This area and this proposed zoning of MN-1 has potential for establishing a buffer of lighter commercial uses in between E. Broussard and the residential neighborhoods beyond.

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.

Properties and zoning districts along this area of E. Broussard Road range from CM-1 (Commercial Mixed) and MN-1 (Mixed-Use Neighborhood) districts, with RS-1 (Residential Single-Family) and RM-1 (Residential Mixed) residential areas the most common construction so far. The rezoning of this

property in order to allow a small medical complex is a large step to creating a good mixed-use center for the residents.

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

A medical complex within convenient and easy access is beneficial to the residents of this area.

The proposed amendment is compatible with surrounding land uses.

The adjacent land uses at this time are mostly undeveloped, but zoned for future commercial and residential uses, with zoning districts such as CM-1 and MN-1. There are many large residential areas to the south, and a medical complex such as planned for 1206 E. Broussard could become a great convenience to the many residents of the area.



Internal Memorandum

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

TO: Cydra Wingerter **DATE:** October 19, 2021

FROM: Mary Sliman

SUBJECT: Case No. ZON2021-0033
1206 E. Broussard Road Rezoning

The attached ordinance would rezone, from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), property located generally north of Torrenova Circle, east of Vanburg Place, and south of E. Broussard Road.

The Zoning Commission, at its Monday, October 18, 2021, meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, November 2, 2021, with Final Adoption Tuesday, November 16, 2021.

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

A handwritten signature in black ink that reads "Mary Sliman".

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 Torrenova Circle, east of Vanburg Place, and south of E. Broussard Road.

- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).

- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: November 2, 2021
 - B. FINAL ADOPTION: November 16, 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)

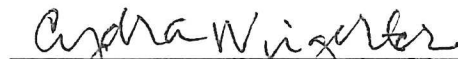
- 5) **FISCAL IMPACT:**
 Fiscal Impact (will be detailed in Cost-Revenue Analysis)
 No Fiscal Impact

RECOMMENDED BY:



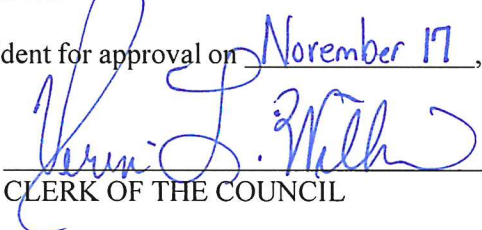

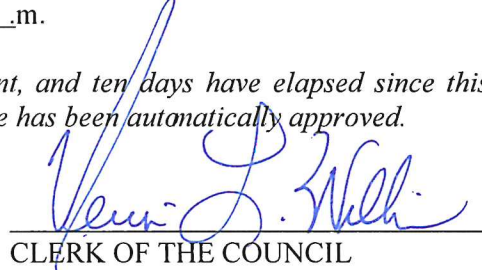
MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-151-2021

1. This ordinance was introduced: November 2, 2021
YEAS: Lewis, Naquin, Hebert, Cook, Lazard
NAYS: None
ABSENT: None
ABSTAIN: None
Final disposition by Council: November 16, 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 November 5, 2021.
3. This ordinance was presented to the Mayor-President for approval on November 17, 2021, at 9:30 o'clock 2 .m.

CLERK OF THE COUNCIL
4. Disposition by Mayor-President:
I hereby:
A. Approve this ordinance, the 19 day of NOVEMBER, 2021, at 1:35 o'clock PM.
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 November 23, 2021, at 11:03 o'clock PM.
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 November 19, 2021.

