

CITY ORDINANCE NO. CO-017-2022

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2022-0002 400 BLOCK TOWN CENTER PARKWAY REZONING, LOCATED GENERALLY NORTH OF TOWN CENTER PARKWAY, EAST OF RUE DU BELIER, AND SOUTH OF RIDGE ROAD; THE PARTICULAR PARCELS BEING REZONED FROM CH (COMMERCIAL-HEAVY) TO RM-1 (RESIDENTIAL MIXED)

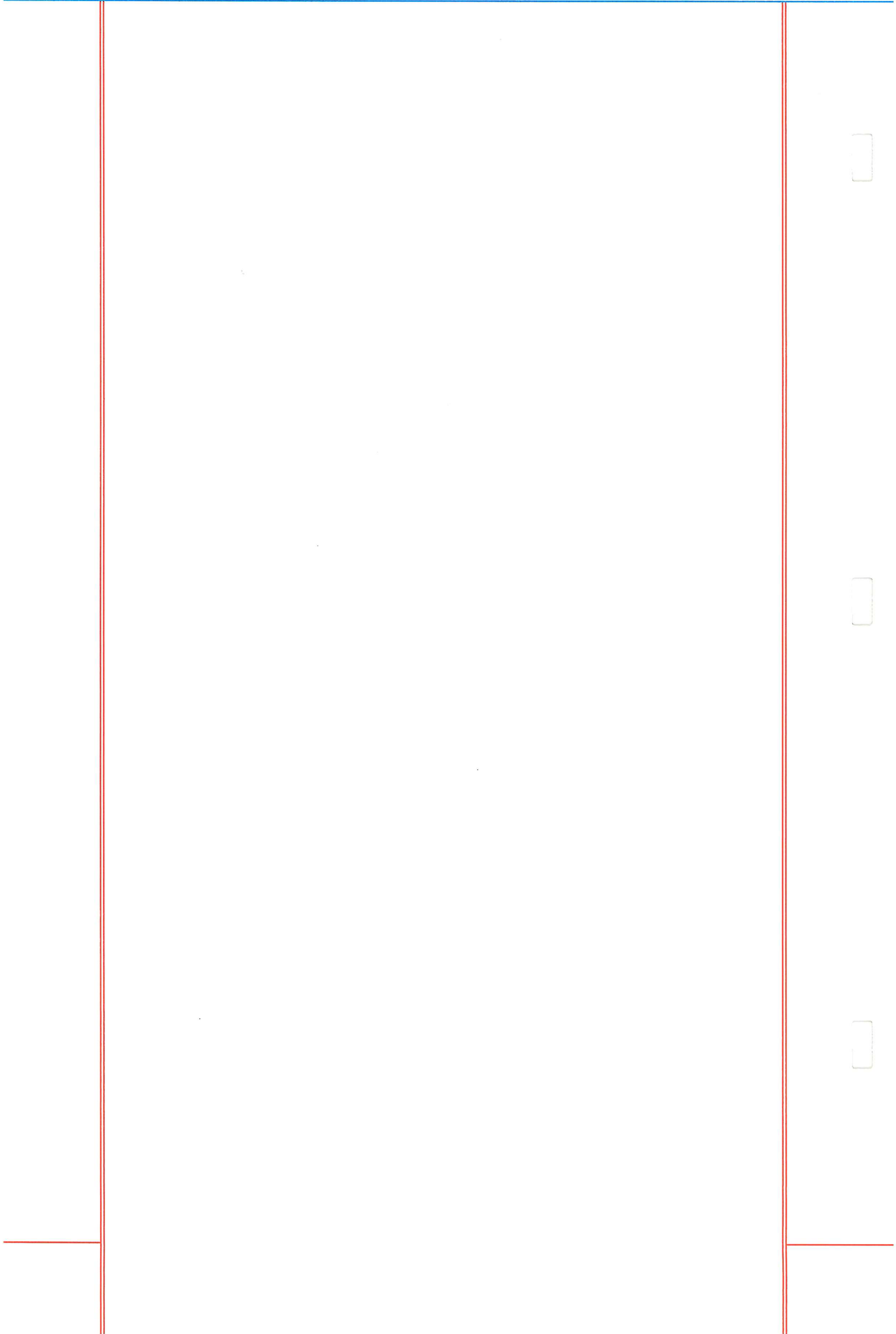
BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2022-0002 400 Block Town Center Parkway Rezoning, located generally north of Town Center Parkway, east of Rue du Belier, and south of Ridge Road; the particular parcels being rezoned from CH (Commercial-Heavy) to RM-1 (Residential Mixed); the said parcels being shown and identified by a rezoning map titled “Area Map Rezoning Application for property belonging to QUINT M. PARTNERSHIP LLC Section 17, T10S, R4E, City of Lafayette, Lafayette Parish,” prepared by Paul L. Miers Engineering, LLC; 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: ZON2022-0002 400 Block Town Center Parkway Rezoning

PETITIONER: J Breaux Enterprises LLC

DATE PETITION FILED: November 30, 2021

DATE OF PUBLIC HEARING: January 24, 2022

DATES OF PUBLICATIONS: January 9, 2022
January 19, 2022
January 23, 2022

DATE OF ZONING COMMISSION RECOMMENDATION: January 24, 2022


RECOMMENDATION: Approve the ordinance that would rezone property from CH (Commercial-Heavy) to RM-1 (Residential Mixed).

Motion: Hebert
Second: Doise
Vote: 3-0-1-0
Ayes: Hebert, Doise, Pritchard
Nays: None
Absent: Dural
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 Department Staff Report

EXECUTIVE SUMMARY

Drafted 11/30/2021
Amended 1/26/2022

ZON2022-0002

City Council District: 2 – Andy Naquin

Parish Council District: 2 – Kevin Naquin

Applicant: J Breaux Enterprises, LLC

Request: This is a request for a rezoning of a property from CH (Commercial-Heavy) to RM-1 (Residential Mixed).

Location: 400 Block Town Center Parkway

Summary of Proposal:

The purpose of the proposed rezoning of the subject property from CH (Commercial-Heavy) to RM-1 (Residential Mixed) is to allow for the construction of a residential development.

Recommendation:

Staff recommends approval of the request to rezone the property from CH (Commercial-Heavy) to RM-1 (Residential Mixed) to allow for the construction of a residential development.

Reason for Recommendation:

The subject property is part of an extensive area of CH (Commercial-Heavy) zoning districts, some of which follow Johnston Street, and some that extend farther to the west. However, as this area is being developed, it seems there is a high demand for residential living units here. RM-1 gives the developer the opportunity to mix housing types to increase housing choices. The developers are planning a single-family residential project to start, with possibilities of future residential mixed properties.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received no phone calls.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its January 24, 2022, meeting and approved a motion to recommend that the City Council approve the request to rezone this property from CH (Commercial-Heavy) to RM-1 (Residential Mixed).

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

January 24, 2021

ZON2022-0002

To: City Zoning Commission

From: Mary Sliman, Director
Cathie Gilbert, Planning Manager

City Council District: 2 – Andy Naquin

Parish Council District: 2 – Kevin Naquin

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: J Breaux Enterprises, LLC

Request: This is a request for a rezoning of properties from CH (Commercial-Heavy) to RM-1 (Residential Mixed), to allow for the construction of a residential development.

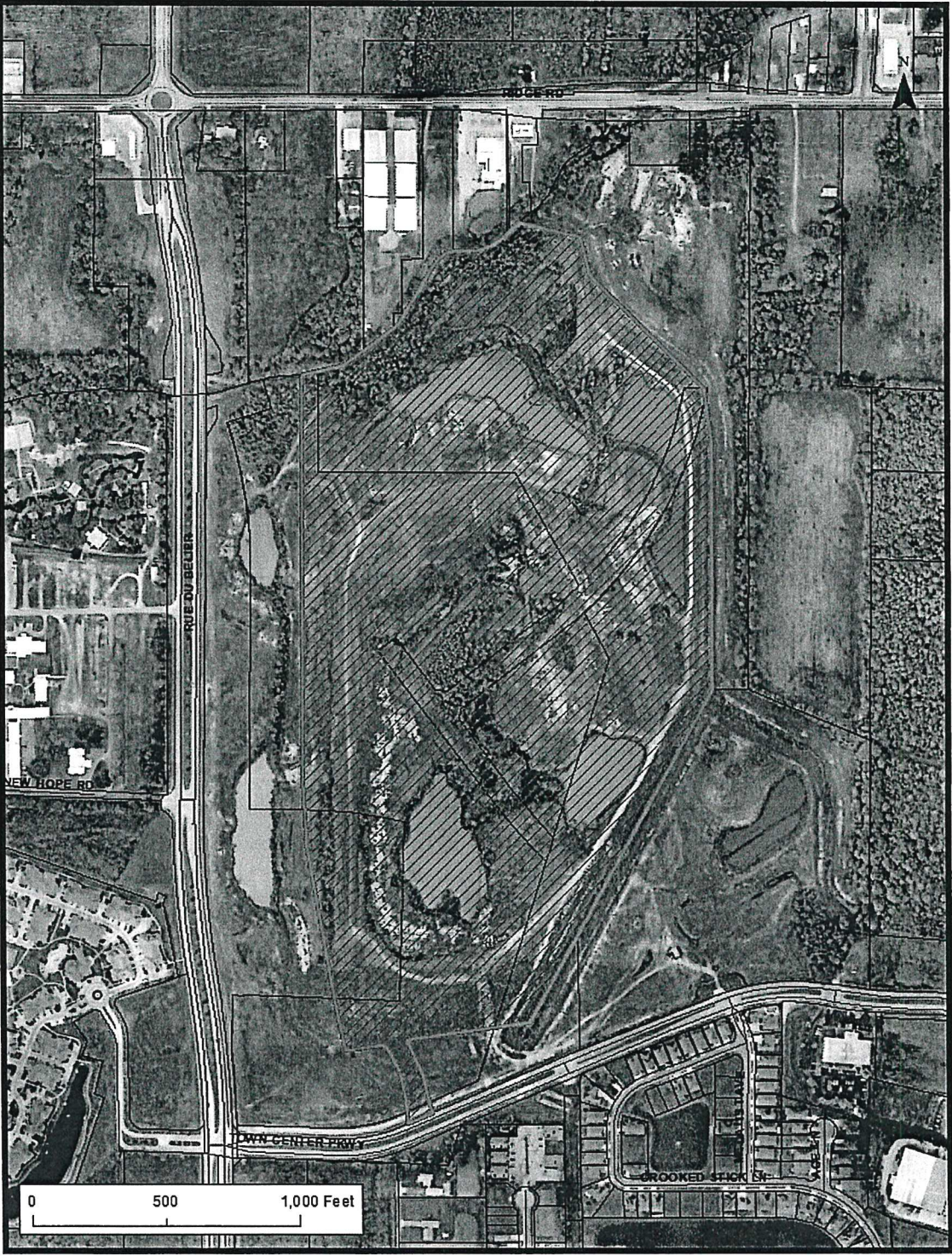
Location: 400 Block Town Center Parkway

Description: The property is located generally north of Town Center Parkway, east of Rue du Belier, and south of Ridge Road, and is 84.82 acres.

Why is Zoning Commission action required?

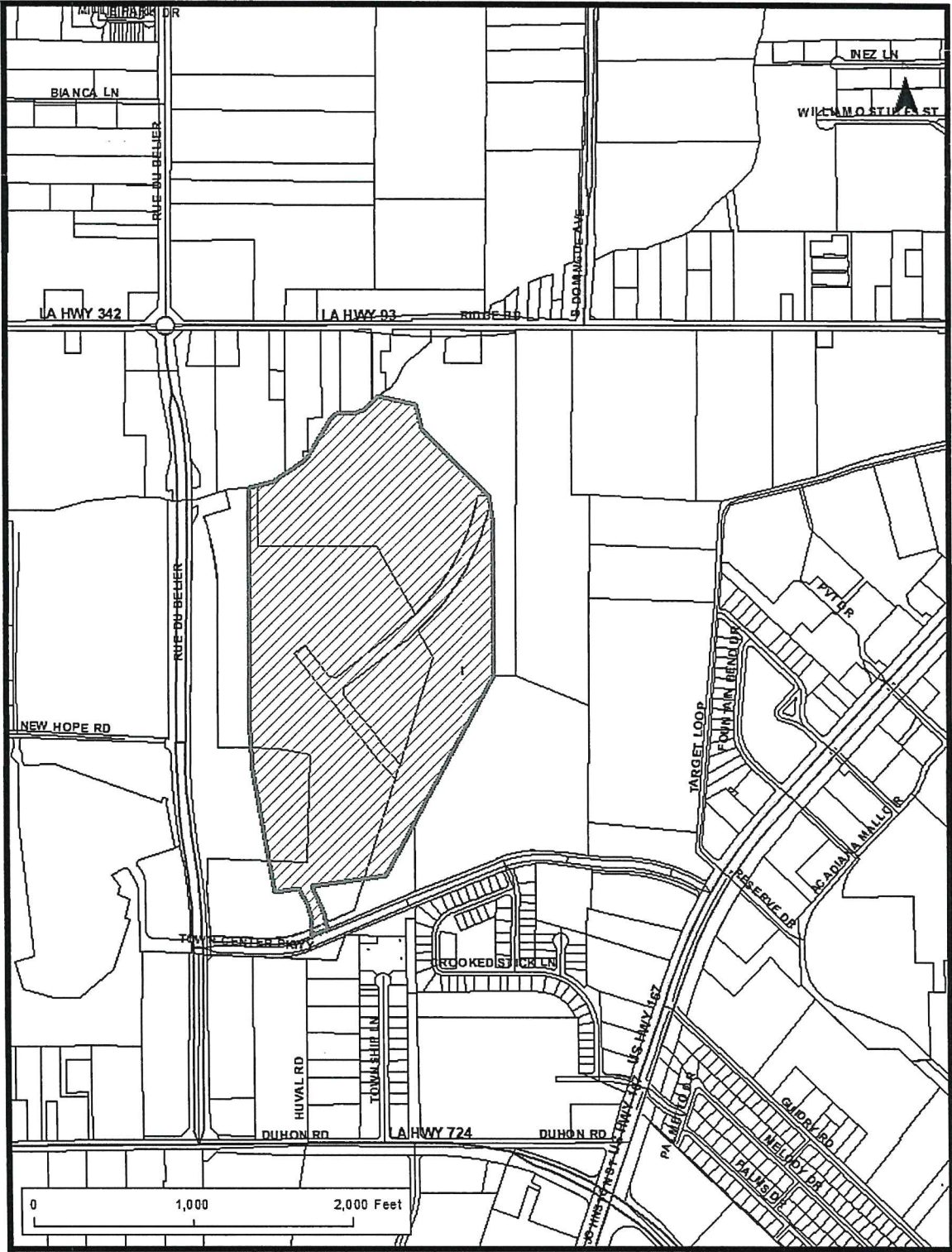
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council prior to council action, in accordance with Article 4 of the Lafayette Development Code.

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

00 01 1-2002

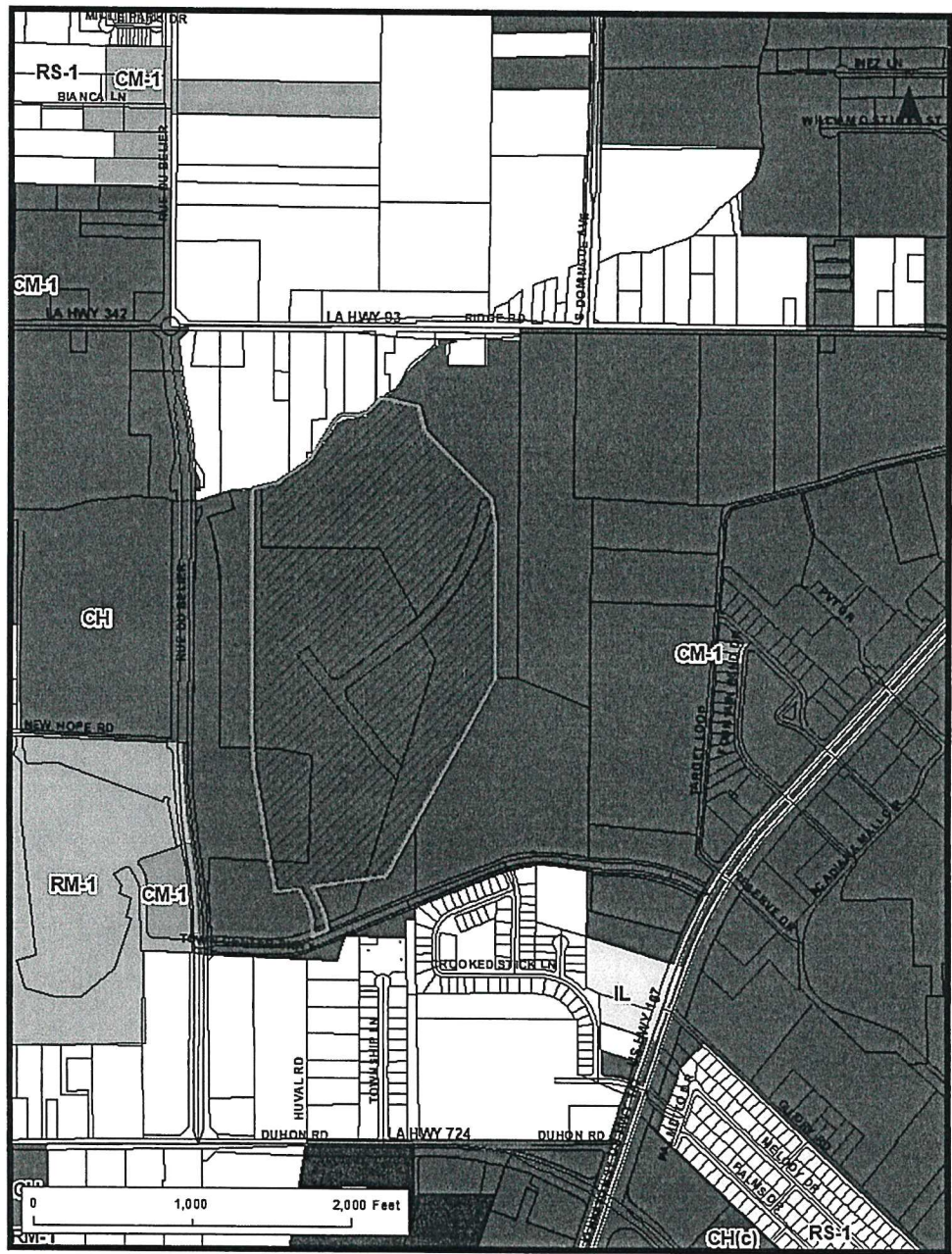


Vicinity Map

II. ANALYSIS

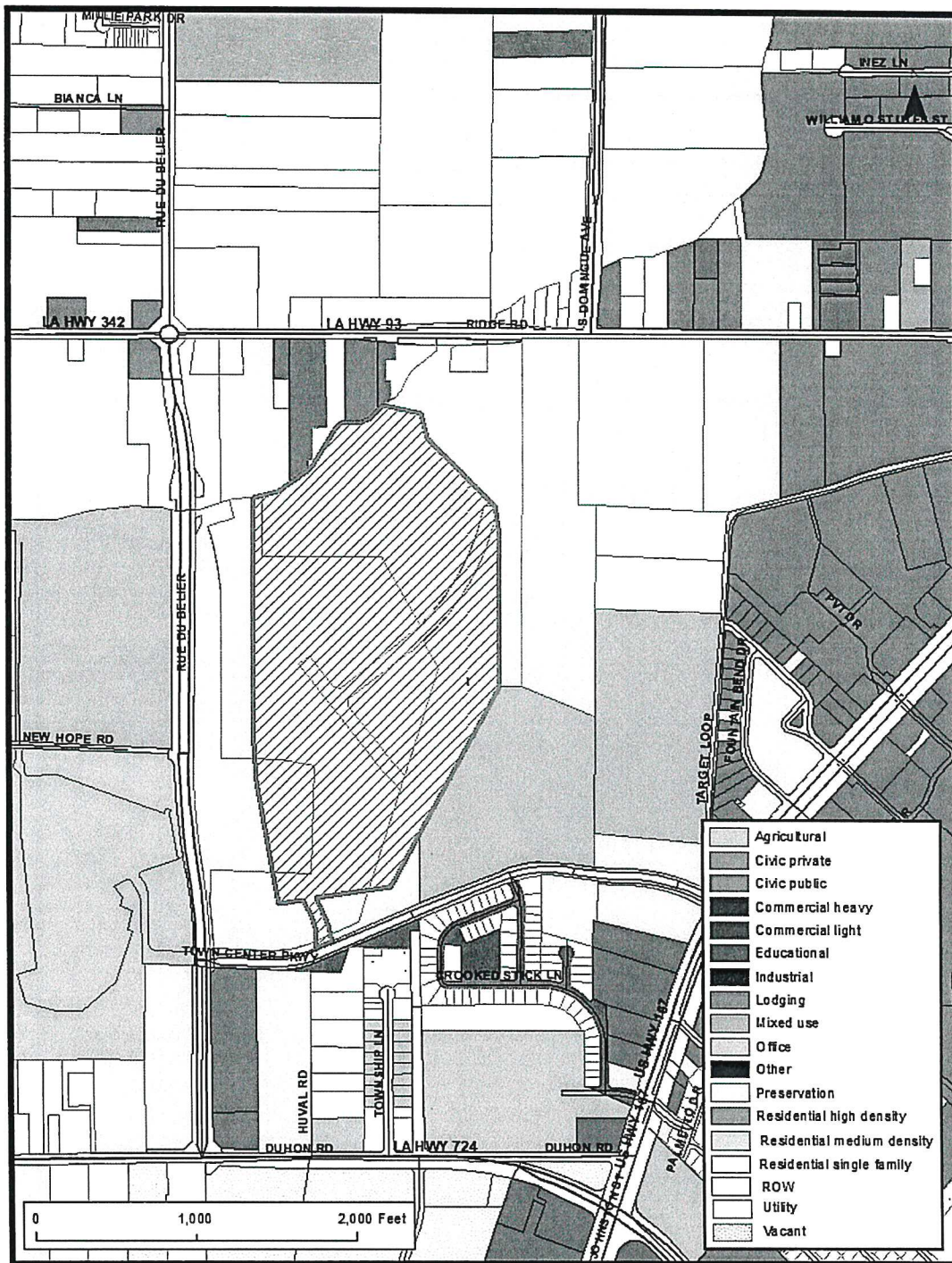
A. Existing conditions

Zoning



Zoning Map of the Area Surrounding the Petitioned Site

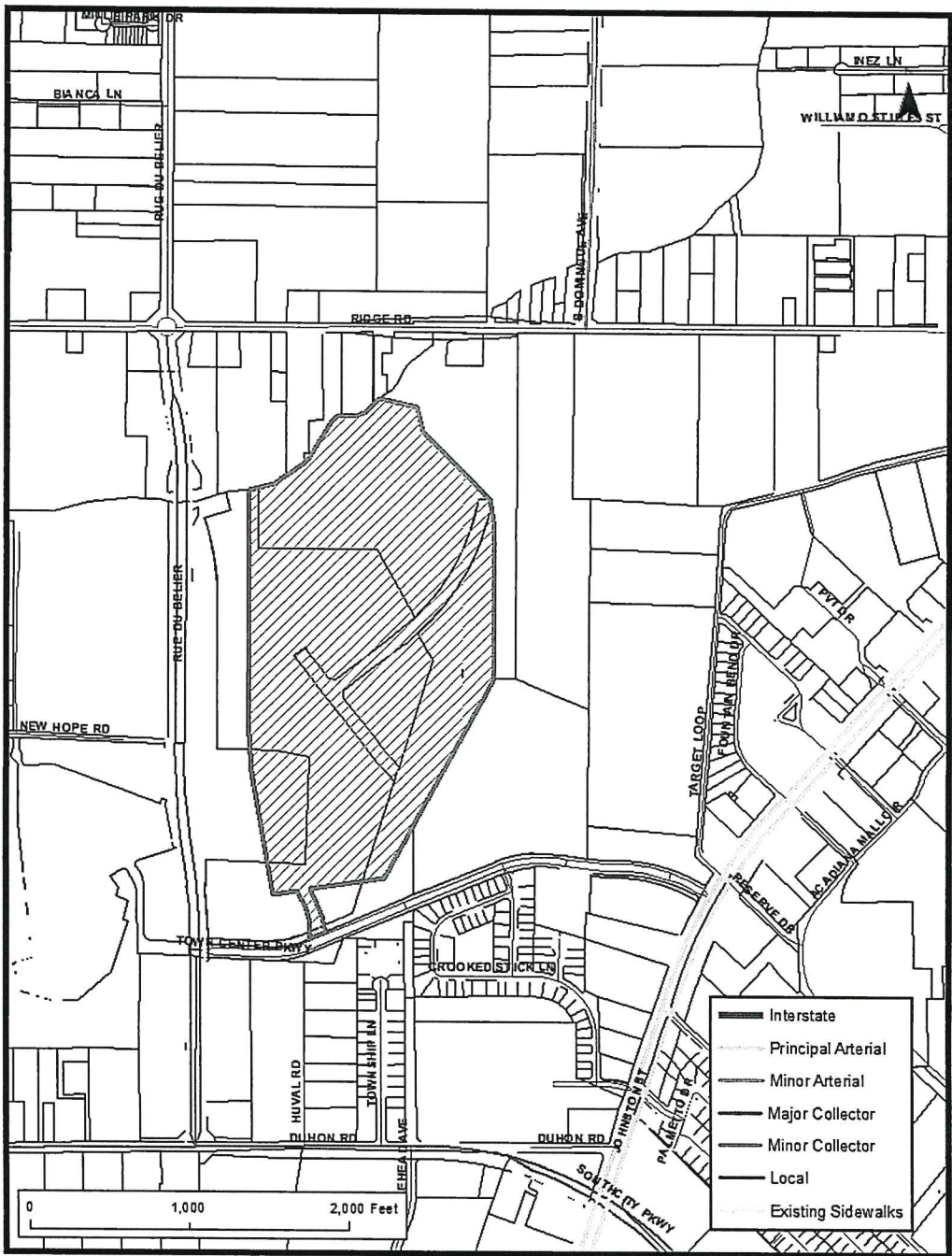
Almost all of the properties near the subject property are also CH (Commercial-Heavy) zoning districts. There is a RM-1 (Residential Mixed) zoning district to the west, which is a large residential development. There are also a large number of unincorporated properties. There are RS-1 (Residential Single-Family) zoning districts to the north, the west, and to the south.



Land Use Map

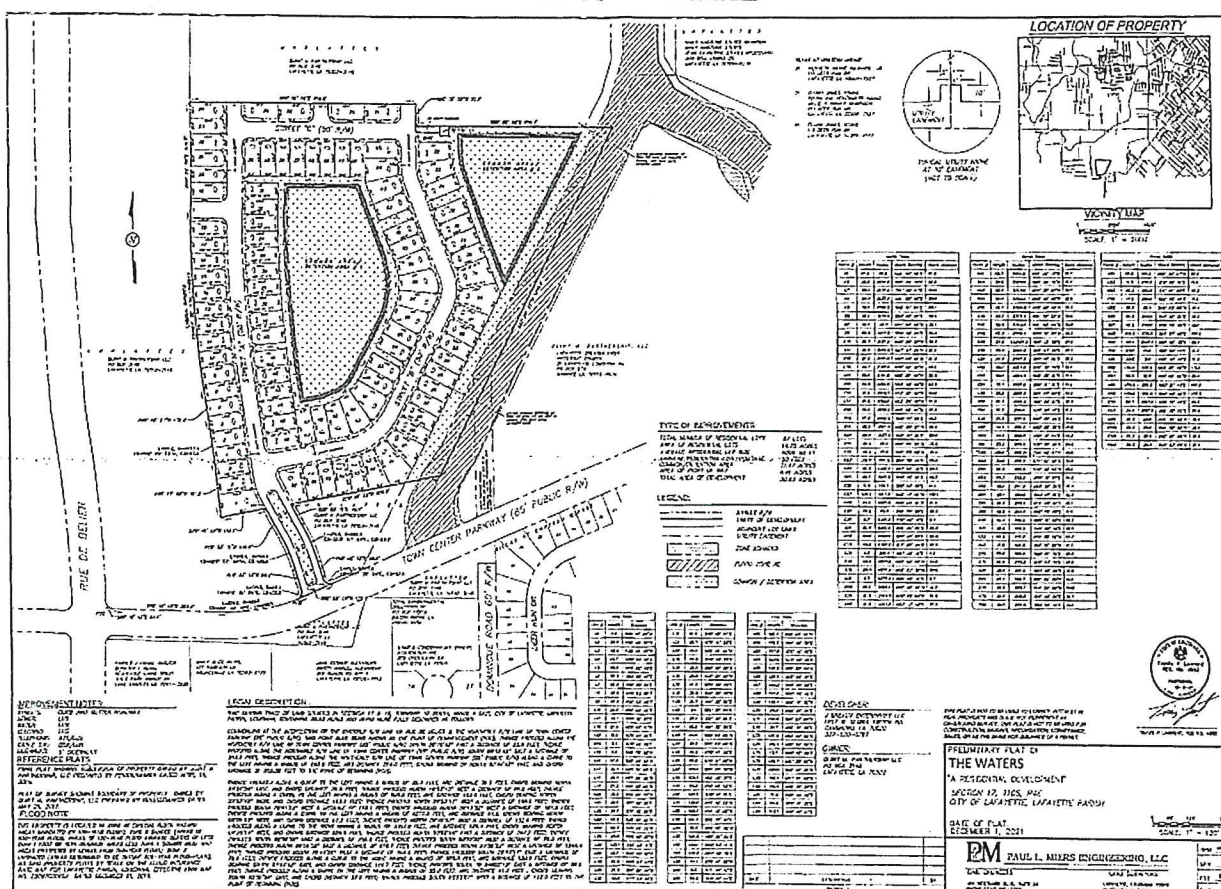
The Land Use map indicates that the subject property and properties near it are undeveloped uses. There are several civic private uses, including church property, and LARC (Lafayette Association of Retarded Citizens) property. Most commercial uses in this area are small, few and far-between, until the areas around Johnston Street. There are residential uses including single-family, or multifamily, throughout the properties near the subject property.

Infrastructure

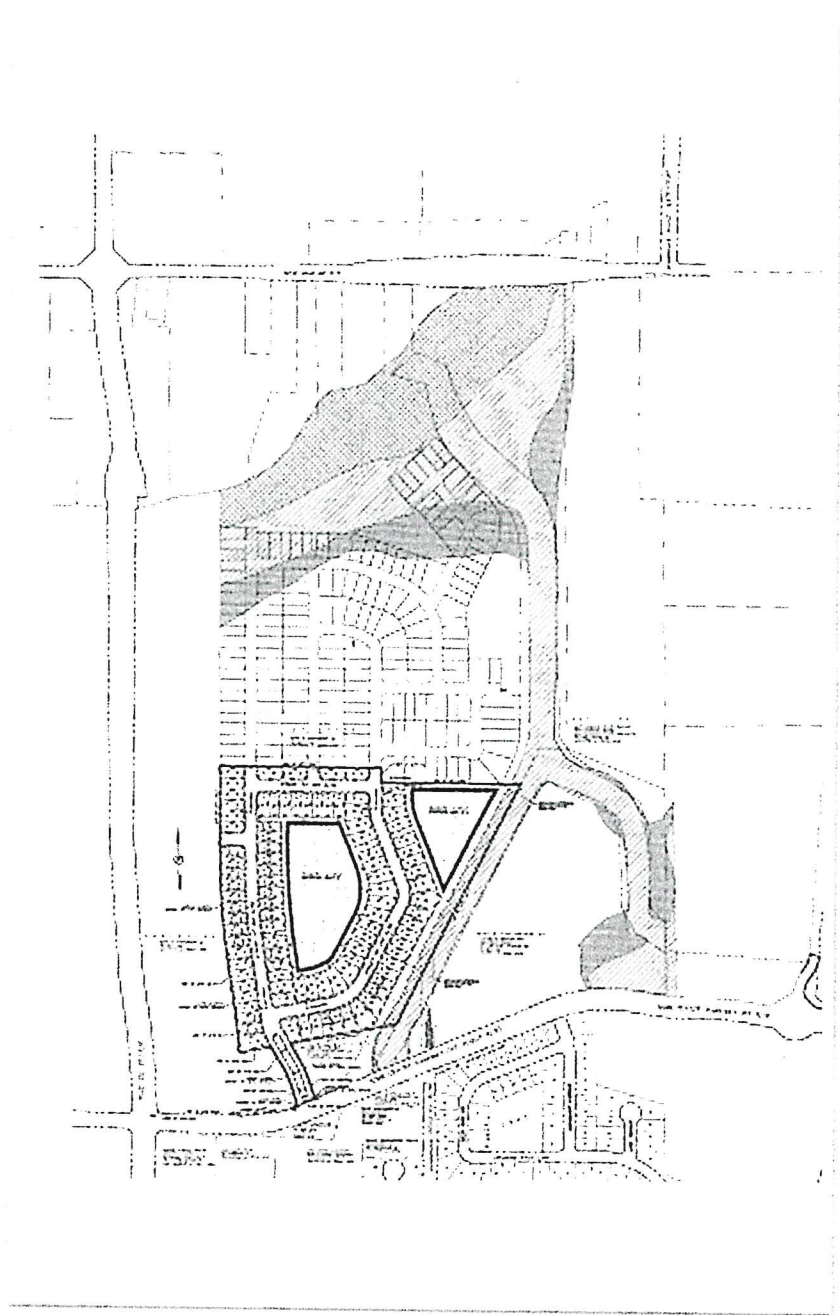


Street Classification and Sidewalk Inventory

The subject property is accessed from Town Center Parkway, which is a local road. Town Center Parkway connects with nearby Johnston Street, a principal arterial. Rue du Belier runs along the length of the subject property and is a major collector at this point. Duhon Road to the south is also a major collector. Ridge Road to the north is a minor arterial. All of these roadways in the vicinity will assist residents of the new development with travel choices in their everyday and commuter lives. There are existing sidewalk systems along Rue du Belier and Johnston Street.



Phase 1 Development – all single-family homes
97 units



Phase 2 Development
172 units

B. Recent cases and relevant trends

There was another case earlier this year that also planned to build a residential development in this area. **ZON2021-0008 201 Duhon and 105 Marblehead Avenue Rezoning** was approved to build a PD, a Planned Development, a bit further south of the subject property. The PD will have a mixture of single-family homes and townhouses. It is possible that the developers of the current case will develop similar mixtures of single-family homes, apartments, or townhomes, as the project grows. Their focus at this time is for RS-1 (Residential Single-Family) development, but the developers will be adaptable to ongoing trends.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of rezoning is to allow for a residential development in an undeveloped area that is primarily zoned CH (Commercial-Heavy). The adjacent land uses include a RM-1 (Residential Mixed) residential development across Rue du Belier from the subject property, and several civic private uses (Acadian Village, and LARC, and church property) that are compatible with residential land use. Other adjacent land uses include small commercial properties, single-family residences, and undeveloped properties. A new residential development would be compatible with these.

D. Evaluation of approval standards

The proposed use is consistent with the comprehensive plan.

N/A.

There was a mistake in the original zoning map or text.

The large CH (Commercial-Heavy) zoning district is the result of previous "cumulative" zoning systems, where a CH zoning district would allow almost any use, including residential. As a result, CH was often the desirable zoning district when properties were annexed into the city. This type of zoning has changed and rezoning this property to RM-1 (Residential Mixed) allows the flexibility for all housing types.

The proposed amendment is compatible with current development trends, if any, in the vicinity of the subject property.

The proposed amendment would be compatible with current development trends in the area as some of the most recent uses include a PD (Planned Development), a proposed upcoming townhouse development (**ZON2021-0039 100 Block Brown Fortier Drive**), and a recently annexed property that will be used for a single-family residential development with an area for small shops or offices at the entrance (**ZON2021-0012 600 Block North Domingue Avenue**).

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

N/A.

The proposed amendment is compatible with surrounding land uses.

Yes. The many uses in the area of the subject property are mainly residential with smaller commercial businesses nearby. There are much larger commercial properties the closer you get to Johnston Street. There are civic and commercial uses that are supportive of residential properties such as this one.



RECEIVED

JAN 28 2022

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

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

TO: Cydra Wingerter

FROM: Mary Sliman

SUBJECT: Case No. ZON2022-0002
400 Block Town Center Parkway Rezoning

DATE: January 26, 2022

The attached ordinance would rezone, from a CH (Commercial-Heavy) to a RM-1 (Residential Mixed), property located generally north of Town Center Parkway, east of Rue du Belier, and south of Ridge Road.

The Zoning Commission, at its Monday, January 24, 2022 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, February 15, 2022, with Final Adoption Tuesday, March 8, 2021.

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

A handwritten signature in cursive script, appearing to read 'Mary Sliman', 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 property located generally north of Town Center Parkway, east of Rue du Belier, and south of Ridge Road.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from CH (Commercial-Heavy) to RM-1 (Residential Mixed).
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: February 15, 2022
 - B. FINAL ADOPTION: March 8, 2022
- 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)

☒ No Fiscal Impact

RECOMMENDED BY:

Mary M. Sloman
MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:

Cynthia W. Nigro
CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-017-2022

1. This ordinance was introduced:
February 15, 2022
YEAS: Lewis, Naquin,
Hebert, Cook, Lazard

NAYS: None

ABSENT: None

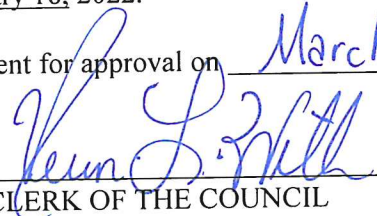
ABSTAIN: None

Final disposition by Council:
March 8, 2022
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 February 18, 2022.
3. This ordinance was presented to the Mayor-President for approval on March 9, 2022, at 10:30 o'clock a.m.



CLERK OF THE COUNCIL
4. Disposition by Mayor-President:

I hereby:

A. Approve this ordinance, the 16 day of MARCH, 2022, at 3:50 o'clock p.m.

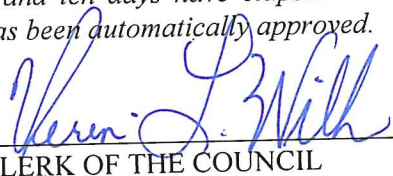
B. Veto this ordinance, the _____ day of _____, 2022, at _____ o'clock _____.m., veto message is attached.

C. Line item veto certain items this _____ day of _____, 2022, at _____ o'clock _____.m., veto message is attached.


MAYOR-PRESIDENT
5. Returned to Council Office ☒ with/without veto message on March 17, 2022, at 3:36 o'clock p.m.
6. Reconsideration by Council (if vetoed):

On _____, 2022, 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 _____, 2022, 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 March 11, 2022.

