

CITY ORDINANCE NO. CO-023-2022

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2022-0004 114 MATHEWS BOULEVARD REZONING, LOCATED GENERALLY NORTH OF MATHEWS BOULEVARD, WEST OF VEROT SCHOOL ROAD, AND SOUTH OF POLLY LANE; THE PARTICULAR PARCELS BEING REZONED FROM RS-1 (RESIDENTIAL SINGLE-FAMILY) TO CM-1 (COMMERCIAL 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. ZON2022-0004 114 Mathews Boulevard Rezoning, located generally north of Mathews Boulevard, west of Verot School Road, and south of Polly Lane; the particular parcels being rezoned from RS-1 (Residential Single-Family) to CM-1 (Commercial Mixed); the said parcels being shown and identified by a rezoning map titled “A Map Showing 0.344 Acres To Be Rezoned From RS-1 to CM-1 Located At 114 Mathews Blvd. Located In Section 56 Township 10 South-Range 4 East City of Lafayette, Lafayette Parish,” prepared by Michael P. Guidry, Inc.; a copy of which is attached hereto and made a part hereof.

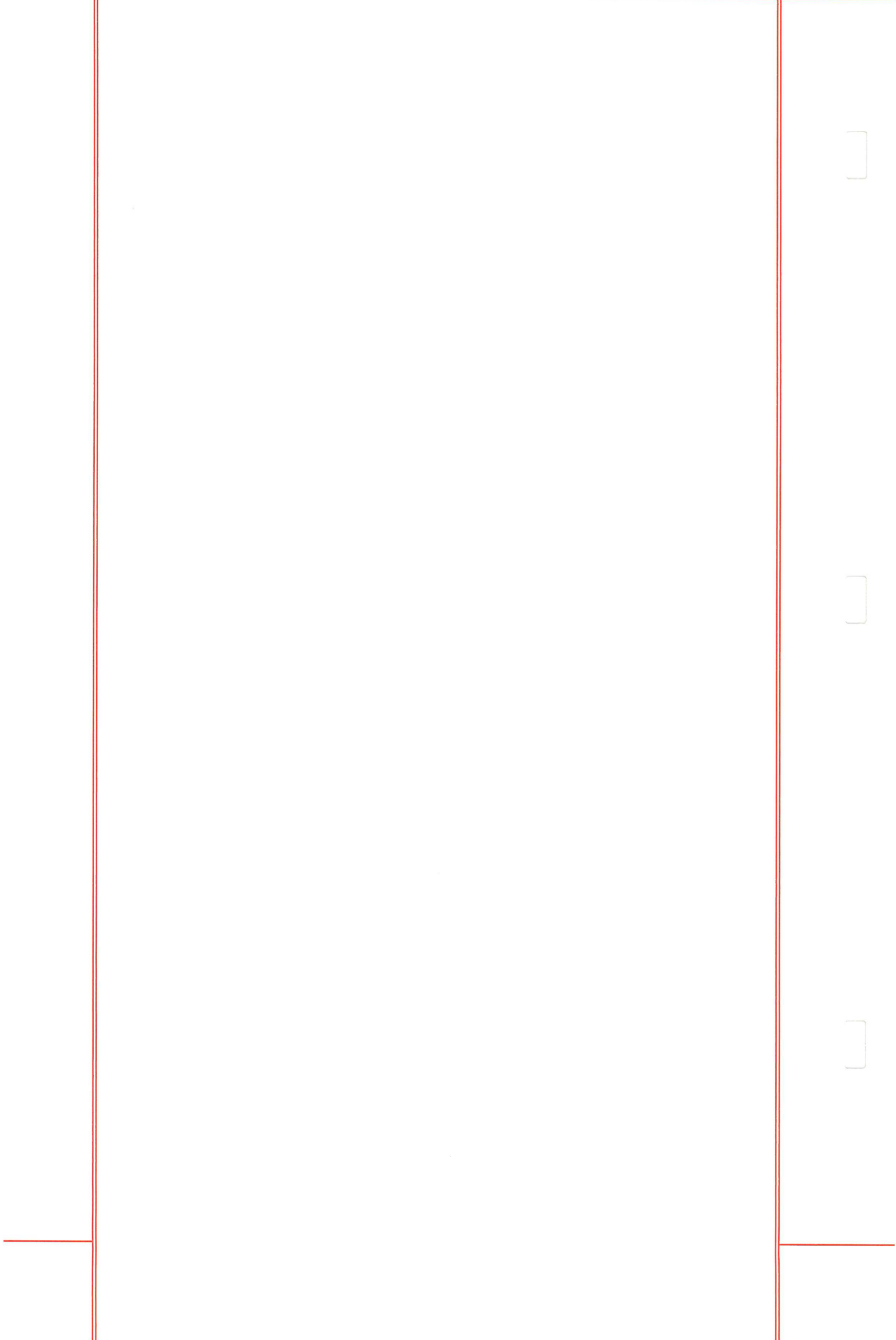
SECTION 2: Said rezoning is subject to the following conditions:

1. There will be no access from Mathews Boulevard.
2. A sight proof fence, six (6') feet high and two and one-half (2.5") inches thick, will be installed along Mathews Boulevard.

SECTION 3: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 4: 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: ZON2022-0004 114 Mathews Boulevard Rezoning

PETITIONER: Michael P. Guidry, PE, PLS

DATE PETITION FILED: January 10, 2022

DATE OF PUBLIC HEARING: February 21, 2022

DATES OF PUBLICATIONS: February 6, 2022
February 16, 2022
February 20, 2022

DATE OF ZONING COMMISSION RECOMMENDATION: February 21, 2022

RECOMMENDATION: Approve the ordinance that would rezone property from RS-1 (Residential Single-Family) to CM-1 (Commercial Mixed), with the following conditions: 1. There will be no access from Mathews Boulevard 2. A sight proof fence, six (6) foot high and two (2) and one-half (1/2) inches thick, will be installed along Mathews Boulevard.

Motion: Hebert
Second: Doise
Vote: 5-0-0-0
Ayes: Hebert, Doise, Dural, Pritchard, Green
Nays: None
Absent: None
Abstain: None

ATTACHMENTS: Executive Summary and Preliminary Staff Report

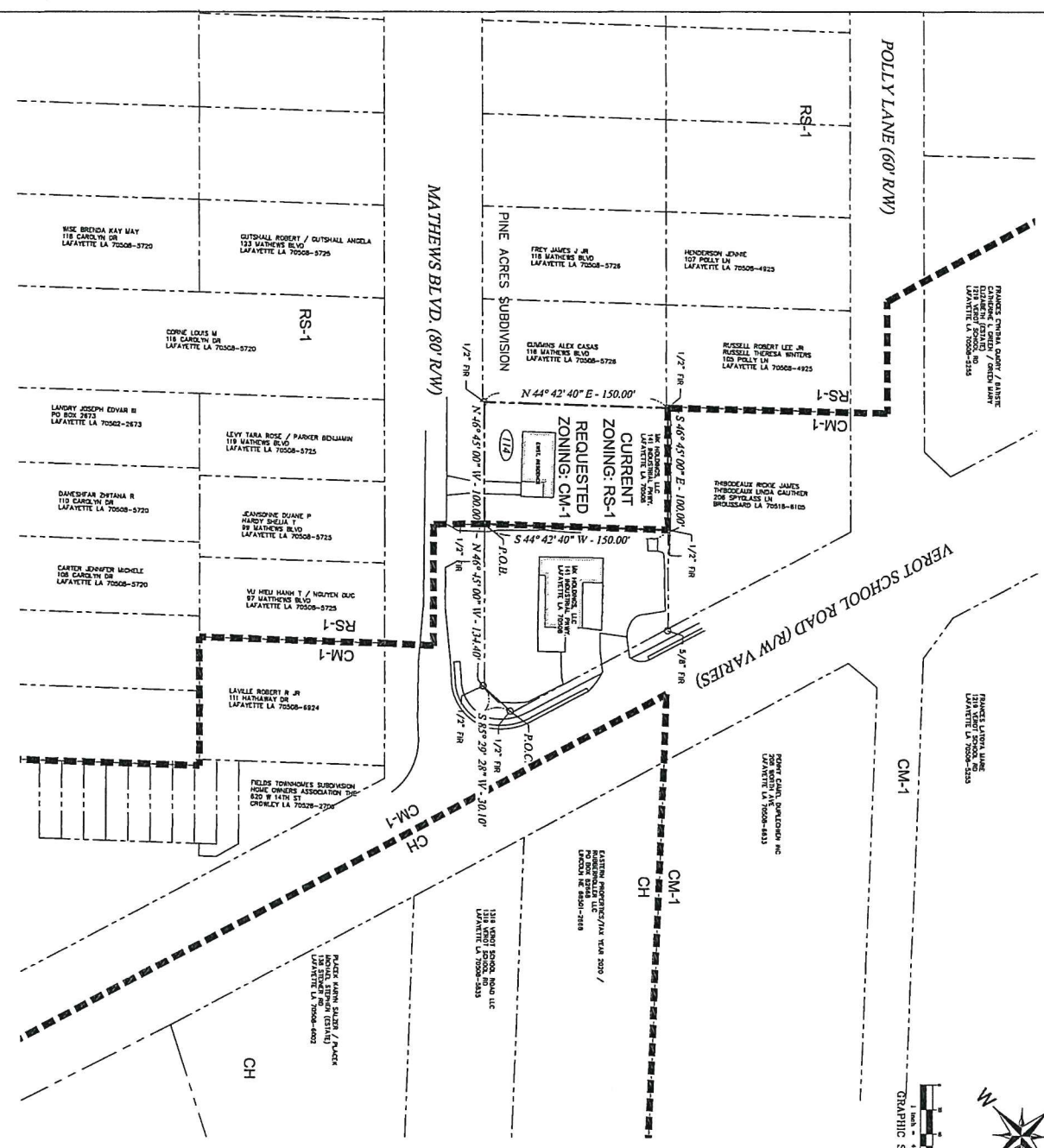
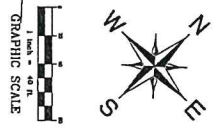
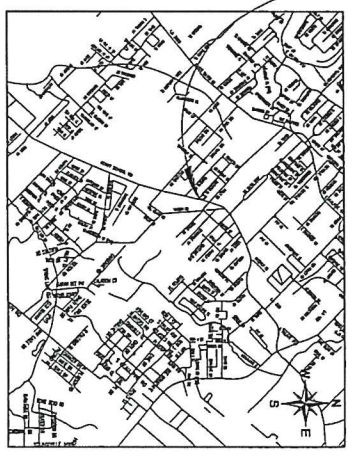
REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,



Mary Sliman, Director
Community Development and Planning Dept.

LOCATION OF PROPERTY



REFERENCE PLANS:
 1. PLAT OF A PART OF THE PARTITION OF THE PROPERTY OF THE PARISH OF LA FAYETTE, MISSISSIPPI, BY ALVIN B. N. KEMP, JR., PLAT NUMBER 2000-11-100.

A MAP SHOWING 0.344 ACRES TO BE REZONED FROM RS-1 TO CM-1 LOCATED AT 114 MATTHEWS BLVD. LOCATED IN SECTION 56 TOWNSHIP 10 SOUTH - RANGE 4 EAST CITY OF LAFAYETTE LAFAYETTE PARISH, LOUISIANA

1. CERTAIN THAT THIS REPRESENTS AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE PROVISIONS AND REQUIREMENTS OF THE MISSISSIPPI CONSTITUTION AND LAWS, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY MADE BY THE SURVEYOR OR PRACTICER IN ACCORDANCE WITH THE PROVISIONS AND REQUIREMENTS OF THE MISSISSIPPI CONSTITUTION AND LAWS.

PREPARED BY:
 MICHAEL A. GIBNEY
 SURVEYOR
 3153-1519

APPROVED BY:
 MICHAEL A. GIBNEY, INC.
 3153-1519

JANUARY 10, 2022



Lafayette Consolidated Government

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 1/6/2022
Amended 2/22/2022**ZON2022-0004****City Council District:** 4 – Nanette Cook**Parish Council District:** 4 – John Guilbeau**Applicant:** Michael P. Guidry, PE, PLS**Request:** This is a request to rezone property from RS-1 (Residential Single-Family) to CM-1 (Commercial Mixed), in order to build a parking lot to improve parking capacity for an existing restaurant.**Location:** 114 Mathews Boulevard**Summary of Proposal:**

The purpose of this rezoning from RS-1 (Residential Single-Family) to CM-1 (Commercial Mixed) is to allow for the building of a parking lot, which would help to improve parking capacity for the existing adjacent restaurant, *Mercy Kitchen*. The existing house on the property will be removed. Access to the parking lot will be from the existing restaurant parking lot, not from Mathews Boulevard.

Recommendation:

Staff recommends rezoning from RS-1 (Residential Single-Family) to CM-1 (Commercial Mixed), with the following conditions:

1. There will be no access from Mathews Boulevard
2. A sight proof fence, six (6) foot high and two (2) and one-half (1/2) inches thick, will be installed along Mathews Boulevard

Reasons for Recommendation:

A new parking lot will help to solve an existing parking problem at the adjacent existing restaurant, *Mercy Kitchen*, at 1312 Verot School Road. There have been several popular restaurants at this location. Unfortunately, there has also been the problem of restaurant clients having to park along Mathews Boulevard, as the existing parking lot is not big enough at peak times. There have been complaints from the neighbors as this is an unsafe and unsightly alternative to parking in a parking lot. The access to the parking lot will come from the *Mercy Kitchen* parking lot, not from Mathews Boulevard. The parking lot will be buffered and screened.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received 4 emails asking for more details, 3 were negative, 1 was neutral.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its February 21, 2022, 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 CM-1 (Commercial Mixed). The following conditions were added at the request of the Zoning Commission:

1. There will be no access from Mathews Boulevard
2. A sight proof fence, six (6) foot high and two (2) and one-half (1/2) inches thick, will be installed along Mathews Boulevard

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 0

Opposition: 2

Neutral: 1

Public Comment during the Zoning Commission meeting

Support: 1

Opposition: 4

Neutral: 0

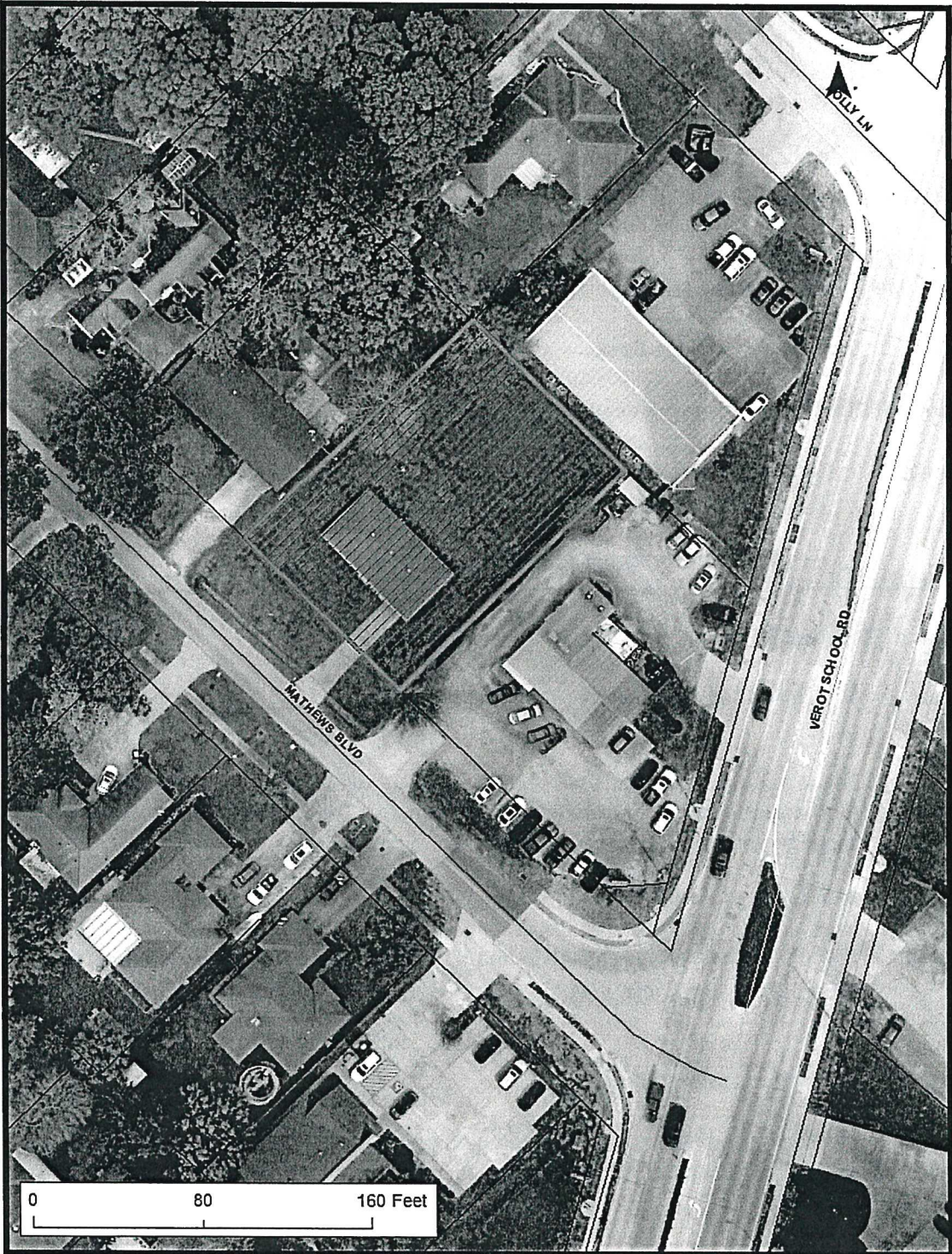
Zoning Commission Meeting**February 21, 2022****ZON2022-0004****To:** City-Parish Zoning Commission**From:** Mary Sliman, Director
Cathie Gilbert, Planning Manager**City Council District:** 4 – Nanette Cook**Parish Council District:** 4 – John Guilbeau**Prepared by:** Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

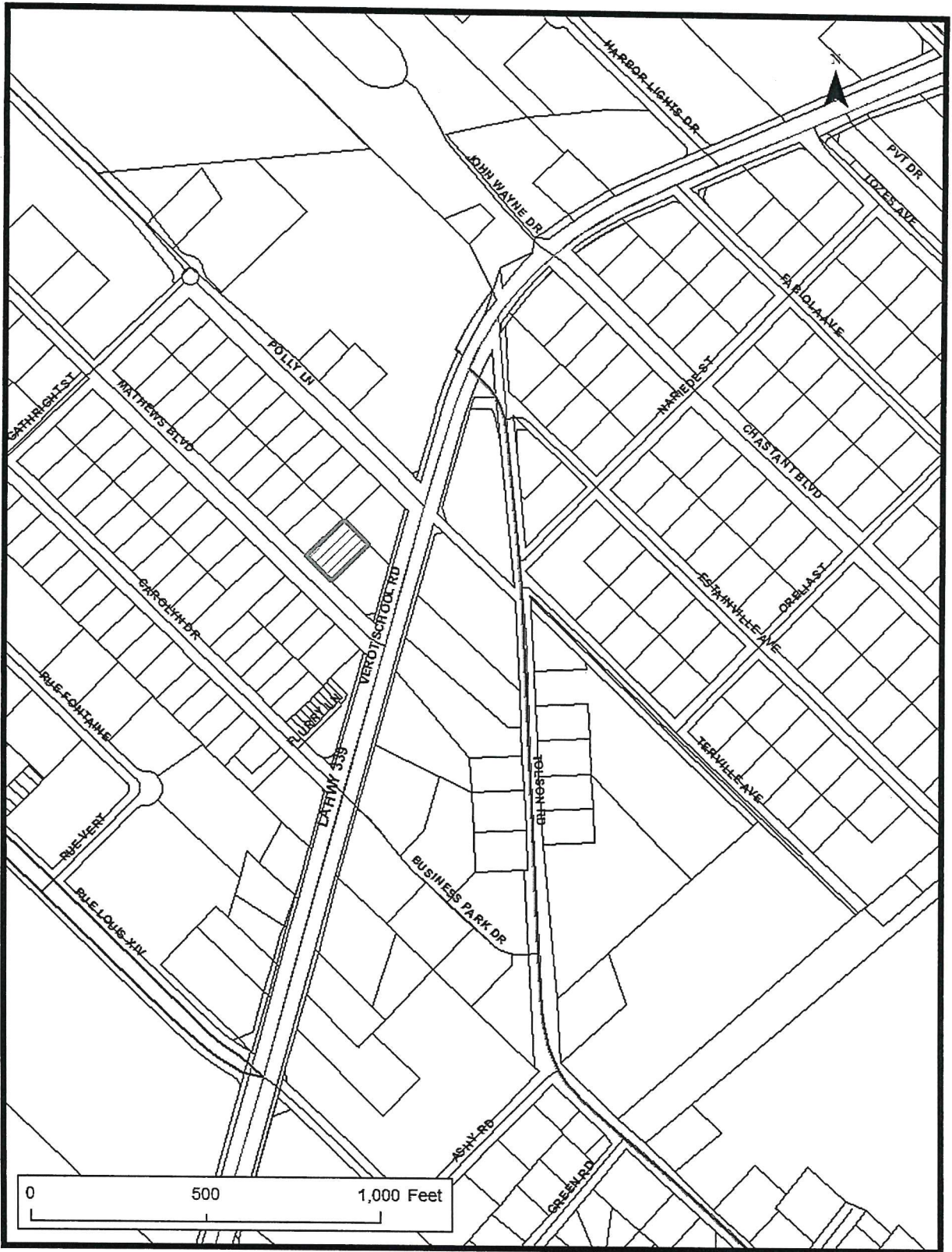
I. GENERAL INFORMATION**Applicant:** Michael P. Guidry, PE, PLS**Request:** This is a request to rezone property from RS-1 (Residential Single-Family) to CM-1 (Commercial Mixed) to allow for the building of a parking lot, to improve parking capacity for the existing adjacent restaurant.**Location:** 114 Mathews Boulevard**Description:** The subject property is located generally north of Mathews Boulevard, west of Verot School Road, and south of Polly Lane. The property is a total of 0.34 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

B. Recent cases and relevant trends

N/A

C. Purpose of rezoning and effect on adjacent land uses

The applicant is asking to rezone a RS-1 (Residential Single-Family) zoning district to a CM-1 (Commercial Mixed) zoning district in order to be able to use the property at 114 Mathews Boulevard as a much-needed parking lot. The existing house on the subject property will be removed. There have been several successful restaurants on the property adjacent to the subject property, and parking at peak times has led to patrons parking along Mathews Boulevard. This is unsightly, unsafe, and the neighbors definitely do not like the situation. A parking lot accessible from the restaurant's property would help solve the problem of cars parking along Mathews Boulevard. The parking lot at 114 Mathews Boulevard would have to include a 10'-15' wide landscaping buffer and a sight proof fence along 116 Mathews Boulevard as this is a CM-1 property directly adjacent to a RS-1 property. A 10' landscape strip and a sight proof fence along Mathews Boulevard will also be required. These requirements are as per **89-36 Landscaping, Buffers & Screening**. (89-36 (c)(1)a and 89-36 (g)(3)(d) and Table 89-36-6c)

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.

There is a trend towards more commercial development as you travel down Verot School Road, especially around Rue Louis XIV. The smaller CM-1 border at Verot School Road expands greatly at the Rue Louis XIV intersection and beyond. There are definitely areas of residential use beyond this border, but Verot School Road is center of growing commercial use, at least at this point in the length of the roadway. Further south residential uses are in the majority.

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

A situation where cars are removed from unplanned on street parking is always a safer option.

The proposed amendment is compatible with surrounding land uses.

The surrounding land uses to the subject property vary from residential to a restaurant, office space, a tire and auto repair shop, and a woodworks business. This addition of a parking lot to solve parking problems should not intrude on the existing residential units. The parking lot will have to have a minimum 10' landscaping buffer wherever it is adjacent to an RS-1 (Residential Single-Family) use. It will also need to be screened from the road and entered from the restaurant property. It will be a way to remove parking on Mathews Boulevard, which is unsightly and unsafe.



RECEIVED

FEB 22 2022

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

Community Development and Planning Department
Office of the Director (Route 9041)

TO: Cydra Wingerter **DATE:** February 21, 2022

FROM: Mary Sliman

SUBJECT: Case No. ZON2021-0004
114 Mathews Boulevard Rezoning

The attached ordinance would rezone, from a RS-1 (Residential Single-Family) to CM-1 (Commercial Mixed), property located generally north of Mathews Boulevard, west of Verot School Road, and south of Polly Lane.

The Zoning Commission, at its Monday, February 21, 2022 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, March 8, 2022, with Final Adoption Tuesday, March 22, 2022.

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

A handwritten signature in cursive script 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 Mathews Boulevard, west of Verot School Road, and south of Polly Lane.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from RS-1 (Residential Single-Family) to CM-1 (Commercial Mixed), with the following conditions: 1. There will be no access from Mathews Boulevard 2. A sight proof fence, six (6) foot high and two (2) and one-half (1/2) inches wide, will be installed along Mathews Boulevard.
- 3) **REQUEST ACTION OF COUNCIL:**
- A. INTRODUCTION: March 8, 2022
 - B. FINAL ADOPTION: March 22, 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 (~~2~~¹ pages)
 - 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 SLIMAN, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-023-2022

1. This ordinance was introduced: March 8, 2022
YEAS: Lewis, Naquin, Hebert, Cook, Lazard
NAYS: None
ABSENT: None
ABSTAIN: None
- Final disposition by Council: March 22, 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 March 11, 2022.

3. This ordinance was presented to the Mayor-President for approval on March 23, 2022, at 2:40 o'clock p.m.
- [Signature]
CLERK OF THE COUNCIL

4. Disposition by Mayor-President:
- I hereby:
- A. Approve this ordinance, the 28 day of MARCH, 2022, at 2:35 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.

[Signature]
MAYOR-PRESIDENT

5. Returned to Council Office with/without veto message on March 30, 2022, at 4:38 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.

[Signature]
CLERK OF THE COUNCIL

8. Full publication of this ordinance was made in the Advertiser on March 25, 2022.

