

**CITY ORDINANCE NO. CO-025-2022**

**AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2022-0007 527 EVANGELINE DRIVE ADMINISTRATIVE REZONING, LOCATED GENERALLY NORTH OF SOUTHDOWN PLACE, EAST OF WEST UNIVERSITY AVENUE, AND SOUTH OF WEST SIMCOE STREET; THE PARTICULAR PARCELS BEING REZONED FROM RS-1 (RESIDENTIAL SINGLE-FAMILY) TO MN-1 (MIXED-USE NEIGHBORHOOD)**

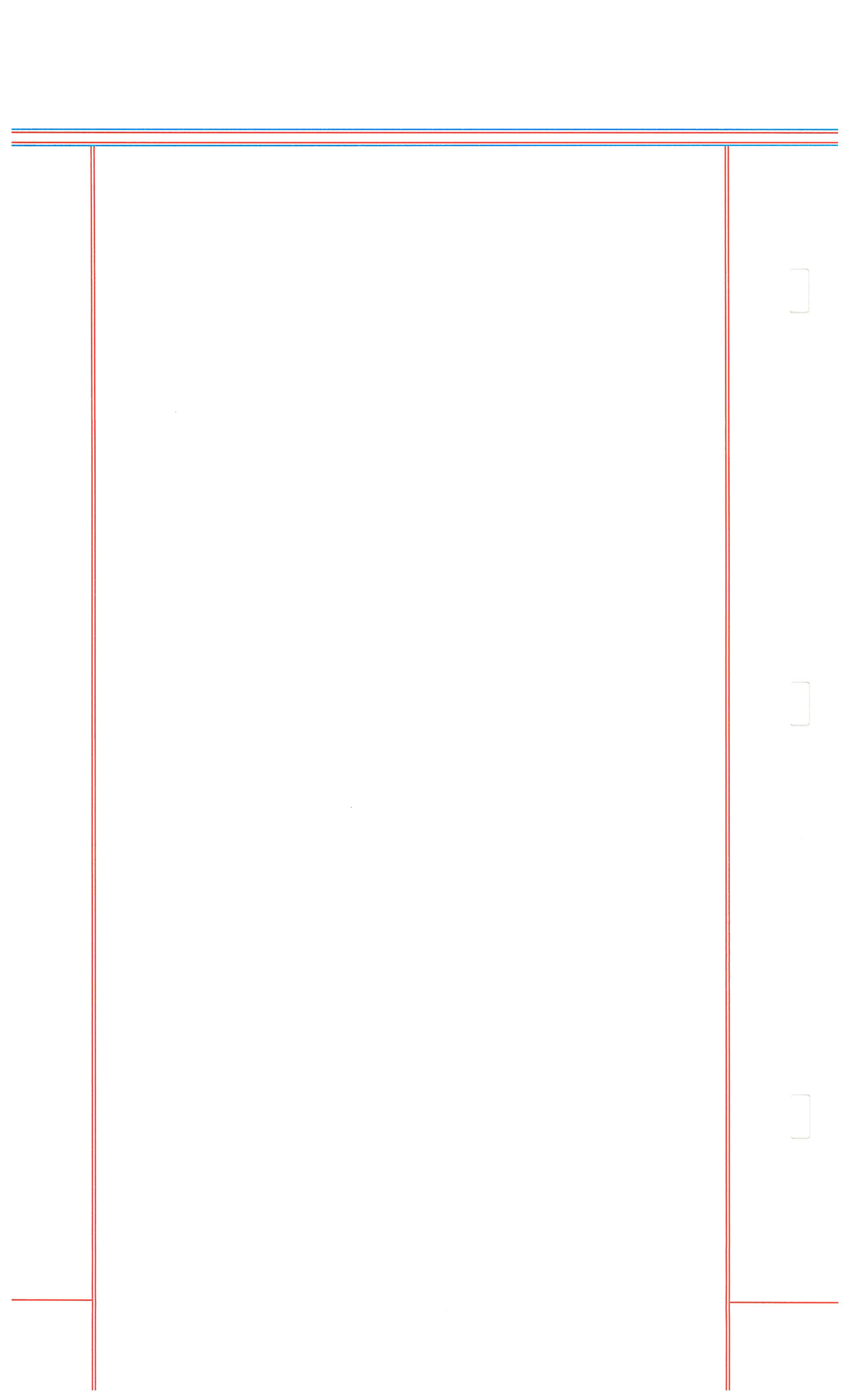
**BE IT ORDAINED** by the Lafayette City Council, that:

**SECTION 1:** The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2022-0007 527 Evangeline Drive Administrative Rezoning, located generally north of Southdown Place, east of West University Avenue, and south of West Simcoe Street; 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 “Map for Ordinance;” 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**SECTION 2:** All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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:** ZON2021-0007 527 Evangeline Drive Administrative Rezoning

**PETITIONER:** Lafayette Consolidated Government

**DATE PETITION FILED:** December 15, 2021

**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 MN-1 (Mixed-Use Neighborhood).

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

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

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

Sincerely,

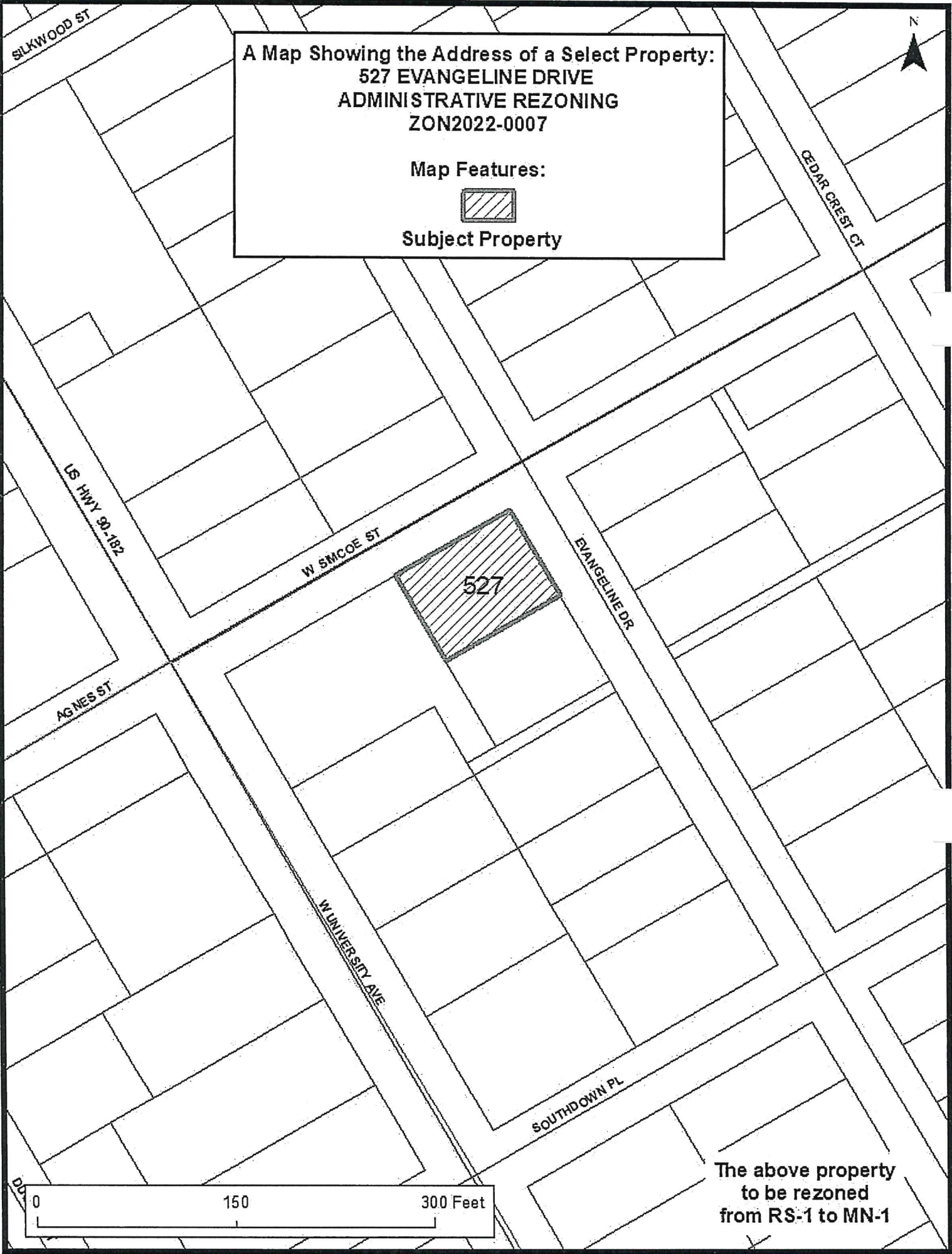


Mary Sliman, Director  
Community Development and Planning Dept.

A Map Showing the Address of a Select Property:  
527 EVANGELINE DRIVE  
ADMINISTRATIVE REZONING  
ZON2022-0007

Map Features:

 Subject Property



The above property  
to be rezoned  
from RS-1 to MN-1



Lafayette Consolidated Government

**Zoning Commission**

Community Development and Planning Department Staff Report

**EXECUTIVE SUMMARY**

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Drafted 1/6/2021  
Amended 2/21/2022

**ZON2022-0007**

**City Council District:** 5 – Glenn Lazard

**Parish Council District:** 5 – AB Rubin

**Applicant:** Lafayette Consolidated Government

**Request:** This is a request for a rezoning of a property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).

**Location:** 527 Evangeline Drive

**Summary of Proposal:**

The purpose of the proposed rezoning of the subject property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood) is to allow for the building to be used as a museum and meeting space for veterans.

**Recommendation:**

Staff recommends approval of the request to rezone the property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood) to allow for the existing building to be used for a veteran’s museum and meeting space.

**Reason for Recommendation:**

This former fire station has long been used for other purposes, such as office space, primarily. A museum is a use under **Cultural Facility**, a heading under **Arts, Entertainment, & Recreation**. This is permitted in a MN-1 (Mixed-Use Neighborhood) zoning district. It is a use that is desirable for the veteran community.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff has received no phone calls. A briefing was held on this possible rezoning at the January 24, 2022 Zoning Commission meeting.

**ZONING COMMISSION RECOMMENDATION**

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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 MN-1 (Mixed-Use Neighborhood).

**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****February 21, 2022****ZON2021-0007****To:** City Zoning Commission**From:** Mary Sliman, Director  
Cathie Gilbert, Planning Manager**City Council District:** 5 – Glenn Lazard**Parish Council District:** 5 – AB Rubin**Prepared by:** Carol Vermillion Robbins

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**PRELIMINARY STAFF REPORT**

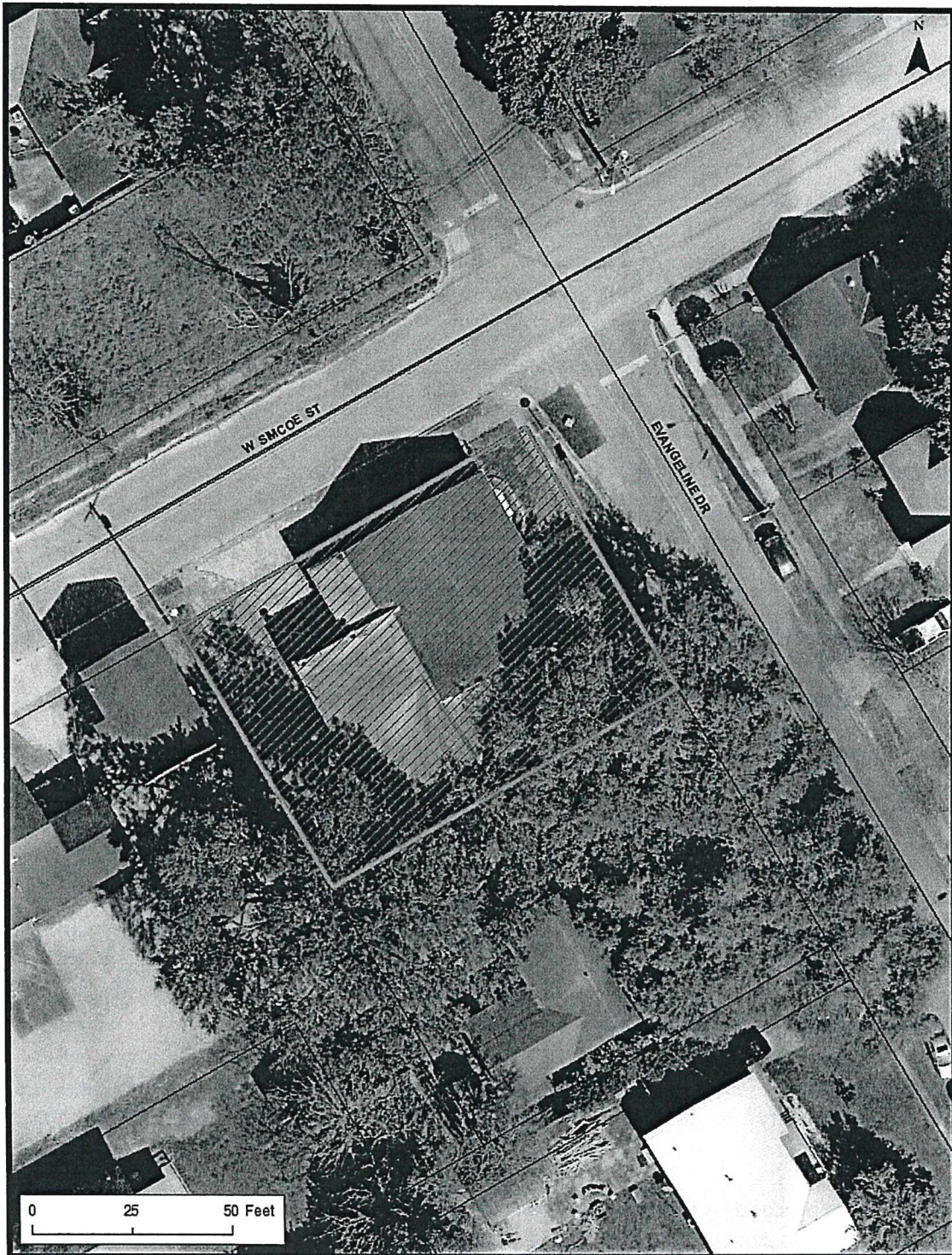
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**I. GENERAL INFORMATION****Applicant:** Lafayette Consolidated Government**Request:** This is a request for a rezoning of property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), to allow for this building being used for a veteran's museum and meeting space.**Location:** 527 Evangeline Drive**Description:** The property is located generally north of Southdown Place, east of West University Avenue, and south of West Simcoe Street, and is 0.172 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*





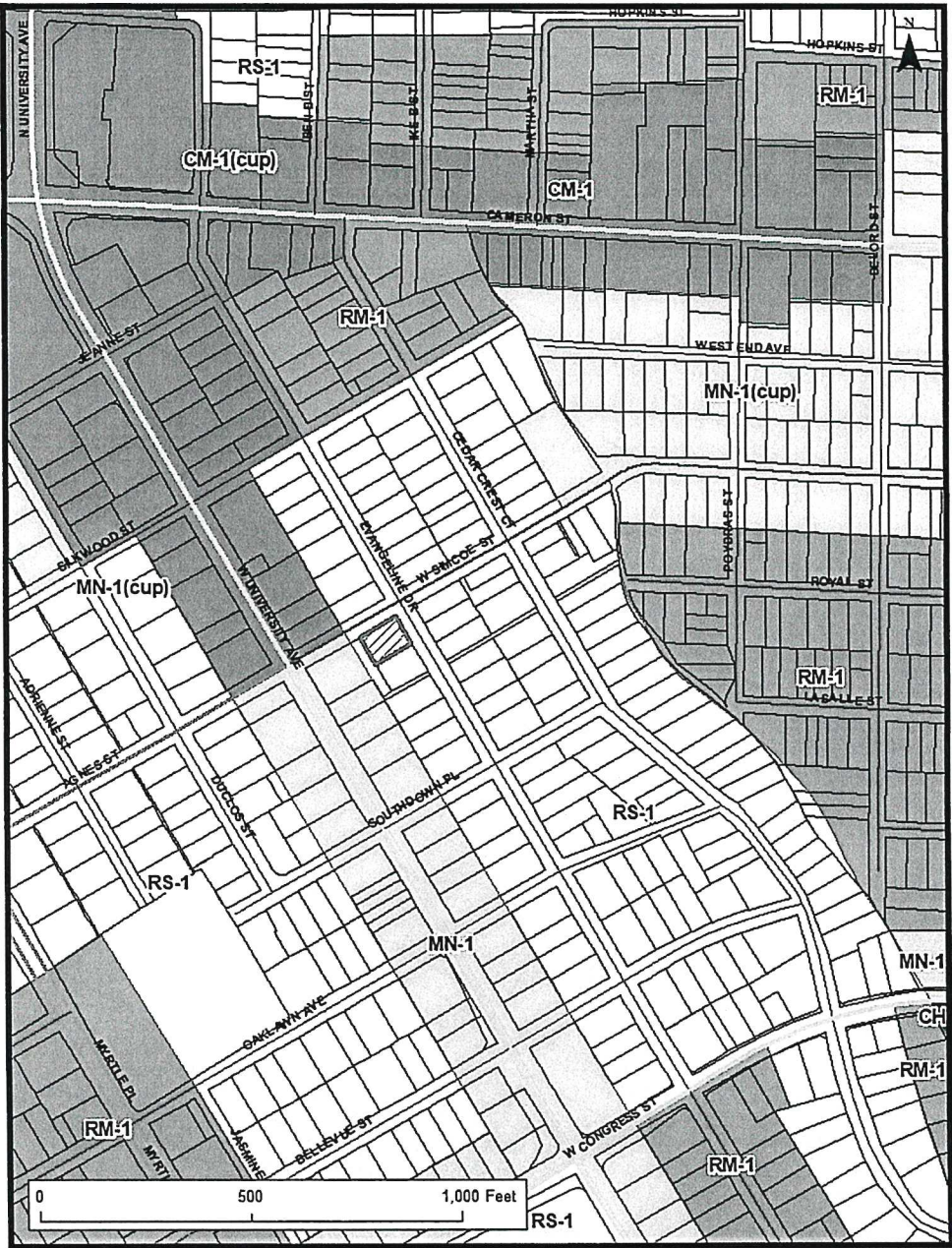
Vicinity Map



II. ANALYSIS

A. Existing conditions

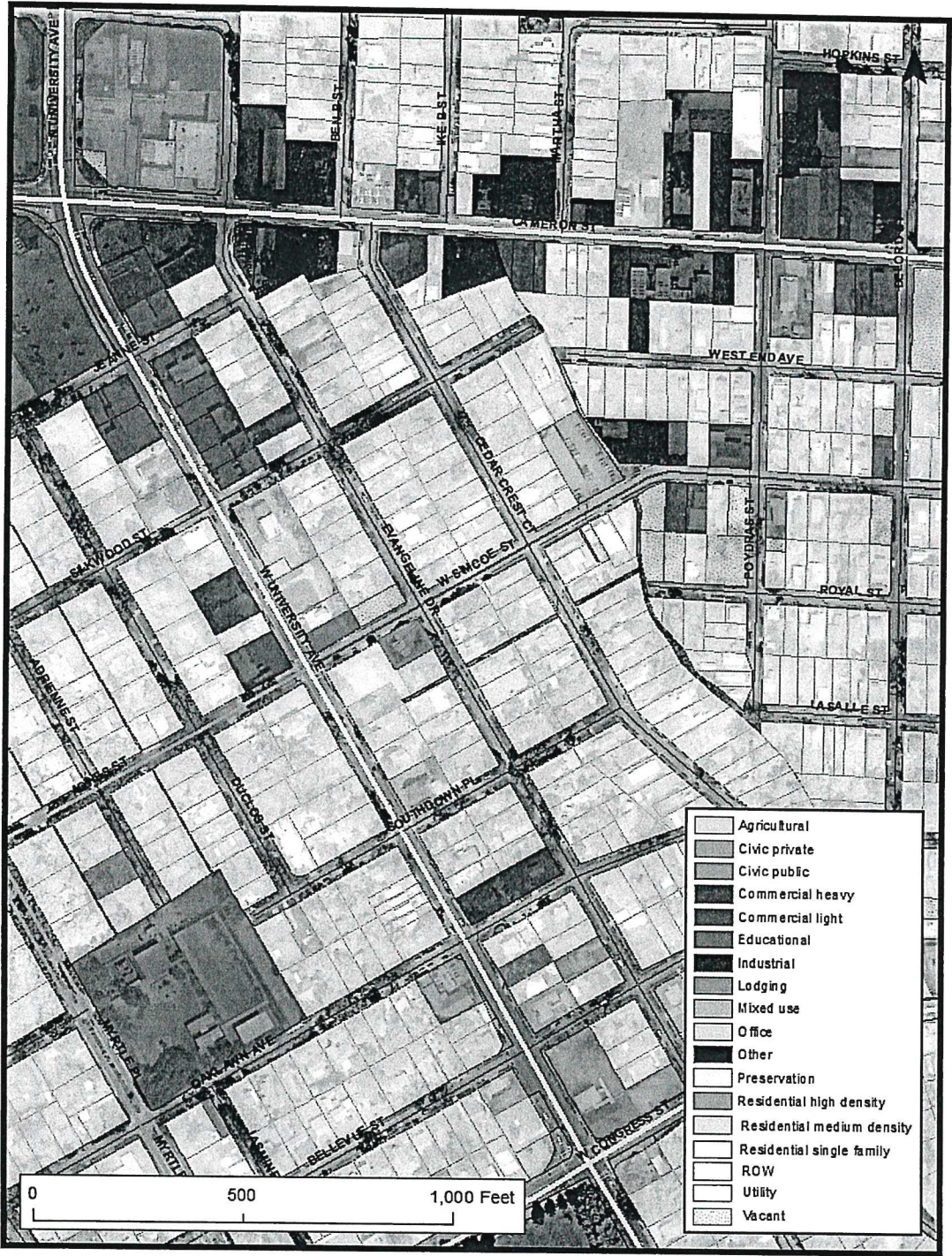
*Zoning*



***Zoning Map of the Area Surrounding the Petitioned Site***

The subject property is within a large RS-1 (Residential Single-Family) zoning district. It is also adjacent to the band of MN-1 (Mixed-Use Neighborhood) zoning districts that follow North University Avenue. Beyond the RS-1 districts on either side of North University Avenue are zoning districts of both RM-1 (Residential Mixed) and MN-1. There are CM-1 (Commercial Mixed) zoning districts along North University Avenue as you go further north that follow North University and Cameron Street.





**Land Use Map**

The Land Use map shows the incomplete border of commercial properties along North University Avenue, with large areas of residential use. Further north, the commercial properties increase and the number of residences decreases. This portion of North University Avenue is still very residential in use. There is an office adjacent to the old fire station, and a barbershop and office space across West Simcoe Street. The commercial uses increase along North University Avenue as it progresses further north. These uses include a grocery store, small retail and restaurants in the Four Corners area, and more industrial uses beyond the railroad tracks.





**Street Classification and Sidewalk Inventory**

North University Avenue is a principal arterial, with a continuous sidewalk system at this point. West Simcoe Street is a major collector, but after it crosses North University Avenue it becomes a minor collector. Most of the other streets, including Evangeline Drive, are local roads. There is a sidewalk system in the neighborhood but it is incomplete.

**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 for a former fire station to be used as a museum and meeting space for veterans. The former fire station has been in the neighborhood for a long time, and it has been occupied by a variety of uses, mainly office space. None of the former uses have had a negative effect on the adjacent land uses, and a veteran's space should not have a negative effect either. The former fire station is not embedded in the neighborhood, but is on the edge, alongside a major collector roadway. The adjacent use along North University is commercial. There are commercial uses across Simcoe Street from the subject property; a barbershop and office space.

**D. Evaluation of approval standards**

***The proposed use is consistent with the comprehensive plan.***

Policy 2.1 "Protect and preserve historic and cultural resources and maintain historic character- especially in downtown and surrounding areas-while promoting reinvestment that is complementary to community character." While the fire station is not an especially old or notable historic building, the adaptive reuse of such buildings is to the benefit of the neighborhood and of the users of the building.

***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.***

This is an older and established neighborhood. Current development trends for reusing and adapting older buildings while maintaining the character of the existing neighborhood would be the extent of any development trends at this time.

***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 former fire station has been a part of the neighborhood for years. Once it was no longer used as a fire station, it was used for office space. Also, the subject property is on the edge of the neighborhood, and one side of the building faces Simcoe Street, which is a major collector. The subject property would not be as desirable as a residential property. There is a commercial use directly behind it and commercial uses across Simcoe Street. The fire station has been part of the neighborhood for years and is accepted as such.



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. ZON2021-0007  
527 Evangeline Drive Administrative Rezoning

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The attached ordinance would rezone, from a RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), property located generally north of Southdown Place, east of West University Avenue, and south of West Simcoe Street.

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 black ink, appearing to read "Mary Sliman", is 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 Southdown Place, east of West University Avenue, and south of West Simcoe Street.
- 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: 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 (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 SLIMAN, DIRECTOR

## APPROVED FOR AGENDA:

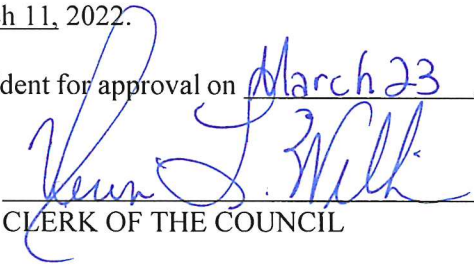


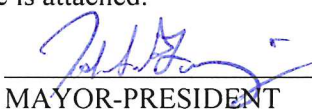
CHIEF ADMINISTRATIVE OFFICER

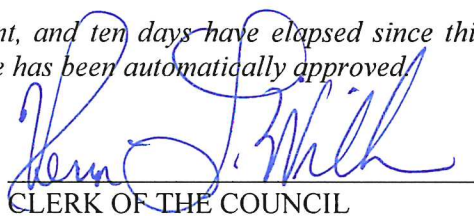


**DISPOSITION OF ORDINANCE NO. CO-025-2022**

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.  

  
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.

  
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.*  

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

