

**CITY ORDINANCE NO. CO-041-2022**

**AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE AND THE OFFICIAL MAP OF THE CITY OF LAFAYETTE, PROVIDING FOR THE ANNEXATION OF ADDITIONAL LAND INTO THE CORPORATE LIMITS OF THE CITY OF LAFAYETTE, LOUISIANA, CASE NO. ZON2022-0011 200 BLOCK NORTH DUGAS ROAD ANNEXATION, LOCATED GENERALLY NORTH OF LEBESQUE ROAD, WEST OF NORTH UNIVERSITY AVENUE, AND SOUTH OF NORTH DUGAS ROAD, AND ASSIGNING A ZONING CLASSIFICATION OF RS-1 (RESIDENTIAL SINGLE-FAMILY) (DISTRICT 1)**

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

**SECTION 1:** The Lafayette Development Code and official map of the City of Lafayette are hereby amended so as to annex Case No. ZON2022-0011 200 Block North Dugas Road Annexation, located generally north of Lebesque Road, west of North University Avenue, and south of North Dugas Road, and assigning a zoning classification of RS-1 (Residential Single-Family). Refer to survey “Map Of Proposed Extension For City Of Lafayette, Louisiana, Corporate Limits, Located In Section 10, T9S-R4E 200 Block Dugas Road (Savannah Pointe) Annexation Approx. 40.55 Acres” Prepared By: Lafayette City-Parish Consolidated Government, Lafayette Utilities System. A copy is attached hereto and made a part thereof.

**SECTION 2:** The foregoing described property is located within Lafayette City Council District No. 1.

**SECTION 3:** The description of the property to be annexed is as follows:

Beginning at a point on the existing City of Lafayette corporate limits, said point is the the southerly right-of-way of Dugas Road and the northeasterly property corner of SAVANNAH POINTE DEVELOPMENT, LLC, thence S17°27'22" E, a distance of approximately 14.78', along the easterly property line and centerline of canal, thence S18°34'44" E, a distance of approximately 94.71', along the easterly property line and centerline of canal, thence S18°22'20" E, a distance of approximately 110.04', along the easterly property line and centerline of canal, thence S18°05'16" E, a distance of approximately 108.71', along the easterly property line and centerline of canal, thence S19°05'12" E, a distance of approximately 105.16', along the easterly property line and centerline of canal, thence S20°46'02" E, a distance of approximately 104.28', along the easterly property line and centerline of canal, thence S16°26'18" E, a distance of approximately 108.94', along the easterly property line and centerline of canal, thence S21°56'56" E, a distance of approximately 106.09', along the easterly property line and centerline of canal, thence S16°18'10" E, a distance of approximately 55.65', along the easterly property line and centerline of canal, thence S9°33'01" E, a distance of approximately 23.87', along the easterly property line and centerline of canal, thence S0°04'35" W, a distance of approximately 22.56', along the easterly property line and centerline of canal, thence S7°01'27" W, a distance of approximately 38.02', along the easterly property line and centerline of canal, thence N89°50'11" W, a distance of approximately 857.72', along a southerly property line of property and the northerly property line of LEON EARL COMEAUX AND SARAH CONQUE to a corner point of said property, thence S0°04'36" W, a distance of approximately 323.32', along an easterly property line of property and the westerly property line of LEON EARL COMEAUX AND SARAH CONQUE, thence S3°36'03" E, a distance of approximately 135.23', along an easterly property line of property and the westerly property line of SARAH ANN COMEAUX CLAVELLE to a corner point of property, thence S89°47'51" W, a distance of approximately 878.92', along the most southerly property line of property and the northerly property line of CALLAHAN PROPERTIES PARTNERSHIP to the southwesterly corner point of property, thence N0°06'39" E, a distance of approximately 1311.78', along the most westerly property line of property to a point along the southerly right of way of Dugas Rd and the City of Lafayette corporate limits, thence S89°50'11" E, a distance of approximately 1466.25', along the northerly property line of property and the southerly right of way of Dugas Road, which is also the existing City of Lafayette corporate limits, to the point of beginning, all as shown on the attached

incorporation map prepared by Lafayette City - Parish Consolidated Government - Lafayette Utilities System, dated November 18, 2021 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 10, T9S-R4E, 200 BLK DUGAS ROAD(SAVANNAH POINTE) ANNEXATION – APPROX. 40.55 ACRES.**

**SECTION 4:** All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

**SECTION 5:** This ordinance shall become effective upon the elapse of 30 days after publication or posting, pursuant to La. R.S. 33:173, *et seq.*

\* \* \* \* \*

LAFAYETTE ZONING COMMISSION  
RECOMMENDATION OF ACTION

**TO:** Lafayette City Council

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

**SUBJ:** ZON2022-0011 200 Block North Dugas Road Annexation

**PETITIONER:** Savannah Pointe Development, LLC

**DATE PETITION FILED:** November 18, 2021

**DATE OF PUBLIC HEARING:** March 21, 2022

**DATES OF PUBLICATIONS:** February 27, 2022  
March 9, 2022  
March 13, 2022

**DATE OF ZONING COMMISSION RECOMMENDATION:** March 21, 2022

**RECOMMENDATION:** Approve the ordinance that would assign a zoning classification of RS-1 (Residential Single-Family) for the annexed property.

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

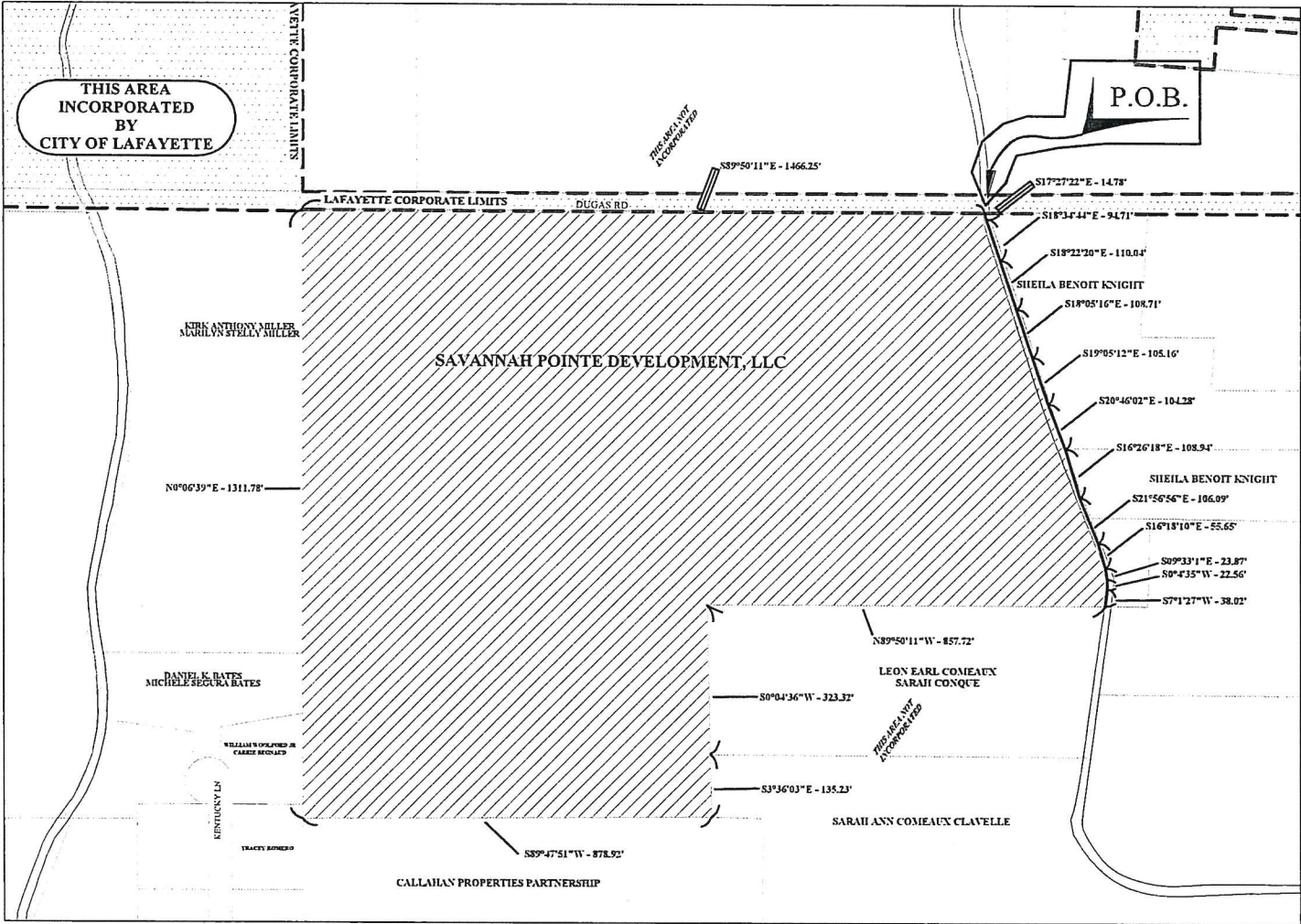
**ATTACHMENTS:** Executive Summary and Preliminary Staff Report

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

Sincerely,



Mary Sliman, Director  
Community Development and Planning Dept.



**LEGEND**

- P.O.B. POINT OF BEGINNING
- PROPOSED CITY OF LAFAYETTE ANNEXATION AREA
- PROPOSED CITY OF LAFAYETTE CORPORATE LIMITS EXTENSION
- EXISTING CITY OF LAFAYETTE CORPORATE LIMITS
- ROADWAY EDGE
- COULEE OR DRAINAGE CANAL

**MAP OF  
PROPOSED EXTENSION  
FOR CITY OF LAFAYETTE,  
LOUISIANA, CORPORATE LIMITS,  
LOCATED IN  
SECTION 10, T9S-R4E**

**200 BLK DUGAS RD (SAVANNAH  
POINTE) ANNEXATION**  
**APPROX. 40.55 ACRES**

NOTE:  
NO ACTUAL GROUND SURVEY PERFORMED. INFORMATION OBTAINED FROM  
A PLAT PREPARED BY PAUL L. MIERS ENGINEERING, LLC, ENTITLED  
PROPERTY TO BE ACQUIRED BY SAVANNAH POINTE DEVELOPMENT LLC,  
DATED JUNE 21, 2021

Prepared by: Lafayette City - Parish Consolidated Government	
Department: Lafayette Utilities System	Approved by: B.G.
Dated: November 18, 2021	Drawn by: N.G.



Lafayette Consolidated Government

**Zoning Commission**

Community Development and Planning Staff Report

**EXECUTIVE SUMMARY**

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Drafted 2/4/2022  
Amended 3/21/2022

**ZON2022-0011**

**City Council District:** 1 – Patrick Lewis

**Parish Council District:** 4 – Bryan Tabor

**Applicant:** Savannah Pointe Development, LLC

**Request:** Zoning assignment

**Location:** 200 Block North Dugas Road

**Summary of Proposal:**

This is a request for a zoning assignment for property proposed for annexation. The applicant requires annexation in order to receive LUS water service for a single-family residential development. This is a requirement of plat approval.

**Recommendation:**

The staff recommends a zoning assignment of RS-1 (Residential Single-Family).

**Reasons for Recommendation:**

Single-family zoning is consistent with the land use trends in the surrounding area.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff has received one phone call looking for information. Once it was explained, the caller was neutral about the case.

**ZONING COMMISSION RECOMMENDATION**

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The Zoning Commission held a public hearing regarding this matter at its March 21, 2021, meeting and approved a motion to recommend that the City Council approve the request to assign a zoning of RS-1 (Residential Single-Family).

**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****March 21, 2022****ZON2022-0011****To:** City Zoning Commission**From:** Mary Sliman, Director  
Cathie Gilbert, Planning Manager**City Council District:** 1 – Pat Lewis**Parish Council District:** 4 – Bryan Tabor**Prepared by:** Carol Vermillion Robbins

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**PRELIMINARY STAFF REPORT**

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**I. GENERAL INFORMATION****Applicant:** Savannah Pointe Development, LLC**Request:** A request to assign zoning to property proposed for annexation.**Location:** 200 Block North Dugas Road**Description:** The petitioned undeveloped property is for the Savannah Pointe Development, LLC annexation and is approximately 40.55 acres. The property is located generally north of Lebesque Road, west of North University Avenue, and south of North Dugas Road. The applicant requests a residential zoning assignment of RS-1 (Residential Single-Family).**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 Unified Development Code.

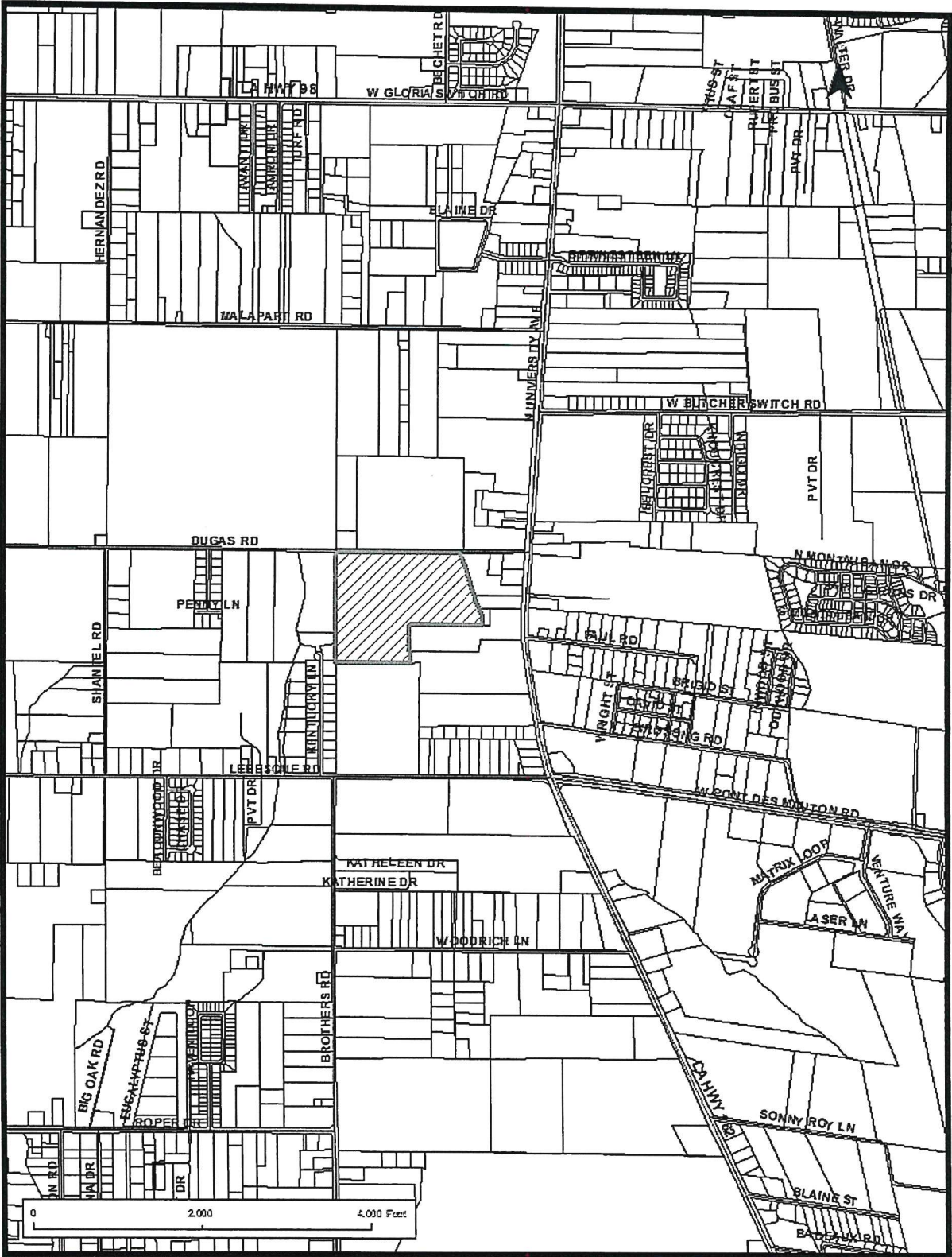
The UDC establishes procedures for making land development decisions. In order to obtain a certificate of occupancy, building permit or to subdivide the property, the zoning district must permit the proposed land use and development standards. The city of Lafayette is divided into zoning districts that can be generally categorized by agricultural, residential, mixed-use, commercial and industrial land uses. Each zoning district has a set of permitted and conditional uses.





*Subject property*



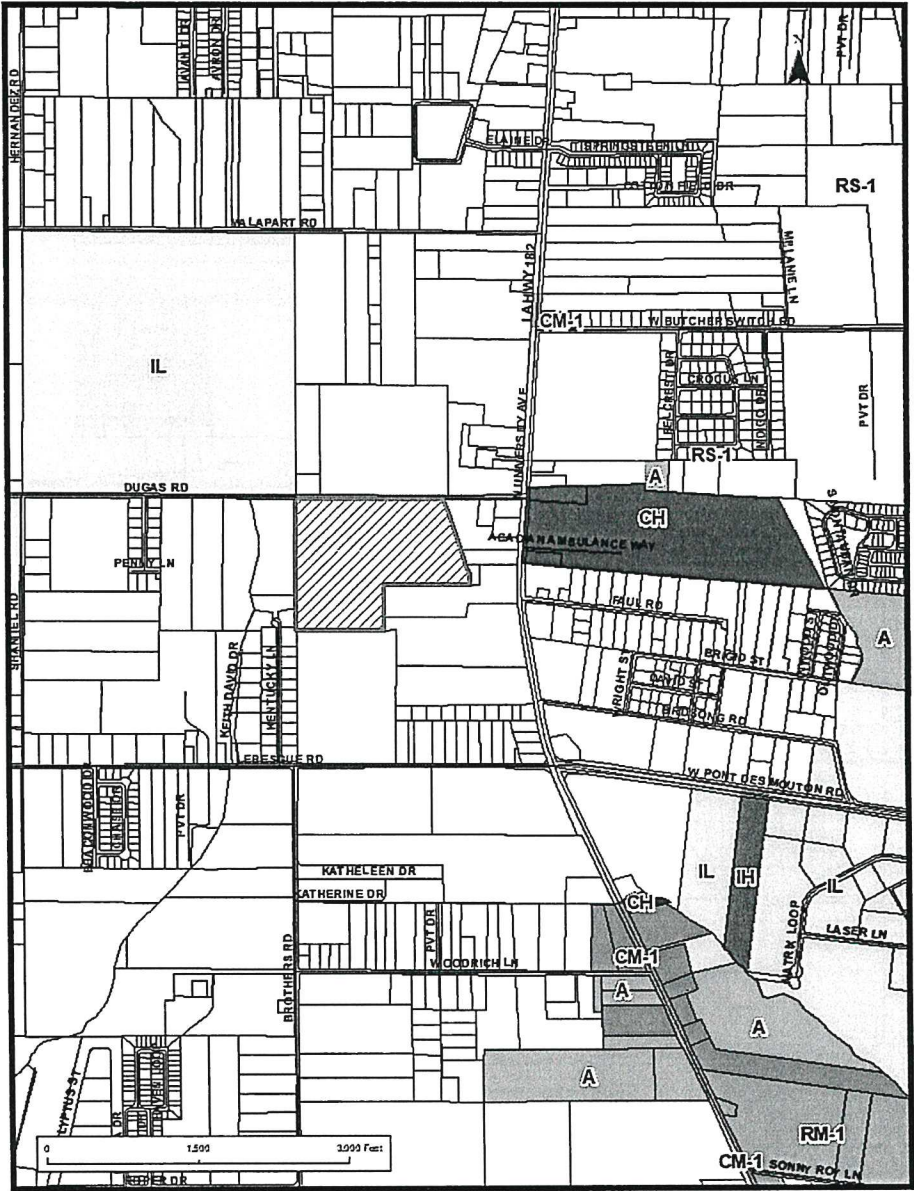


Vicinity

II. ANALYSIS

A. Existing conditions

*Zoning*

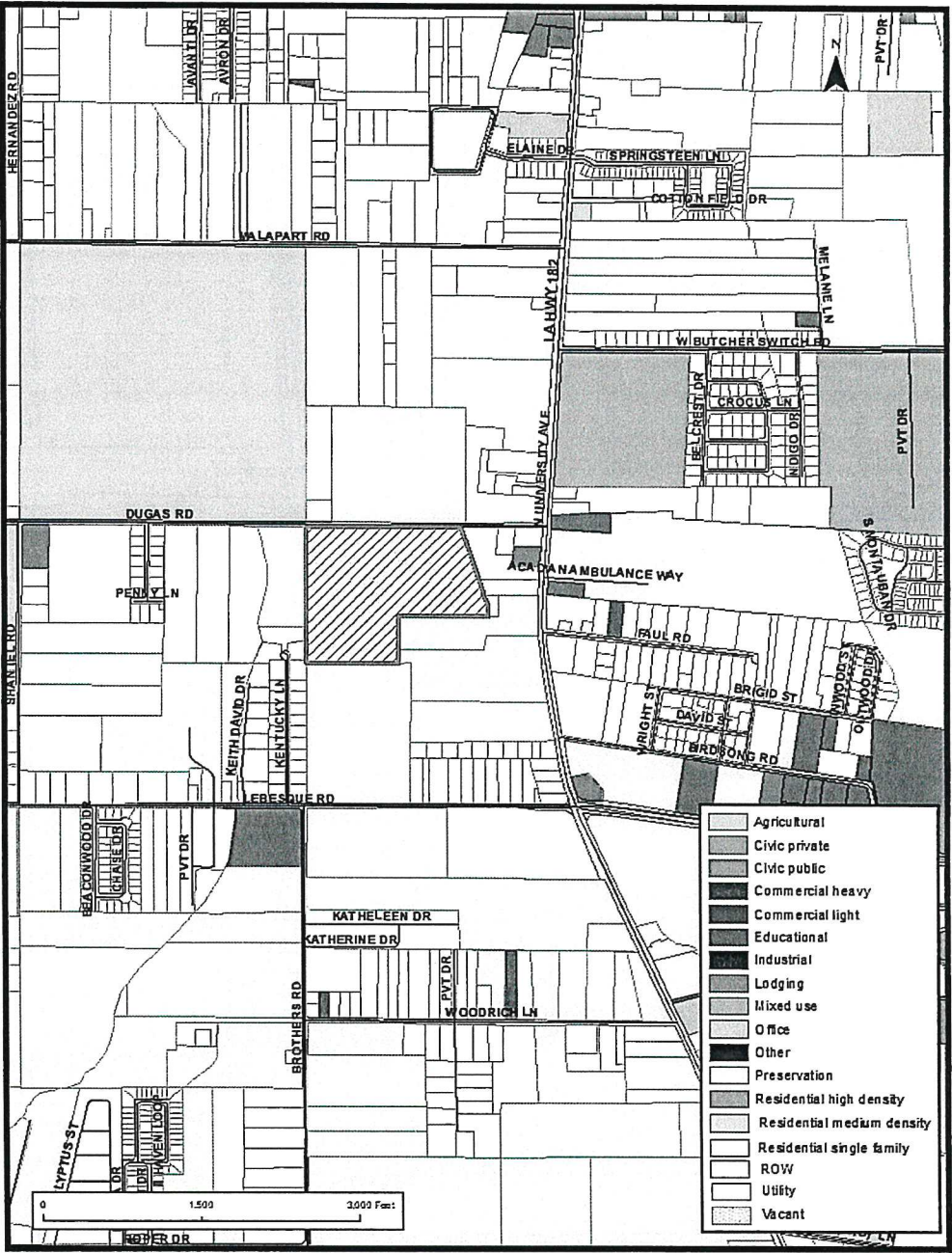


***Zoning map of the area surrounding the petitioned site***

Most of the properties near the subject property are unincorporated, with the exception of a large IL (Industrial-Light) property with LUS services, and several residential developments and some remaining A (Agricultural) and CM-1 (Commercial Mixed), CH (Commercial-Heavy) and RM-1(Residential Mixed) following North University Avenue. The LUS site has Fire Department training and a compost facility on the site.



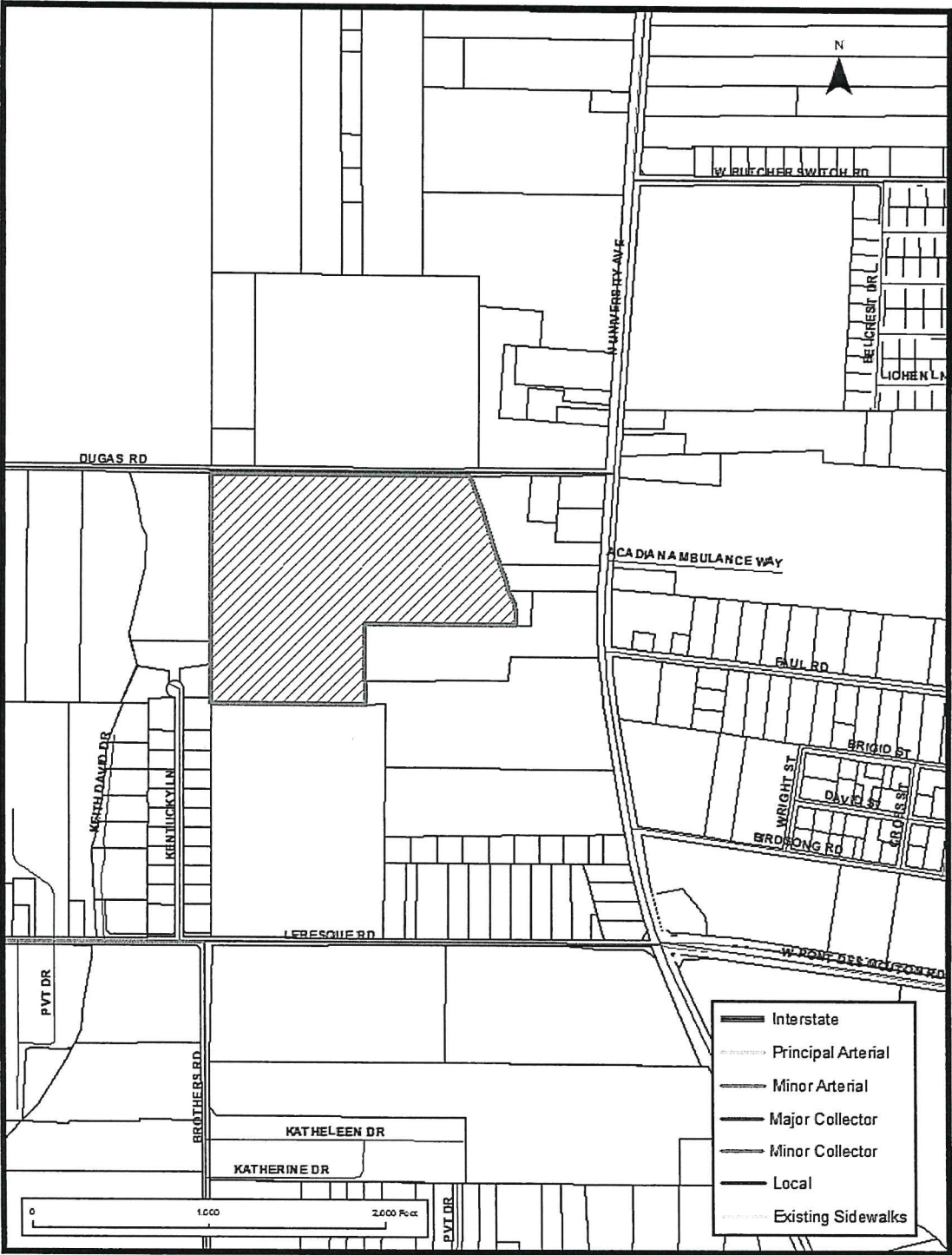
Land Use



Land uses surrounding the petitioned site

Most of the properties here are A (Agricultural) or unincorporated/undeveloped properties. The subject property is vacant. There are a great many residential, low density properties. There is office space at Acadian Ambulance, and small commercial properties scattered along North University Avenue. Live Oak Elementary is just north of the subject property.

Infrastructure



Street classification and sidewalk inventory

The subject property is on a major collector, North Dugas Road. Lebesque Road, to the south, is a minor collector, as is Brothers Road. North University Avenue and West Pont des Mouton are minor arterials. The rest of the other roads are local roads. There is a sidewalk system at Pont



des Mouton Road, at the Acadian Ambulance offices, and at one of the residential developments, but that is all.

**B. Recent cases and relevant trends**

This area has been growing as the city of Lafayette expands to the north and to Carencro, and to the northwest and Scott. There is a PD (Planned Development) in the general area, along West Pont des Mouton Road, and a number of residential developments following North University Avenue.

**C. Purpose of rezoning and effect on adjacent land uses**

The applicant requests annexation in order to receive city services for a single-family residential development. Adjacent land uses are also single-family (as well as undeveloped).

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

Yes. There are other residential developments in the area, and there will probably be more. The properties along North University are slowly being developed, with the northern portions of the city of Lafayette growing and expanding.

*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 surrounding land uses include other residential developments, a school, Acadian Ambulance offices, and many unincorporated residential developments. LUS services are nearby, but the majority of properties near the subject property are currently undeveloped.



RECEIVED

MAR 22 2022

Lafayette Consolidated Government  
Chief Administrative Officer

## Internal Memorandum

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

**TO:** Cydra Wingerter

**DATE:** March 21, 2022

**FROM:** Mary Sliman

**SUBJECT:** Case No. ZON2022-0011  
200 Block North Dugas Road Annexation

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The attached ordinance would annex and assign a RS-1 (Residential Single-Family) zoning classification to properties located generally north of Lebesque Road, west of North University Avenue, and south of North Dugas Road.

The Zoning Commission, at its Monday, March 21, 2021 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, April 5, 2022, with Final Adoption Tuesday, April 19, 2022.

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

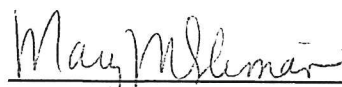
A handwritten signature in black ink, appearing to read "Mary Sliman", written over a horizontal line.

**Mary Sliman**  
Director

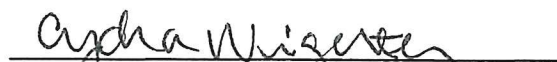
**LAFAYETTE CITY COUNCIL MEETING**  
**ZONING AGENDA ITEM SUBMITTAL FORM**

- 1) **JUSTIFICATION FOR REQUEST:** This is a request for the adoption of an ordinance that would annex properties located generally north of Lebesque Road, west of North University Avenue, and south of North Dugas Road.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to annex and assign a RS-1 (Residential Single-Family) zoning classifications to the subject property.
- 3) **REQUEST ACTION OF COUNCIL:**
- A. INTRODUCTION: April 5, 2022
  - B. FINAL ADOPTION: April 19, 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 (2 pages)
  - 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:**

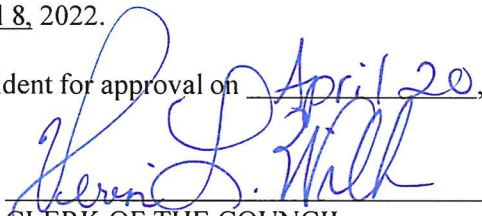
  
CHIEF ADMINISTRATIVE OFFICER








**DISPOSITION OF ORDINANCE NO. CO-041-2022**

1. This ordinance was introduced:  
April 5, 2022  
YEAS: Naquin,  
Hebert, Cook, Lazard  
  
NAYS: None  
  
ABSENT: Lewis  
  
ABSTAIN: None  
  
Final disposition by Council:  
April 19, 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 April 8, 2022.
3. This ordinance was presented to the Mayor-President for approval on April 20, 2022, at 10:00 o'clock 2 .m.  

  
CLERK OF THE COUNCIL
4. Disposition by Mayor-President:  
  
I hereby:  
  
A. Approve this ordinance, the 28th day of APRIL, 2022, at 9:30 o'clock 2 .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 April 28, 2022, at 3:04 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 April 22, 2022.

