

CITY ORDINANCE NO. CO-053-2022

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2022-0014 400 CAMELLIA BOULEVARD REZONING, LOCATED GENERALLY NORTH OF ACADEMY ROAD, WEST OF PICKWICK DRIVE, AND SOUTH OF CAMBRIDGE DRIVE; THE PARTICULAR PARCEL BEING REZONED FROM RS-1 (RESIDENTIAL SINGLE-FAMILY) TO PI-L (PUBLIC/INSTITUTIONAL LIGHT)

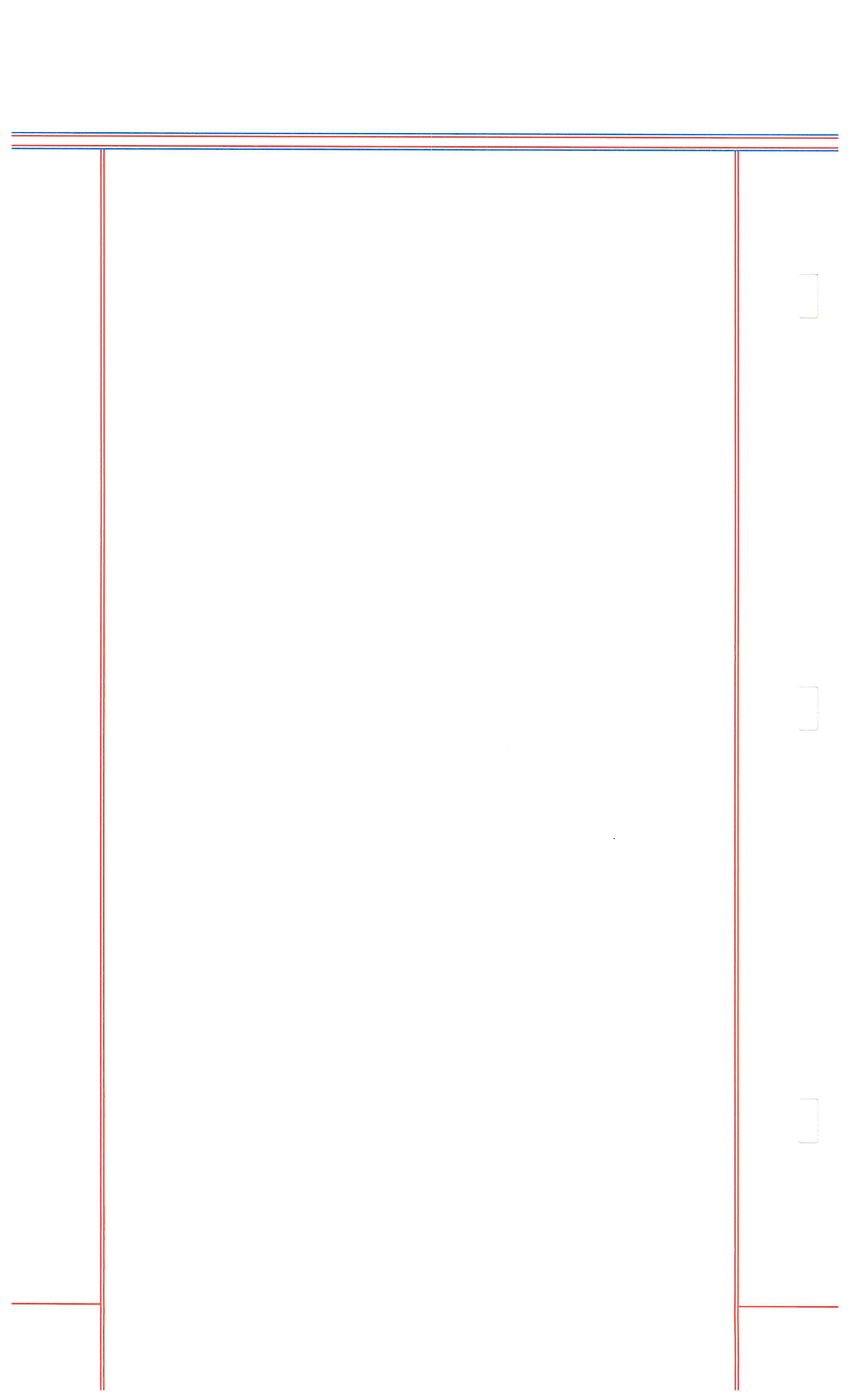
BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2022-0014 400 Camellia Boulevard Rezoning, located generally north of Academy Road, west of Pickwick Drive, and south of Cambridge Drive; the particular parcel being rezoned from RS-1 (Residential Single-Family) to PI-L (Public/Institutional Light); the said parcel being shown and identified by a rezoning map titled “Rezoning plat (RS-1 Zoning District to be rezoned to Public/Institutional Light) St. Barnabas Episcopal Church,” prepared by Mader Engineering, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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.

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LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION

TO: Lafayette City Council

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

SUBJ: ZON2022-0014 400 Camellia Boulevard Rezoning

PETITIONER: Brett Bayard

DATE PETITION FILED: March 8, 2022

DATE OF PUBLIC HEARING: April 18, 2022

DATES OF PUBLICATIONS: April 3, 2022
April 13, 2022
April 17, 2022

DATE OF ZONING COMMISSION RECOMMENDATION: April 18, 2022

RECOMMENDATION: Approve the ordinance that would rezone property from RS-1 (Residential Single-Family) to PI-L (Public/Institutional Light).

Motion: Green
Second: Hebert
Vote: 4-0-1-0
Ayes: Hebert, Doise, Green, 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 3/9/2022
Amended 4/19/2022

ZON2022-0014

City Council District: 3 – Liz Hebert

Parish Council District: 4 – John Guilbeau

Applicant: Brett Bayard

Request: This is a request for a rezoning of a property from RS-1 (Residential Single-Family) to P/I-L (Public/Institutional Light).

Location: 400 Camellia Boulevard – St. Barnabas Episcopal Church

Summary of Proposal:

The purpose of the proposed rezoning of the subject property from RS-1 (Residential Single-Family) to P/I-L (Public/Institutional Light) is to correct the zoning district and to allow a columbarium. (A columbarium is a structure for the respectful and usually public storage of funerary urns, holding cremated remains of the deceased.) The columbarium was previously built but was not put in use. It is not within the church, but is outside, on the southern end of the church property. This use is not allowed in a RS-1 (Residential Single-Family) zoning district, but is permitted in P/I-L.

Recommendation:

Staff recommends approval of the request to rezone the property from RS-1 (Residential Single-Family) to P/I-L (Public/Institutional Light) to correct outdated zoning and to allow for the use of a columbarium.

Reason for Recommendation:

Staff has been considering a zoning district appropriate for churches, parks, schools, hospitals, cemeteries, and other public and/or institutional uses. P/I (Public/Institutional) has been available as a Use Category, but there were some uses within this category that were considered too intense or heavy for a park, church, etc. Now, however, the Use Category P/I has been divided into two categories, P/I Light and P/I Heavy. P/I Light is now an appropriate zoning district for uses like this one.

Summary of Public Comment:

At the time of publication of the preliminary report, staff received three phone calls. One call was from a neighbor who didn't really understand what was intended by this rezoning and was worried about any effect on her residence. Staff explained the project and she had no objections to the rezoning. The other phone calls were for information also.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its April 18, 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 P/I-L (Public/Institutional Light).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 2
Opposition: 0
Neutral: 1

Public Comment during the Zoning Commission meeting

Support: 0
Opposition: 2
Neutral: 0

Zoning Commission Meeting

April 18, 2022

ZON2022-0014

To: City Zoning Commission

From: Mary Sliman, Director
Cathie Gilbert, Planning Manager

City Council District: 3 – Liz Hebert

Parish Council District: 4 – John Guilbeau

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Brett Bayard

Request: This is a request for a rezoning of properties from RS-1 (Residential Single-Family) to P/I-L (Public/Institutional Light), to allow for the use of a columbarium and to use an appropriate zoning district for a church.

Location: 400 Camellia Boulevard Rezoning

Description: The property is located generally north of Academy Road, west of Pickwick Drive, and south of Cambridge Drive, and is 5.03 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

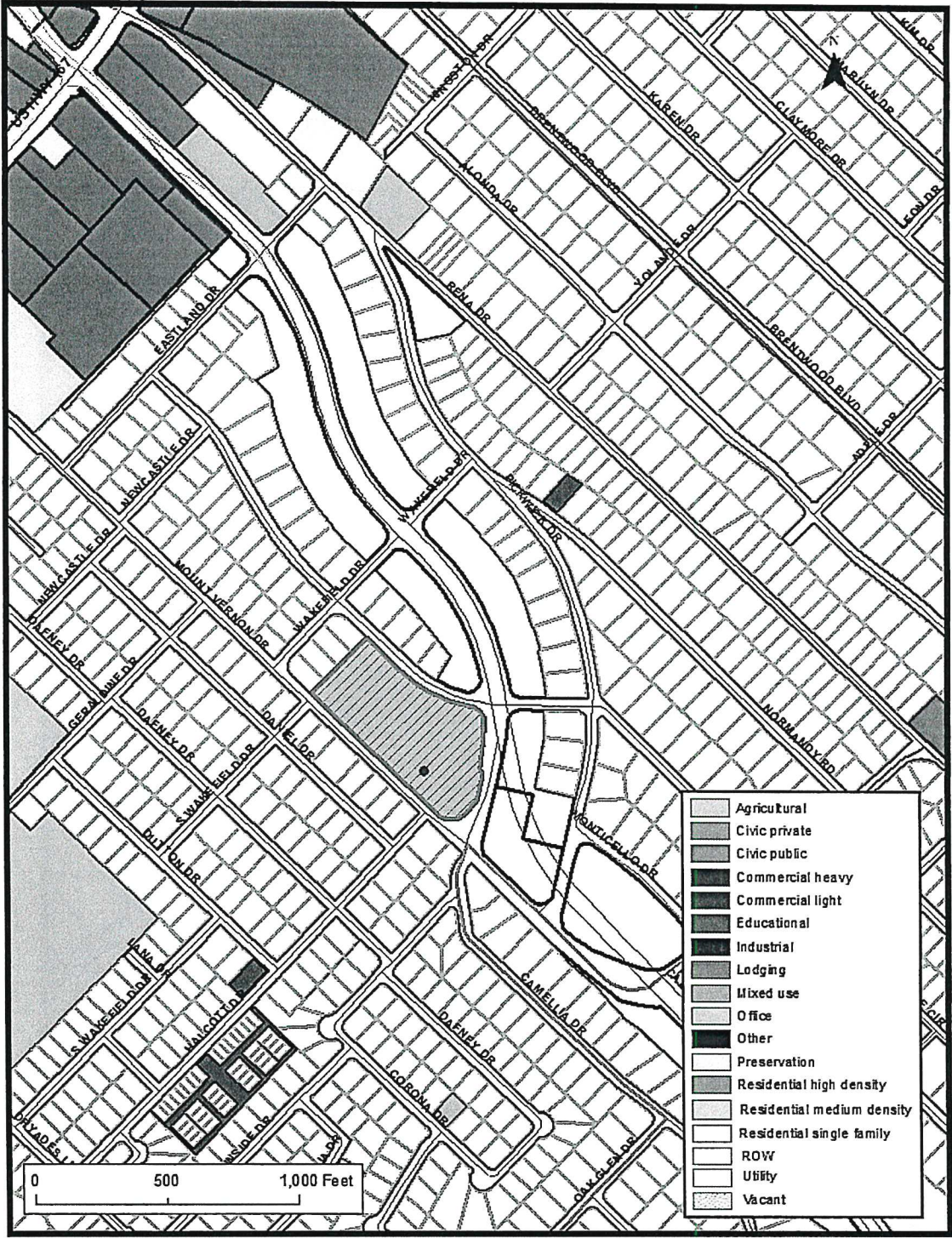
A. Existing conditions

Zoning



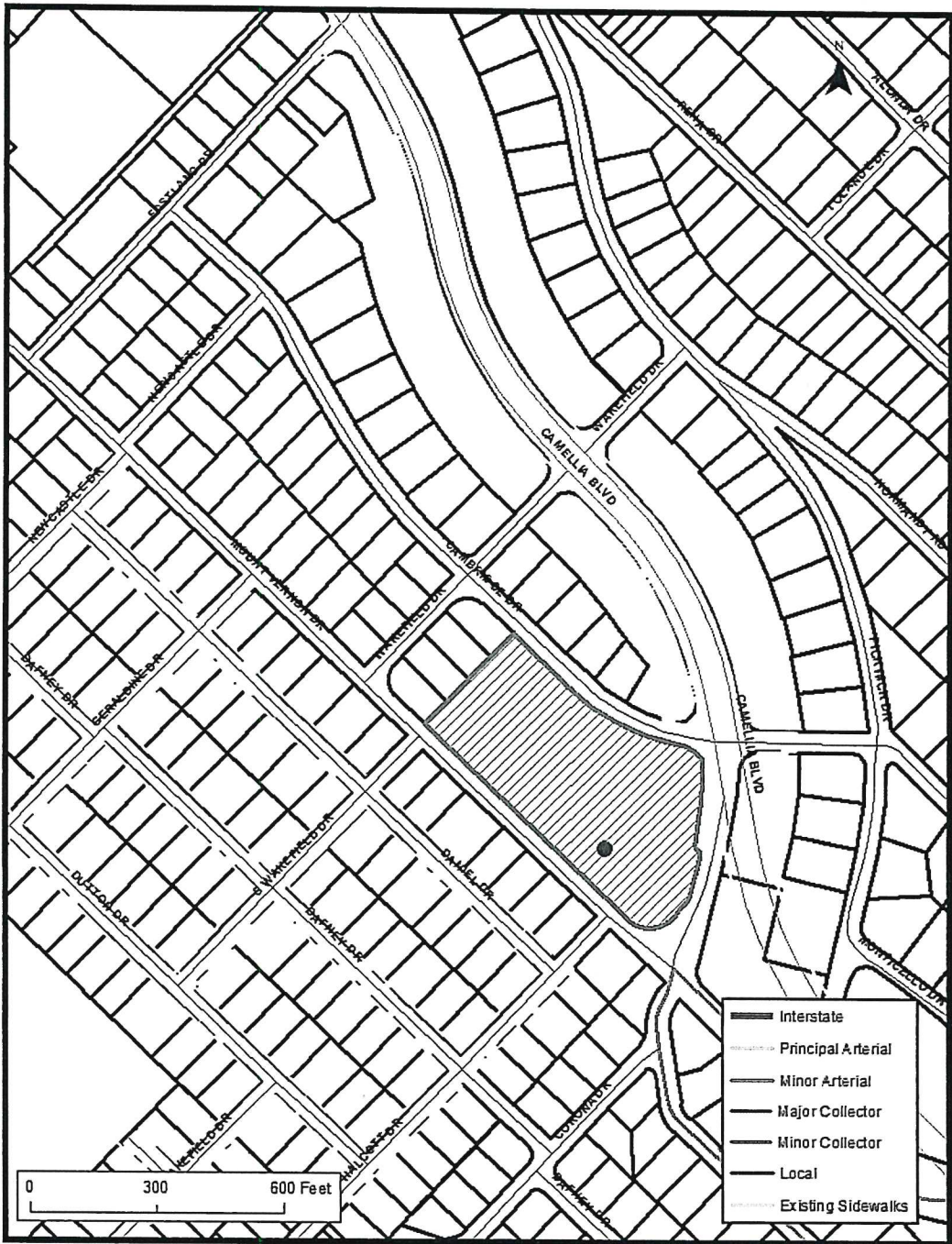
Zoning Map of the Area Surrounding the Petitioned Site

Almost all of the properties near the subject property are also RS-1 (Residential Single-Family) zoning districts. There are a few RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) zoning districts in the area, but this is primarily a single family residential zoning district. There are CH (Commercial-Heavy) zoning districts that follow Johnston Street from north to south.



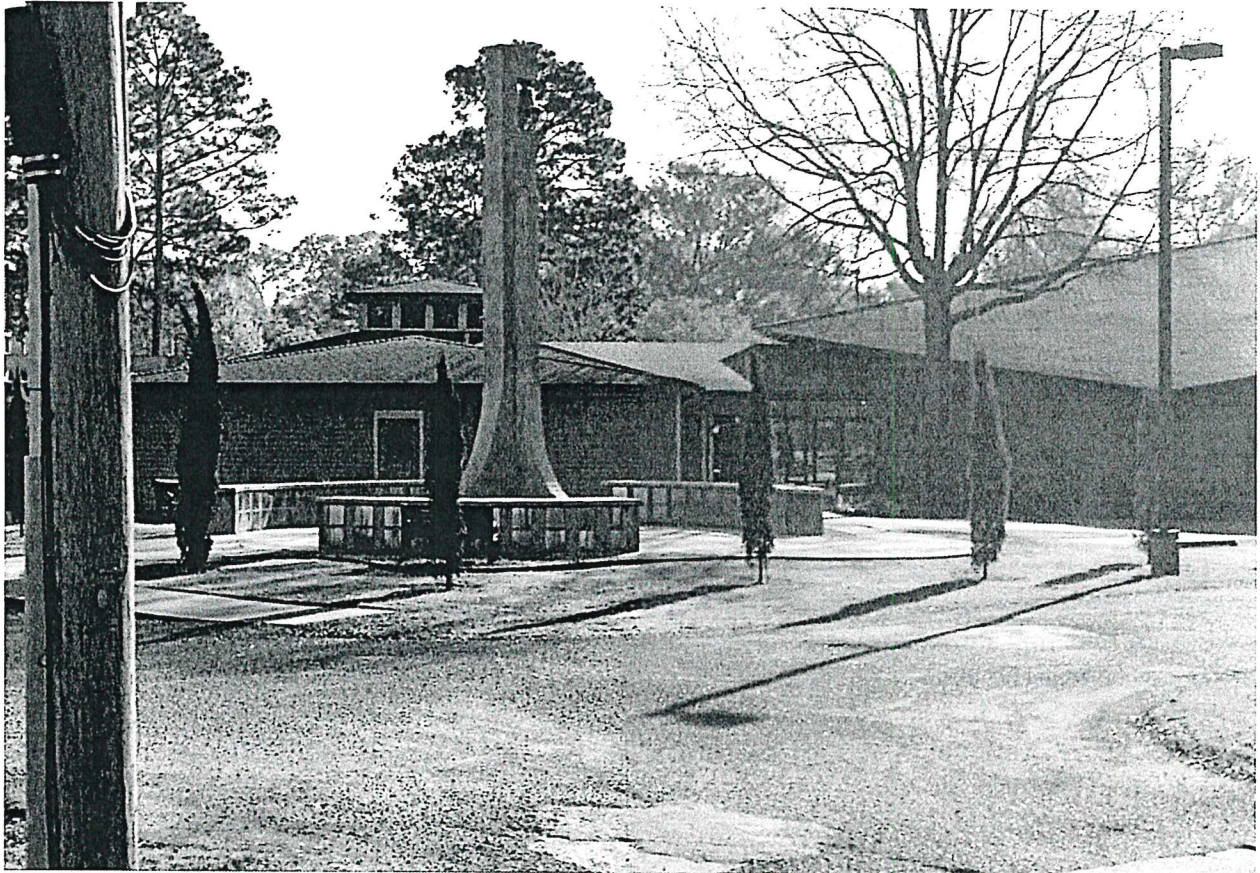
Land Use Map

The Land Use map very closely follows the Zoning Map. Civic public uses, of which St. Barnabas is one, are scattered in this area. There is Thomas Park and the Lafayette Strong Pavilion. There are office and light commercial uses near the band of commercial heavy uses following Johnston Street. There are a few small areas of medium density residential, but the majority of the area is single family residential.



Street Classification and Sidewalk Inventory

The subject property is at the intersection of Camellia Boulevard and Cambridge Drive. Camellia Boulevard is a minor arterial. Camellia Boulevard runs southeast from Johnston Street, which is a principal arterial. The subject property is also bordered by Mount Vernon Drive, and Camellia Drive, which are local roads until they intersect, and then they become minor collectors. The other roads in this vicinity are local roads, as befits a RS-1 (Residential Single-Family) zoning district. There are sidewalks following Camellia Boulevard, but only the neighborhood to the southwest of St. Barnabas has a sidewalk system.



The columbarium at St. Barnabas – the diameter of the circle is approximately 38 feet

B. Recent cases and relevant trends

Staff has been exploring the idea of revising the P/I (Public/Institutional) Use Category for a while. On the case **ZON2021-0022 Oil Center Comprehensive Administrative Rezoning**, staff had hoped to rezone a cemetery, several parks, museums, and a hospital to P/I, but there were certain uses in P/I that were a little too intense for a primarily single family residential area. Now P/I has been split into Light uses and Heavy uses, and P/I Light is now appropriate for churches, parks, museums, hospitals, etc.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of rezoning is to use the newly clarified Use Category P/I Light (Public/Institutional Light) which allows for the use of a columbarium, and will help church zoning become more consistent, as well as museums, parks, cemeteries, conference facilities, event halls, schools, theaters, etc.

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.

In many cases, churches, schools, cemeteries, etc., are often given the same zoning district as their surroundings. This is less a mistake than a lack of an appropriate zoning district. A designated zoning district for institutional uses provides more clarity for uses and regulations. Using a zoning district of P/I Light (Public/Institutional Light will help solve this problem.

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

St. Barnabas is in the middle of an established RS-1 (Residential Single-Family) neighborhood. It is well established as a single-family neighborhood and is unlikely to change from that use. Development trends are probably for more of the same.

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 uses in the area of the subject property are mainly residential with some commercial businesses that appear the closer you get to Johnston Street. There are civic uses such as St. Barnabas and Thomas Park that are supportive of residential properties such as those in this neighborhood. St. Barnabas is well established here.



APR 18 2022

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

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

TO: Cydra Wingerter **DATE:** April 18, 2022


FROM: Mary Sliman

SUBJECT: Case No. ZON2022-0014
400 Camellia Boulevard Rezoning

The attached ordinance would rezone, from RS-1 (Residential Single-Family) to PI-L (Public/Institutional Light), property located generally north of Academy Road, West of Pickwick Drive, and south of Cambridge Drive.

The Zoning Commission, at its Monday, April 18, 2022 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, May 3, 2022, with Final Adoption Tuesday, May 17, 2022.

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



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 Academy Road, west of Pickwick Drive, and south of Cambridge Drive.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from RS-1 (Residential Single-Family) to P/I Light (Public/Institutional Light).
- 3) **REQUEST ACTION OF COUNCIL:**
- A. INTRODUCTION: May 3, 2022
- B. FINAL ADOPTION: May 17, 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 (10 pages)
- 5) **FISCAL IMPACT:**
- ☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)
- ☒ No Fiscal Impact

RECOMMENDED BY:



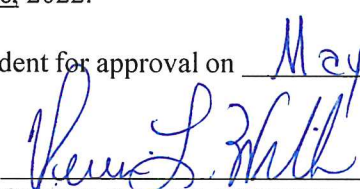
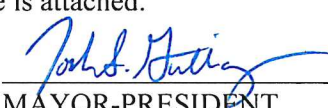

MARY SHIMAN, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-053-2022

1. This ordinance was introduced: May 3, 2022
YEAS: Lewis, Naquin,
Hebert, Lazard
NAYS: None
ABSENT: Cook
ABSTAIN: None
- Final disposition by Council:
May 17, 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 May 6, 2022.
3. This ordinance was presented to the Mayor-President for approval on May 18, 2022, at 10:30 o'clock 2 .m.

CLERK OF THE COUNCIL
4. Disposition by Mayor-President:
I hereby:
A. Approve this ordinance, the 24th day of MAY, 2022, at 9:30 o'clock 4 .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 May 25, 2022, at 9:00 o'clock 2 .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

ASST. CLERK OF THE COUNCIL
8. Full publication of this ordinance was made in the Advertiser on May 20, 2022.

