

**CITY ORDINANCE NO. CO-054-2022**

**AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2022-0015 115 MARTIN STREET REZONING, LOCATED GENERALLY NORTH OF PATTON STREET, EAST OF NORTH WASHINGTON STREET, AND SOUTH OF MARTIN STREET; THE PARTICULAR PARCEL BEING REZONED FROM IL (INDUSTRIAL-LIGHT) TO RM-1 (RESIDENTIAL MIXED)**

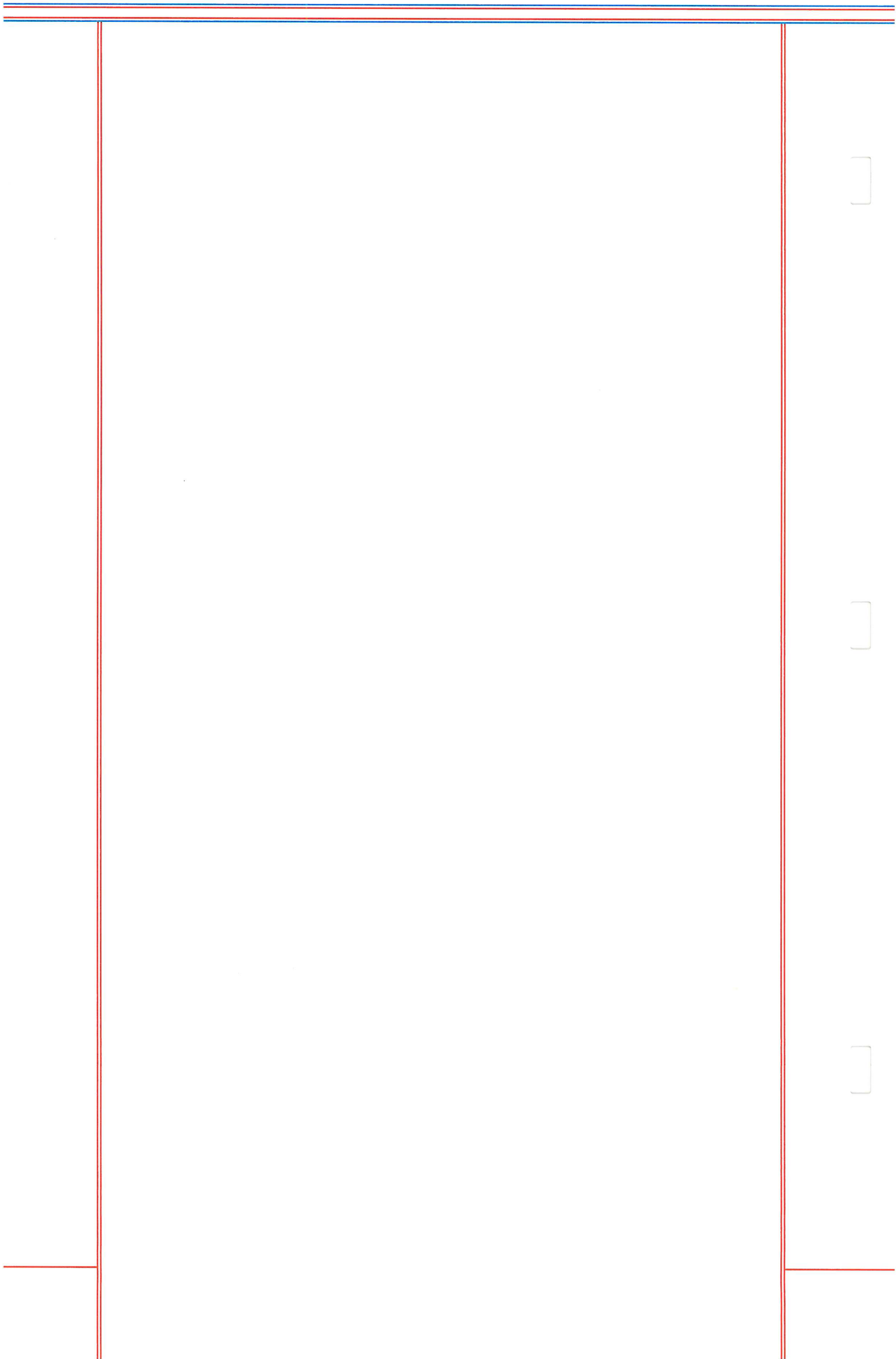
**BE IT ORDAINED** by the Lafayette City Council, that:

**SECTION 1:** The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2022-0015 115 Martin Street Rezoning, located generally north of Patton Street, east of North Washington Street, and south of Martin Street; the particular parcel being rezoned from IL (Industrial-Light) to RM-1 (Residential Mixed); the said parcel being shown and identified by a rezoning map titled “Rezoning Map Lots 19-20 Blk. F O B Hopkins Addition, located in Section 26, T9S, R4E, 115 Martin Street, City of Lafayette, Lafayette Parish, Louisiana,” prepared by PBM Surveying, 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**SECTION 2:** All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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:** ZON2022-0015 115 Martin Street Rezoning

**PETITIONER:** Habitat for Humanity

**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 IL (Industrial-Light) to RM-1 (Residential Mixed).

Motion: Hebert  
Second: Doise  
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 Staff Report  
**EXECUTIVE SUMMARY**

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Drafted 3/9/2022  
Amended 4/19/2022

**ZON2022-0015**

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

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

**Applicant:** Lafayette Habitat for Humanity, Inc.

**Request:** This is a request for a rezoning of a property from IL (Industrial-Light) to RM-1 (Residential Mixed).

**Location:** 115 Martin Street

**Summary of Proposal:**

The proposal is to allow the rezoning of a lot from IL (Industrial-Light) to RM-1 (Residential Mixed). The purpose of this rezoning is to build a new single-family residence on this property. Single-family residences are not allowed in an IL (Industrial-Light) zoning district. The lot size is 7377 square feet, which is more than sufficient for a single-family residence. (The minimum square footage for a single family lot in an RS-1 (Residential Single-Family) zoning district is 6000 S. F., and in a RM-1 (Residential Mixed) zoning district it is 4500 S.F.).

**Recommendation:**

Staff recommends approval of the request to rezone this property from IL (Industrial-Light) to RM-1 (Residential Mixed).

**Reasons for Recommendation:**

This property is to be used for a single-family dwelling. The property is on the edge of a large IL (Industrial-Light) zoning district, adjacent to a RM-1 (Residential Mixed) zoning district and close to a RS-1 (Residential Single-Family) district on one side of North Washington Street. This is typical for an older neighborhood where the workplace was often close to the home. RM-1 is a more appropriate designation for the site based on its proximity to the existing RM-1 neighborhood which stretches from Savannah Street at the north end, down to Martin Street at the south end. Staff intends to preserve the integrity of an older, residential neighborhood. The subject property is one of only three commercial lots on Martin Street. One was an abandoned warehouse, now vacant, and the other is a beauty parlor on the corner of Martin Street and North Pierce Street. Surrounding the property are primarily residential uses.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff has not received any calls in reference to the project.

**ZONING COMMISSION RECOMMENDATION**

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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 IL (Industrial-Light) 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**

**April 18, 2022**

**ZON2022-0015**

**To:** City Zoning Commission

**From:** Mary Sliman, Director  
Cathie Gilbert, Planning Manager

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

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

**Prepared by:** Carol Vermillion Robbins

**PRELIMINARY STAFF REPORT**

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**Applicant:** Lafayette Habitat for Humanity, Inc.

**Request:** This is a request for a rezoning from IL (Industrial-Light) to RM-1 (Residential Mixed).

**Location:** 115 Martin Street

**Description:** The property is located generally north of Patton Street, east of North Washington Street, and south of Martin Street. The subject property is approximately 0.169 acres. The lot was previously developed, with an abandoned warehouse on it. It is now vacant.

**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.

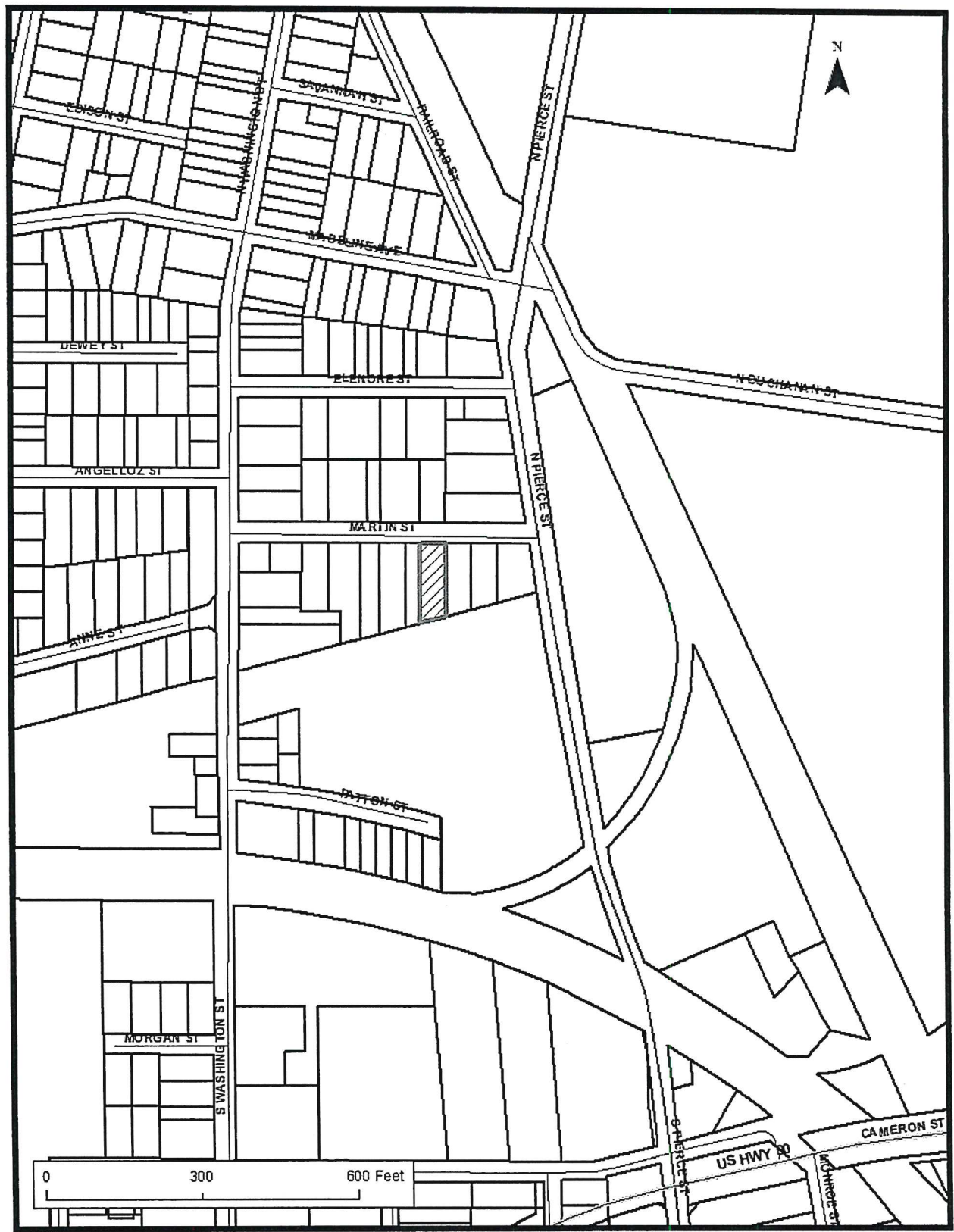
The LDC establishes procedures for making land development decisions. In order to obtain a certificate of occupancy, building permit or to subdivide the property, the zoning district must permit the proposed land use and development standards. The city of Lafayette is divided into zoning districts that 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 Map*

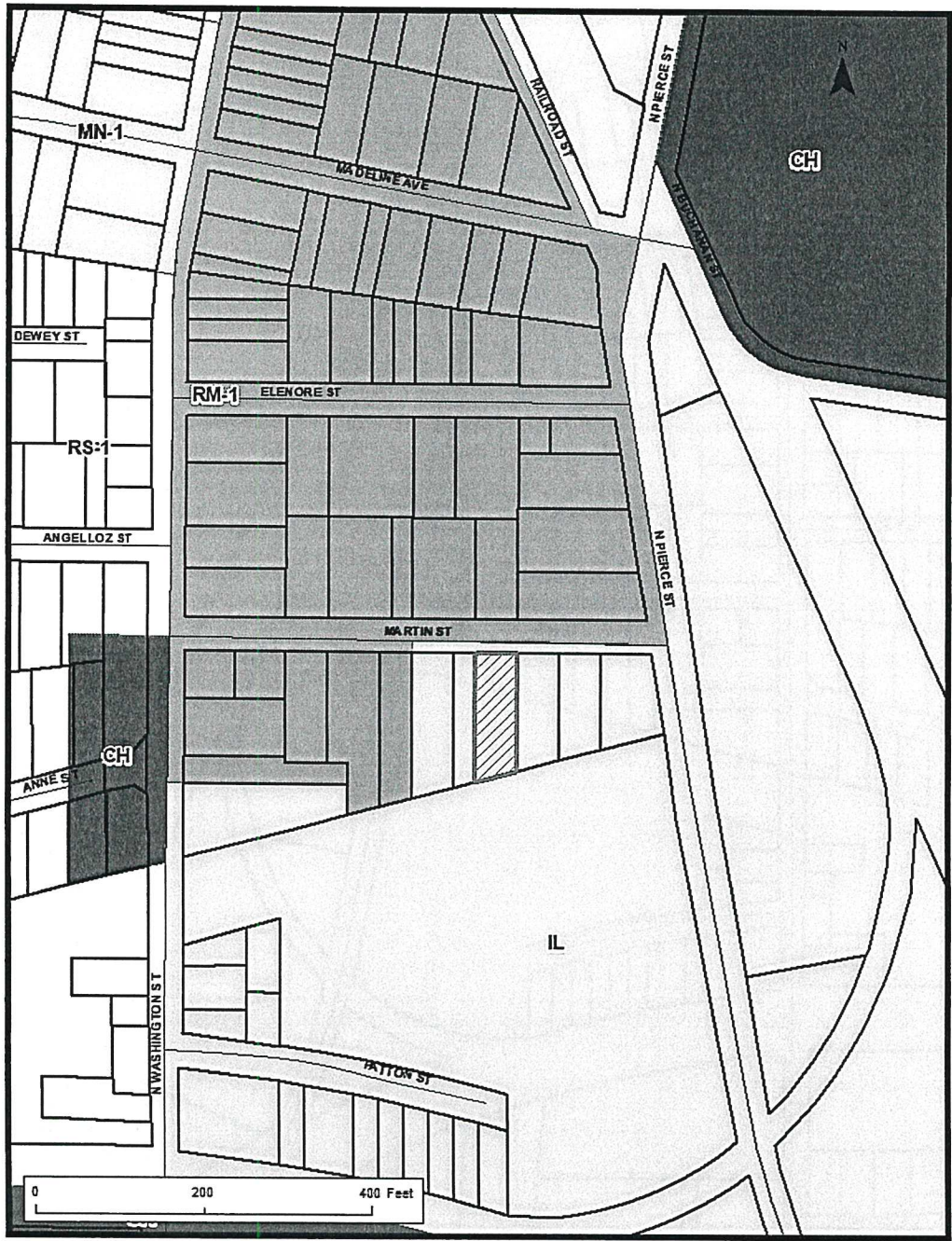




Vicinity Map

II. ANALYSIS

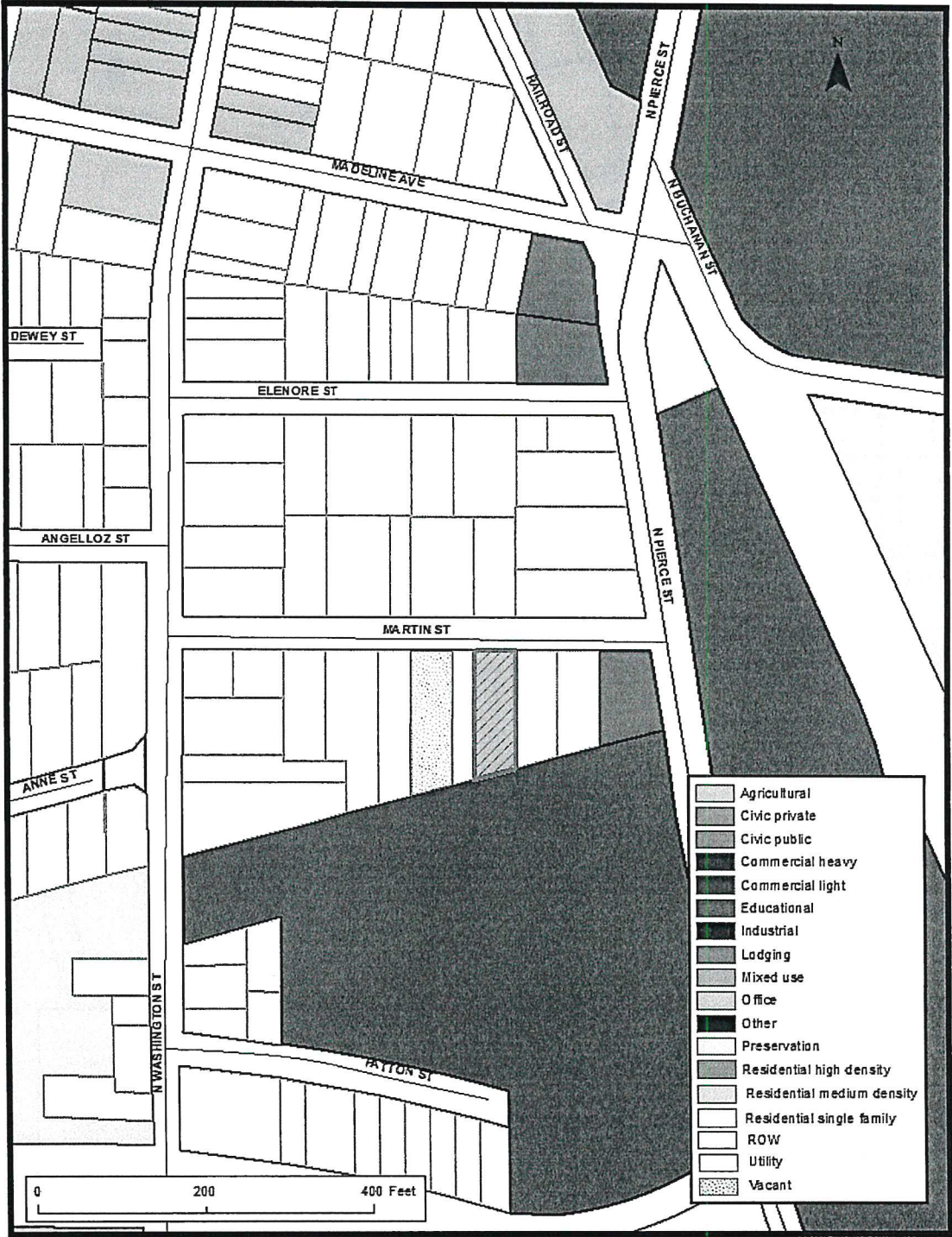
A. Existing conditions



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

The subject property is currently zoned IL (Industrial-Light), part of a large IL zoning district. The surrounding areas to the north and west are primarily residential, with RM-1 (Residential Mixed) zoning districts to the north and RS-1 (Residential Single-Family) zoning districts to the west. There is a band of MN-1 (Mixed-Use Neighborhood) zoning that follows Madeline Avenue to the west, and a large CH (Commercial-Heavy) area to the northeast where the old Wal-Mart and Coburn’s Plumbing Supply are. The close proximity to an IL zoning district is typical for an older neighborhood, where the workplace was often close to residences.

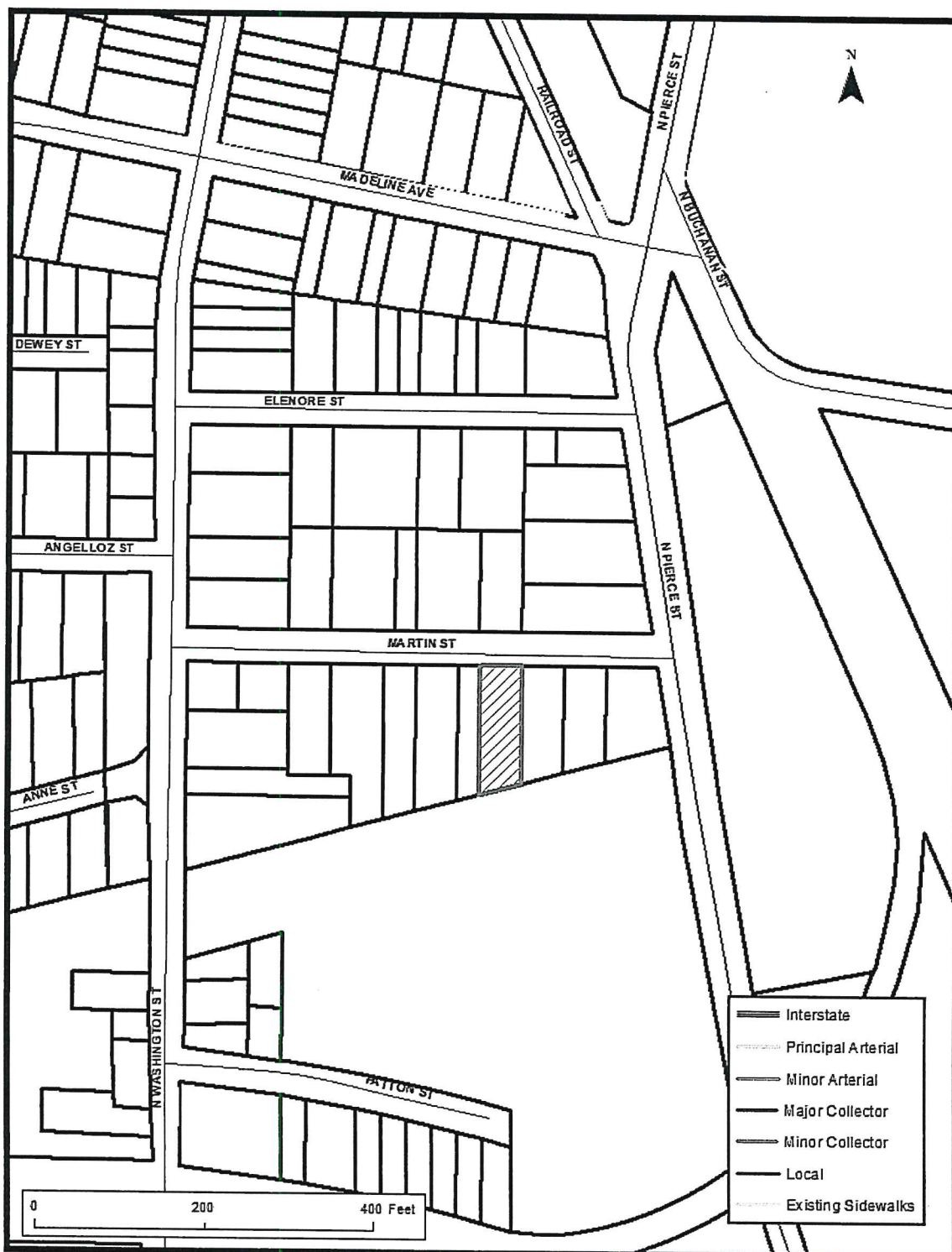




**Land uses surrounding the petitioned site**

The land uses around the subject property are a large amount of residential use, with commercial-heavy properties to the south and east. There is a small light commercial property at Martin Street and North Pierce Street, where a beauty parlor is located. The large industrial use to the south is a storage warehouse. There are a lot of warehouses along North Pierce Street, some in use and some not. The subject property once held a warehouse building, but the property is now vacant.





**Street Classification and Sidewalk Inventory Map**

The subject property is located on a small local road, Martin Street, which connects with North Pierce Street, a major collector. All the other streets in this vicinity are local roads. There are some sidewalks along North Washington Street, Madeline Avenue, Railroad Street, and Buchanan Street. However, there are no sidewalks on Martin Street.

## B. Recent cases and relevant trends

Staff had a similar case in 2021 with Habitat for Humanity at **201 Rendon Drive Rezoning (ZON2021-0002)**. A CH (Commercial-Heavy) property was rezoned to MN-1 (Mixed-Use Neighborhood) in order to build a single family home. Both the Rendon Drive property and the subject property are (were) in zoning districts that would no longer allow a single-family home. Rezoning these properties to neighborhood friendly zones such as MN-1 and RM-1 are beneficial to the area and helps to maintain an existing neighborhood.

Another recent rezoning is **ZON2021-0042 408 & 410 Iberville Street, and 131, 135, 201 & 203 Huggins Road Administrative Rezoning**. In this case, CH (Commercial-Heavy) properties were rezoned to RS-1 (Residential Single-Family) because of a gap between current zoning and existing land use. The properties on Iberville Street and Huggins Road were CH (Commercial-Heavy) zoning districts even though the land uses were all single-family residential. RS-1 is a more appropriate zoning designation that will allow residents to continue to develop property with residential uses. Another administrative rezoning in 2021 was **ZON2021-0009 338, 340, & 342 Crestlawn Drive, 601, 603, & 605 Rosedown Lane Administrative Rezoning**. This was another case where the current zoning district, CH, did not coincide with the actual land use, which was single-family residential. All of the surrounding land uses were also RS-1 (Residential Single-Family) and allowing a CH (Commercial-Heavy) zoning district to remain would potentially introduce intensive land uses to an existing neighborhood.

This neighborhood is primarily RM-1. The other properties on Martin Street within the IL (Industrial-Light) zoning district are single-family residential in use, except for the beauty parlor at the corner of Martin Street and North Pierce Street. Staff will consider an administrative downzoning of these IL (Industrial-Light) properties within the neighborhood to RM-1 (Residential Mixed) in the future.

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

The purpose of this rezoning is to eliminate inappropriate zoning for a neighborhood in order to help preserve and maintain an older, existing neighborhood. IL (Industrial-Light) is too intense for a neighborhood and does not allow any kind of housing except for a **Community Home**, which is a group home for the handicapped.

The relevant zoning district of RM-1 is appropriate for the petitioned site. The “RM” districts implement the Mixed Residential and Residential future land uses of PlanLafayette by providing for a wide range of housing types, from single-family detached units to apartments. The RM districts can accommodate various lot sizes and densities, which is especially appropriate for an older, established residential mixed neighborhood such as this one where lots are often not uniform in size.

## D. Evaluation of approval standards

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

The comprehensive plan considers that there is a lack of housing choice in the city and “encourages compact development within existing activity centers and along corridors that include a mix of uses supportive of vibrant daily activity patterns” (Policy 2.11). Staff intends to conduct a zoning study of this neighborhood in the future in order to revitalize the area while reducing the intrusion of heavy commercial/industrial businesses within the neighborhood.

The comprehensive plan also sees urban neighborhoods as opportunities for reinvestment and livability. Reducing intense zoning districts in existing neighborhoods will strengthen the character for this neighborhood. This neighborhood provides a diverse range of housing opportunities and choice, and rezonings of this type protect and revitalize the neighborhood and its assets, also goals of the comprehensive plan. Diverse sizes of housing and lot sizes can also attract an older population, looking to downsize, while still attracting young adults and offering properties they can afford.

***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, by providing residents with housing choices in a walkable, transit-accessible area, and creating the opportunity for reinvestment and livability in an area in need of revitalization. In addition, as this is a Habitat for Humanity home, they are in an affordable price range and thus provide home ownership opportunities to a greater range of residents.

***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 area surrounding 115 Martin Street is mostly residential land use. There were three commercial properties, including the subject property, on a street of single-family residential uses. Two were former commercial properties where abandoned warehouses have been removed. The other is a beauty parlor currently in use at the corner of Martin Street and North Pierce Street.





RECEIVED

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. ZON2022-0015  
115 Martin Street Rezoning

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The attached ordinance would rezone, from IL (Industrial-Light) to RM-1(Residential Mixed), property located generally north of Patton Street, east of North Washington Street, and south of Martin Street.

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.

A handwritten signature in cursive script, reading "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 Patton Street, east of North Washington Street, and south of Martin Street.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from IL (Industrial-Light) to RM-1 (Residential Mixed).
- 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-054-2022**

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 a .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 a .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.

