

CITY ORDINANCE NO. CO-102-2022

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2022-0021 125 EASY STREET REZONING, LOCATED GENERALLY NORTH OF ERASTE LANDRY ROAD, WEST OF EASY STREET, AND SOUTH OF AMBASSADOR CAFFERY PARKWAY; 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. ZON2022-0021 125 Easy Street Rezoning, located generally north of Eraste Landry, west of Easy Street, and south of Ambassador Caffery Parkway; the particular parcels being rezoned from IL (Industrial-Light) to RM-1 (Residential Mixed); the said parcels being shown and identified by a rezoning map titled “A Map Showing 6.00 Acres To Be Rezoned From IL To RM-1 Located In The City of Lafayette Sections S33 & 28, T-9-S, R-4-E; Lafayette Parish, Louisiana,” Prepared By Montagnet and Domingue, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: ZON2022-0021 125 Easy Street Rezoning

PETITIONER: Charlotte Carleton & Wesley Carleton

DATE PETITION FILED: April 26, 2022

DATE OF PUBLIC HEARING: June 20, 2022

DATES OF PUBLICATIONS: June 5, 2022
June 15, 2022
June 19, 2022

DATE OF ZONING COMMISSION RECOMMENDATION: June 20, 2022

RECOMMENDATION: Approve the ordinance that would rezone property from IL (Industrial-Light) to RM-1 (Residential Mixed).

Motion: Green
Second: Hebert
Vote: 3-0-0-0
Ayes: Hebert, Green, Pritchard
Nays: None
Absent: Doise, Dural
Abstain: None

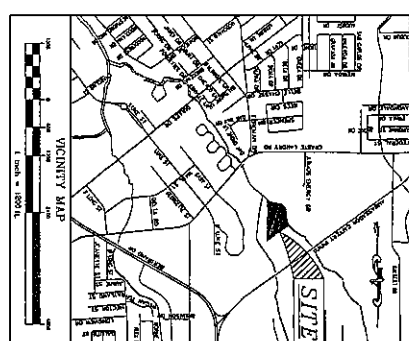
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,

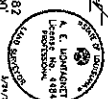


Mary Sliman, Director
Community Development and Planning Dept.



GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft

A MAP SHOWING 6.00 ACRES TO BE REZONED
FROM IL TO RM-1
LOCATED IN THE CITY OF LAFAYETTE
SECTIONS 36 & 38 OF T-5S, R-4-E
LAFAYETTE PARISH, LOUISIANA
PREPARED BY: *Robert L. Montagnet*
ROBERT L. MONTAGNET
C.E., P.E., M.S.
MONTAGNET AND DOMINGUE, INC.
136 CLARA VON DRIVE
LAFAYETTE, LOUISIANA 70503
Phone: (337)981-2150 Fax: (337)981-3282
Date: MARCH 24, 2007 SCALE: 1"=200'



Lafayette Consolidated Government

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 5/26/2022

Amended 6/13/2022

ZON2022-0021**City Council District:** 1 – Patrick Lewis**Parish Council District:** 1 – Bryan Tabor**Applicant:** Charlotte Carleton & Wesley Carleton**Request:** This is a request to rezone property from IL (Industrial-Light) to RM-1 (Residential Mixed).**Location:** 125 Easy Street, Part 2**Summary of Proposal:**

The subject property is requested to be rezoned from IL (Industrial-Light) to RM-1 (Residential Mixed) in order to allow single family residential on the property. This subject property has belonged to this family for quite some time, and the applicants have already rezoned a portion from IL (Industrial-Light) to RM-1 (Residential Mixed) in order to build their own home on the property. (**ZON2021-0030 125 Easy Street Rezoning**). This rezoning is the next phase of their plans.

Recommendation:

Staff recommends rezoning from IL (Industrial-Light) to RM-1 (Residential Mixed).

Reasons for Recommendation:

The subject property, although in an IL (Industrial-Light) zoning district, is in reality surrounded by a residential development (RM-1 zoning district) to the west, by an apartment complex to the east, by adjacent property recently rezoned by the applicant for their future home, by undeveloped IL (Industrial-Light) property to the north, and unincorporated and undeveloped property in the general area. This area has developed more in commercial uses and mixed residential uses than with industrial uses. There are few true “industrial” uses within the Ambassador Caffery Parkway, Bertrand Drive and Eraste Landry triangle. Staff recommends RM-1 for residential use instead of RS-1 because RS-1 would be less compatible with the surrounding properties and RM-1 would provide for more density in the future. No single family residential are allowed in an area of heavy commercial or industrial districts.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received one email from a neighbor in the Ambassador Gardens subdivision next to the subject property. She wanted to know if the applicants had

any plans to alter the tree line along the coulee that borders the property. The applicants responded to her question by assuring her that they had no intentions of altering the tree line at all. They explained that they were rezoning these properties in order to build their own home there, and that they valued the trees and woods greatly. The caller was then supportive of the case.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its June 20, 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: 1

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

Zoning Commission Meeting

June 20, 2022

ZON2022-0021

To: City-Parish Zoning Commission

From: Mary Sliman, Director
Cathie Gilbert, Planning Manager

City Council District: 1 – Patrick Lewis

Parish Council District: 1 – Bryan Tabor

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Charlotte Carleton & Wesley Carleton

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

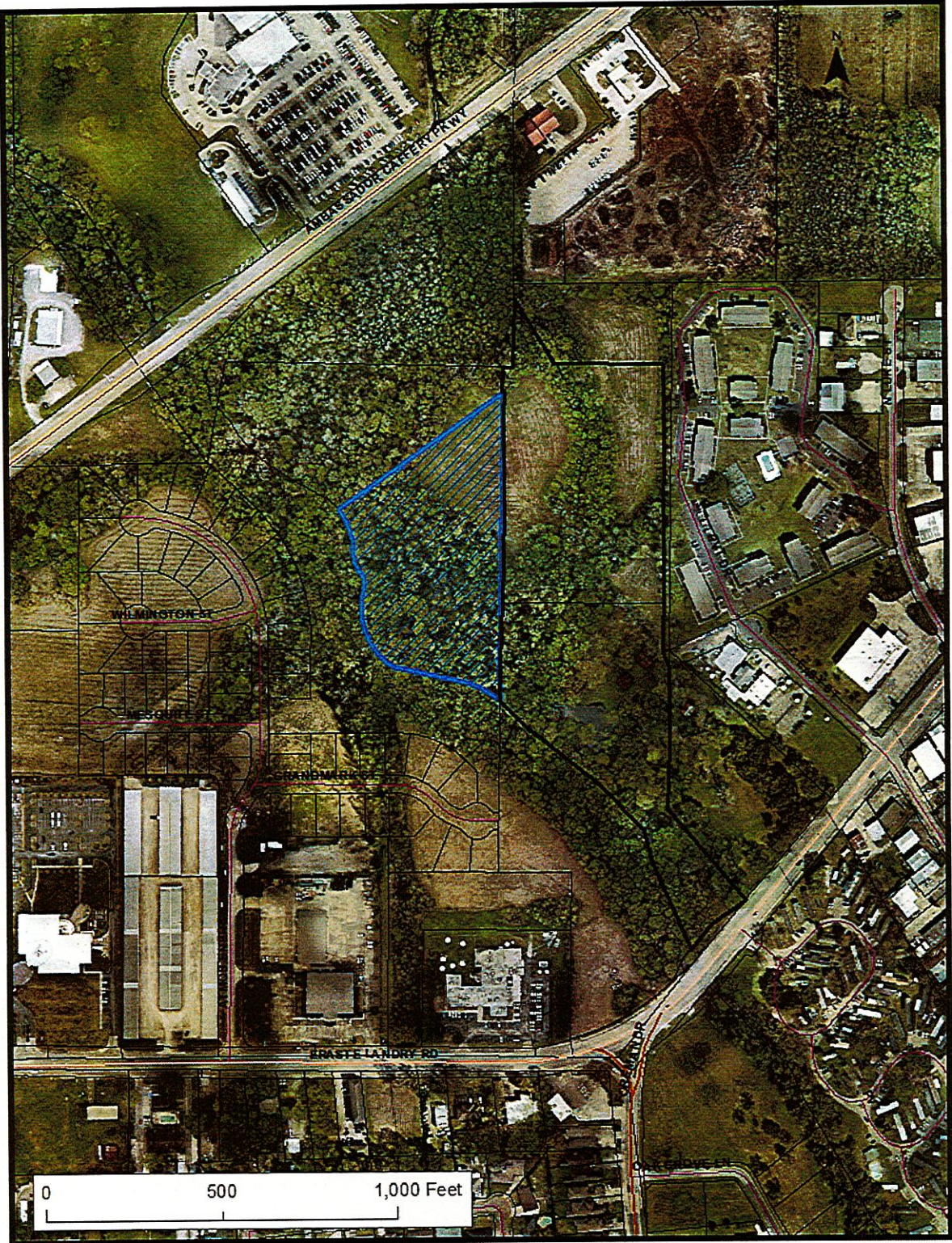
Location: 125 Easy Street, Part 2

Description: The subject property is located generally north of Eraste Landry Road, west of Easy Street, and south of Ambassador Caffery Parkway. The property is a total of 6 acres.

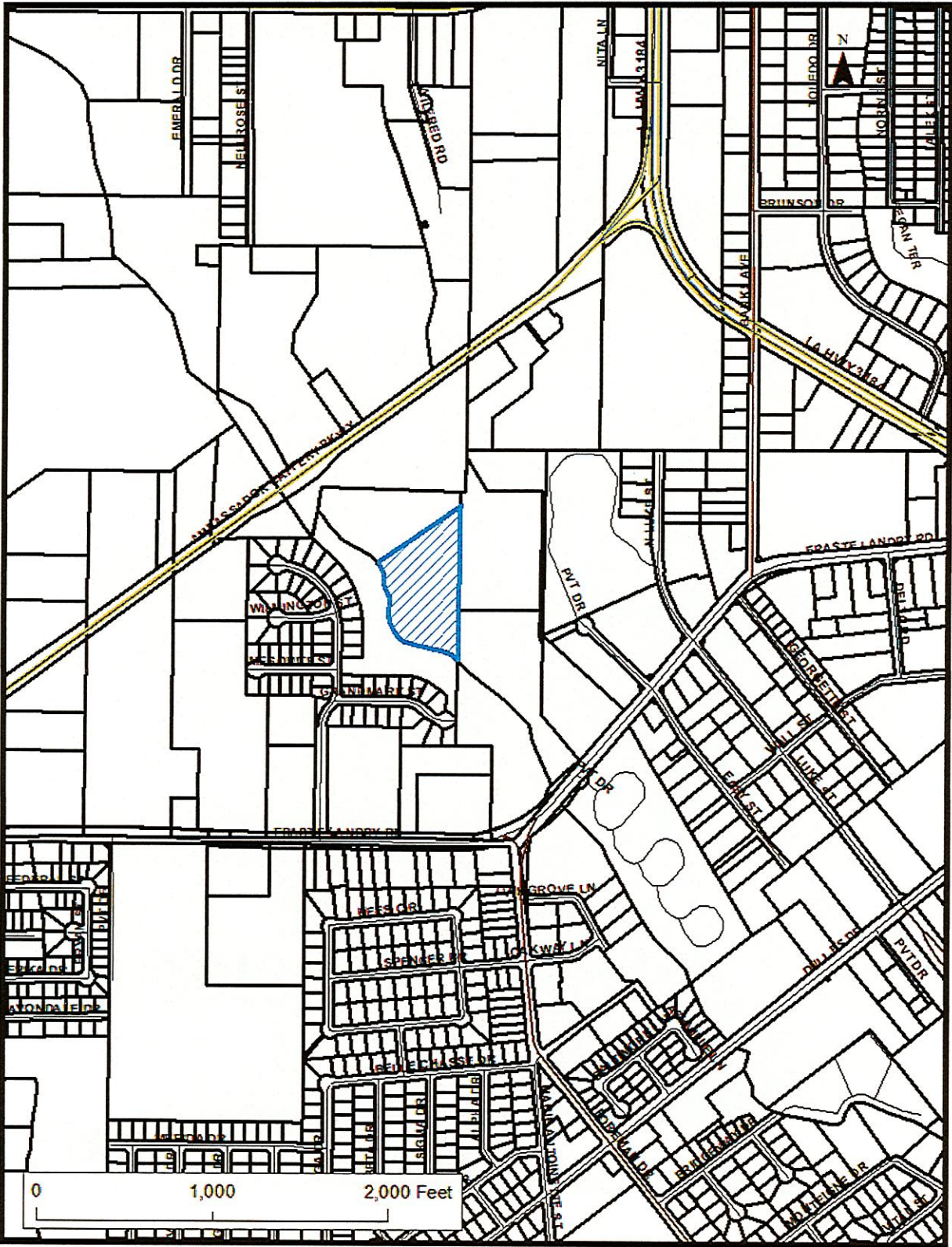
Why is Zoning Commission action required?

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 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/or conditional uses



Subject Property Map

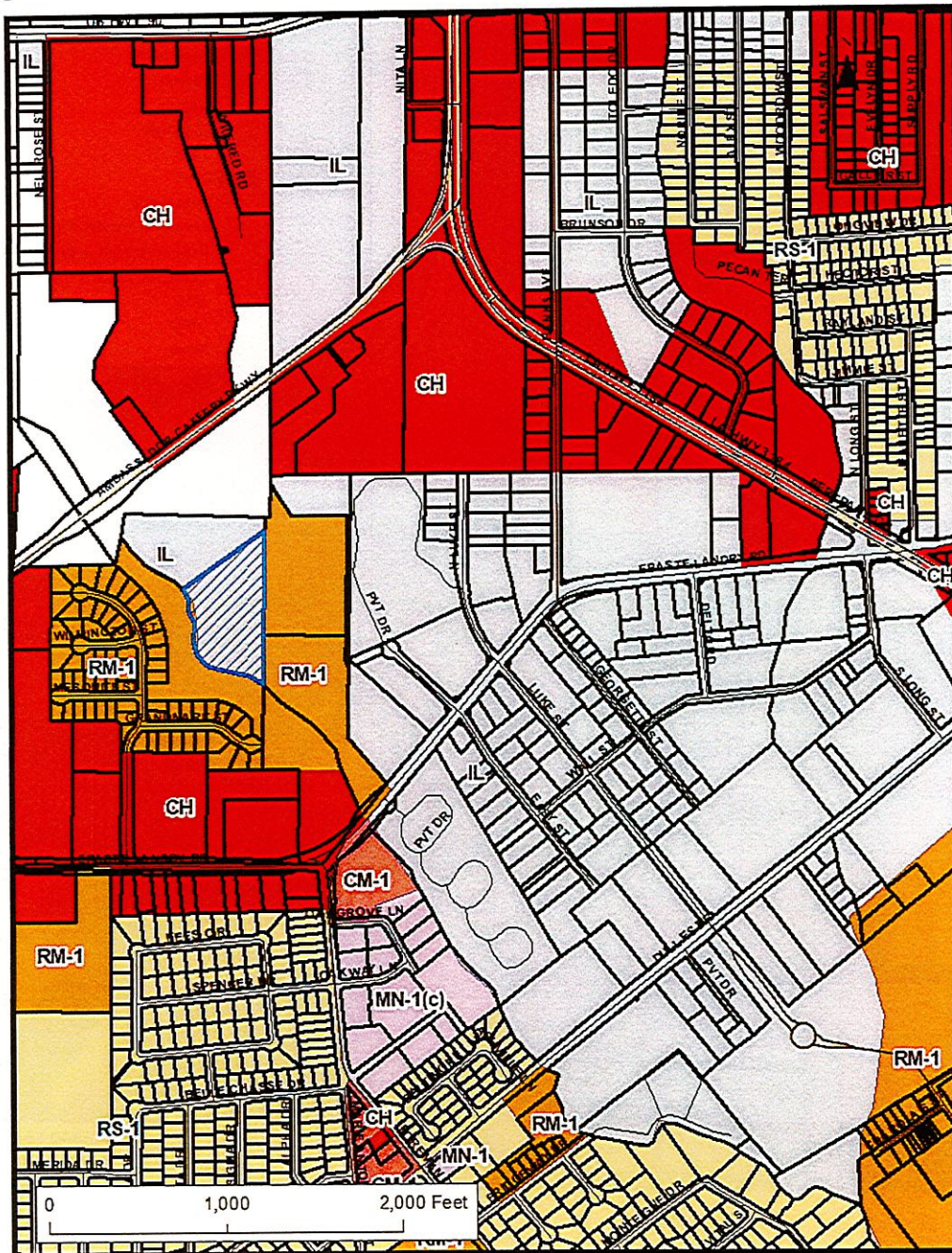


Vicinity Map

II. ANALYSIS

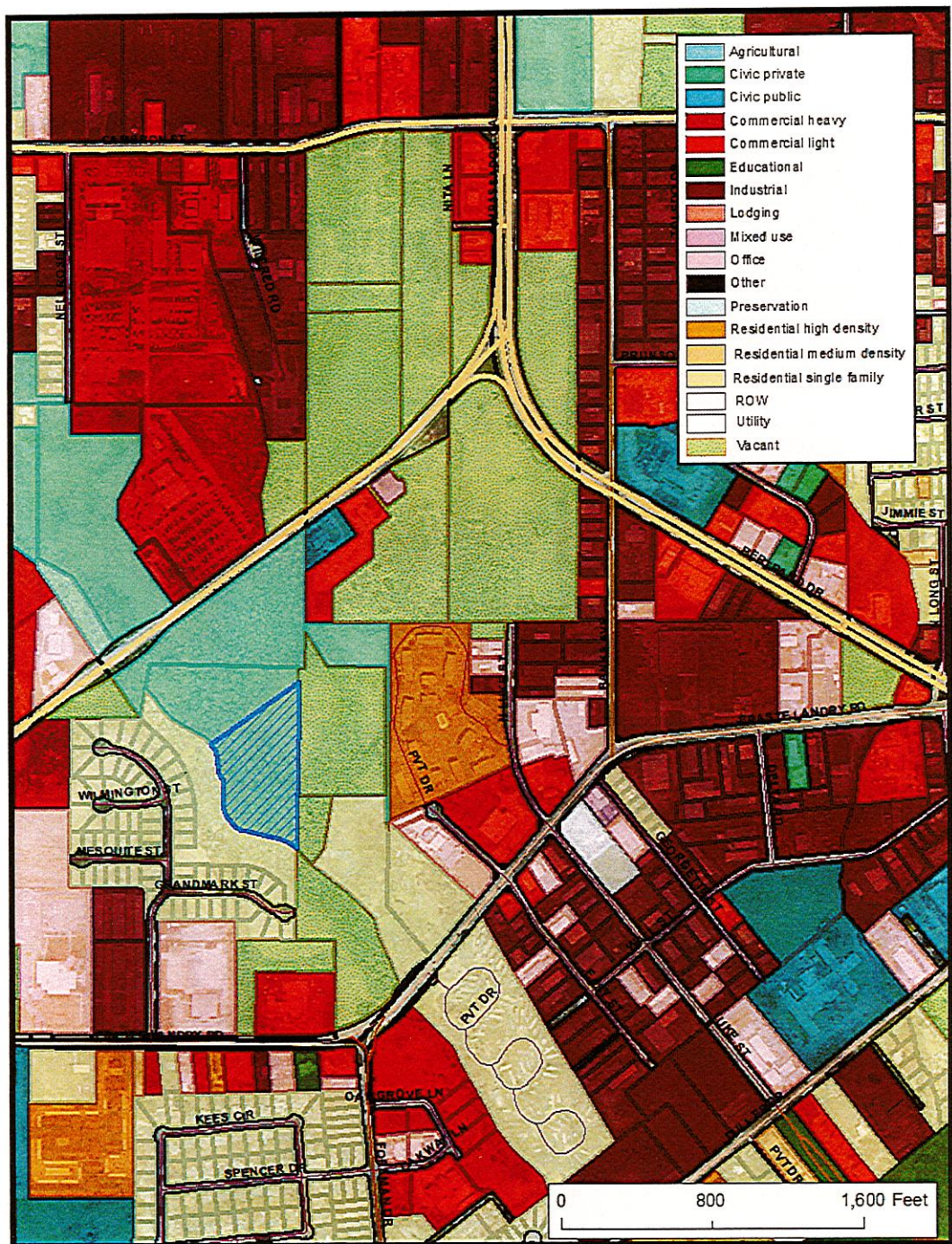
A. Existing conditions

Zoning



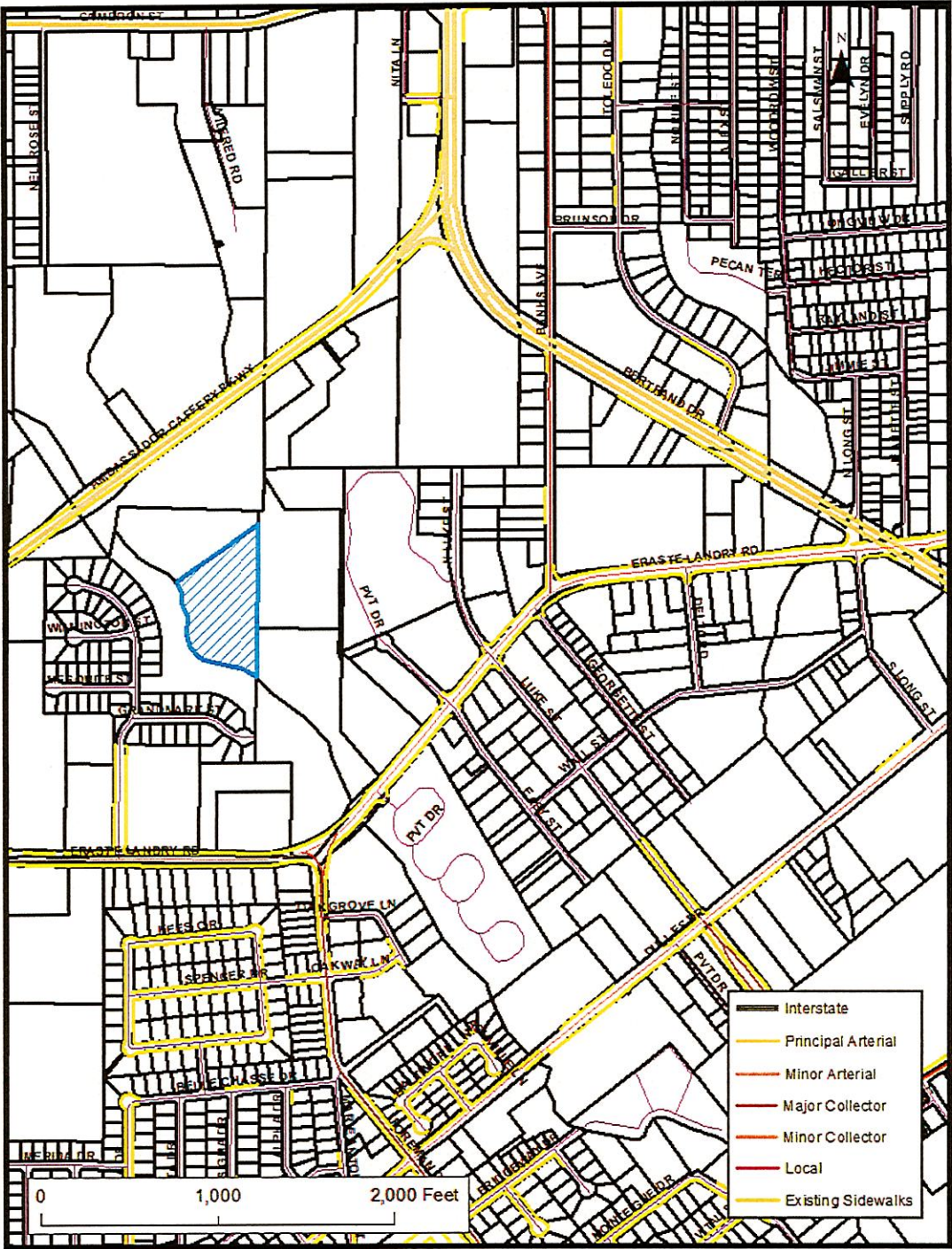
Zoning map of the area surrounding the petitioned site

The subject property is surrounded by a "triangle" of three roads: Ambassador Caffery Parkway to the north, Bertrand Drive towards the east, and Eraste Landry Road to the south. The subject property is part of a very large IL (Industrial-Light) zoning district. There are commercial properties along all of the triangle streets (Ambassador Caffery Parkway, Bertrand Drive and Eraste Landry Road). Finally, there is a large RM-1 (Residential Mixed) zoning district to the west of the subject property.



Land Use Map

The current "triangle" area of the subject property and Ambassador Parkway, Bertrand Drive and Eraste Landry Road has few true industrial uses. There is a Coca-Cola bottling plant to the east of the subject properties. There are industrial uses as you go further south from the subject property, and also to the north. There is a great deal of undeveloped land within the triangle, and residential properties very near to the subject property. To the west is a residential development, and there is an apartment complex to the east. There are commercial properties lining the streets in this area, such as TV station complexes, A/C heating companies, barber shops, banks, car washes, restaurant and tool supply, and more.



Street Classification and Sidewalk Inventory Map

Ambassador Caffery Parkway and Bertrand Drive are both principal arterials, and Eraste Landry is a minor arterial. These streets are highly traveled and traffic can be heavy, especially on Ambassador Caffery Parkway and Bertrand Drive. These three streets also have an up-to-date sidewalk system. Most of the local roads in this area do not have sidewalks.

B. Recent cases and relevant trends

An adjacent property to the east was rezoned by the same applicants last summer. That project, **ZON2021-0030 125 Easy Street Rezoning**, rezoned a large area of IL (Industrial-Light) property to RM-1 (Residential Mixed) in order to build their home on this property, which has been family property for a long time. They hope to establish this land as residential property. This area has been undeveloped for a long time, but now there is a residential development to the west of the subject property, and an apartment complex to the east. Commercial properties continue to front the major streets in this area (Ambassador Caffery Parkway, Bertrand Drive, and Eraste Landry), but residential properties are developing further in from these roads.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to allow the applicants to develop their property as residential. The property is vacant, undeveloped and has many amenities for residential living. Residential uses are not allowed in IL except for one use category-a **Community home** (a group home for disabled clients). The adjacent land use to the west of the subject property is a residential development, Ambassador Gardens, which is a recent addition. The other adjacent property is a RM-1 (Residential Mixed) zoning district, recently rezoned by the same applicants. The newer zoning district of RM-1 is more appropriate here than an industrial use, since there are no real industrial uses on this area of property. There are definitely commercial-heavy properties, but most of them front the major roads.

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.

The trend of development in the general area of the subject property appears to be towards multi-family housing and residential neighborhood development along with commercial/commercial-heavy properties such as A/C repair, cable companies, car rentals, TV stations, self-service storage, etc. on the properties fronting the major roads in this area. This area is a combination of commercial, commercial-heavy and residential. The properties adjacent to the subject property are largely residential but there is a great deal of undeveloped land also. The subject property is different in that it is family property which the applicants are hoping to develop. The residential properties are not fronting the major roads, but are more at the core of the area of land bordered by Ambassador Caffery Parkway, Bertrand Drive, and Eraste Landry.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

The adjacent land uses at this time are two residential properties and several undeveloped unincorporated properties. There are a great many industrially zoned properties that may no longer need to be industrial. CH (Commercial-Heavy) would probably be adequate. This entire "triangle" area needs more study, but staff recommends that this subject property be downzoned from IL (Industrial-Light) to RM-1 (Residential Mixed). This would be completely compatible with the nearest adjacent uses, which are also residential.



RECEIVED

JUN 20 2022

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

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

TO: Cydra Wingerter **DATE:** June 20, 2022

FROM: Mary Sliman

SUBJECT: Case No. ZON2022-0021
125 Easy Street Rezoning

The attached ordinance would rezone, from IL (Industrial-Light) to RM-1 (Residential Mixed), property located generally north of Eraste Landry Road, west of Easy Street, and south of Ambassador Caffery Parkway.

The Zoning Commission, at its Monday, June 20, 2022 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, July 5, 2022, with Final Adoption Tuesday, July 19, 2022.

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

A handwritten signature in blue ink, 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 Eraste Landry Road, west of Easy Street, south of Ambassador Caffery Parkway.
- 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: July 5, 2022
 - B. FINAL ADOPTION: July 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 (1 page)
 - E. Map (1 page)
 - F. Final Evaluation of Zoning Considerations (11 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-102-2022

1. This ordinance was introduced:
July 5, 2022
YEAS: Lewis, Naquin,
Hebert, Cook, Lazard

NAYS: None

ABSENT: None

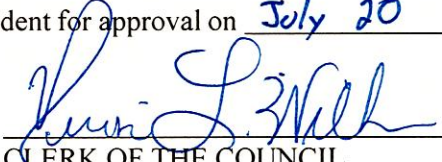
ABSTAIN: None

Final disposition by Council:
July 19, 2022
YEAS: Naquin,
Hebert, Cook, Lazard

NAYS: None

ABSENT: Lewis

ABSTAIN: None
2. Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the Advertiser on July 8, 2022.
3. This ordinance was presented to the Mayor-President for approval on July 20, 2022, at 11:15 o'clock a.m.




CLERK OF THE COUNCIL
4. Disposition by Mayor-President:

I hereby:

A. Approve this ordinance, the 21 day of July, 2022, at 3:00 o'clock p.m.

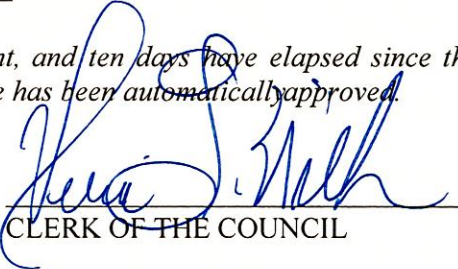
B. Veto this ordinance, the _____ day of _____, 2022, at _____ o'clock _____.m., veto message is attached.

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 July 25, 2022, at 3:18 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 July 22, 2022.

