

**CITY ORDINANCE NO. CO-103-2022**

**AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2022-0022 129 YOUNGSVILLE HIGHWAY REZONING, LOCATED GENERALLY NORTH OF WILLIAM DRIVE, EAST OF YOUNGSVILLE HIGHWAY, AND SOUTH OF WEST PINHOOK ROAD; THE PARTICULAR PARCEL BEING REZONED FROM IL (INDUSTRIAL-LIGHT) TO CH (COMMERCIAL-HEAVY)**

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

**SECTION 1:** The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2022-0022 129 Youngsville Highway Rezoning, located generally north of William Drive, east of Youngsville Highway, and south of West Pinhook Road; the particular parcels being rezoned from IL (Industrial-Light) to CH (Commercial-Heavy); the said parcels being shown and identified by a rezoning map titled “A Map Of Survey Showing Land To Be Rezoned For Crossroads Development, LLC, Located In Section 20, T10S-R5E, City Of Lafayette, Lafayette Parish, Louisiana”, Prepared By K. Christian Armstrong, PLS; 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**SECTION 2:** All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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.

\* \* \* \* \*



**LAFAYETTE ZONING COMMISSION  
RECOMMENDATION OF ACTION**

**TO:** Lafayette City Council

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

**SUBJ:** ZON2022-0022 129 Youngsville Highway Rezoning

**PETITIONER:** Joseph Christopher Carter and Tiffany Carter

**DATE PETITION FILED:** April 29, 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 CH (Commercial-Heavy).

Motion: Hebert  
Second: Green  
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

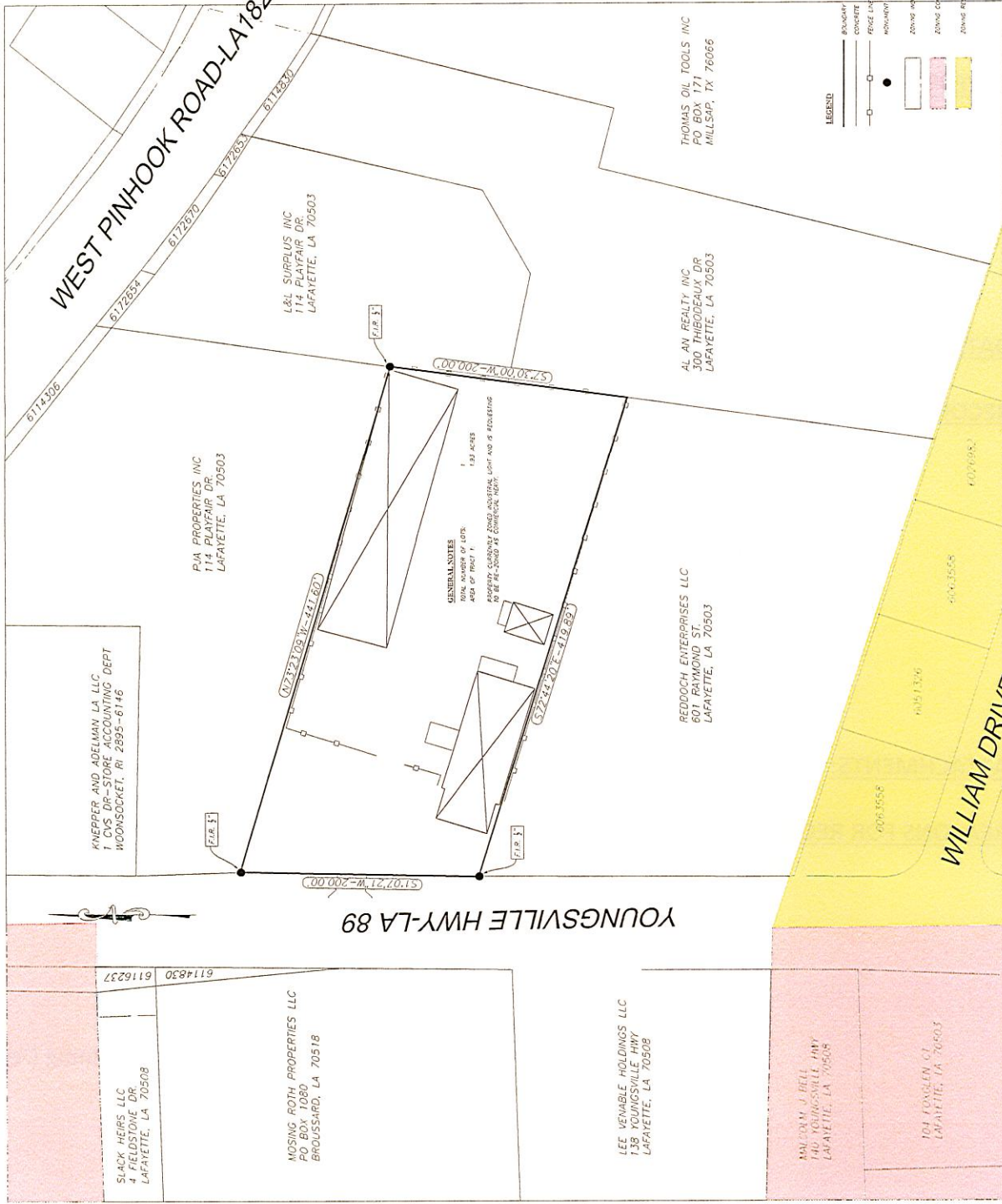
Sincerely,



Mary Sliman, Director  
Community Development and Planning Dept.



LOCATION OF PROPERTY



PROPERTY OWNER ADDRESSES

- 6041966 DOW BRIDGEMAN ARCADE  
FOUNTAINVILLE, LA 70522  
6201178 COLUMBIA PARKWAY # 201  
LAFAYETTE, LA 70503  
6042554 1500 W. 10TH ST  
LAFAYETTE, LA 70503  
6028892 1500 W. 10TH ST  
LAFAYETTE, LA 70503  
6114256 1500 W. 10TH ST  
LAFAYETTE, LA 70503  
6114257 1500 W. 10TH ST  
LAFAYETTE, LA 70503  
6114258 1500 W. 10TH ST  
LAFAYETTE, LA 70503

SUBJECT LOT  
CROSS-SECTIONAL U.S. STATE ROAD 188  
CROSS-SECTIONAL U.S. STATE ROAD 188  
CROSS-SECTIONAL U.S. STATE ROAD 188  
CROSS-SECTIONAL U.S. STATE ROAD 188

REFERENCE DOCUMENTS  
PLAN OF SUBDIVISION BEING CONVEYED BY  
CROSS-ROADS DEVELOPMENT, LLC  
DATED AUGUST 28, 2017, ACT NUMBER  
197-10586

PROPERTY OWNER ADDRESSES  
CROSS-ROADS DEVELOPMENT, LLC  
200 LAFAYETTE ST  
NEW ORLEANS, LA 70112

REMARKS  
THIS PROPERTY IS LOCATED IN PLSSD ZONE 4 (100' WIDE  
PLSSD ZONE 4) ACCORDING TO THE PLSSD ZONE MAP  
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A MAP OF SURVEY  
SHOWING LAND TO BE RE-ZONED  
CROSS-ROADS  
DEVELOPMENT, LLC

1. CERTAIN PARTS OF THIS PROPERTY ARE ACTUALLY  
LOCATED WITHIN THE PLSSD ZONE 4 (100' WIDE  
PLSSD ZONE 4) ACCORDING TO THE PLSSD ZONE MAP  
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DATE OF SURVEY  
MAY 1, 2021  
SCALE 1" = 40'  
DATE OF PLAT  
MAY 1, 2021

REMARKS  
THIS PROPERTY IS LOCATED IN PLSSD ZONE 4 (100' WIDE  
PLSSD ZONE 4) ACCORDING TO THE PLSSD ZONE MAP  
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Lafayette Consolidated Government  
**Zoning Commission**

Community Development and Planning Staff Report  
**EXECUTIVE SUMMARY**

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Drafted 5/29/2022  
Amended 6/13/2022

**ZON2022-0022**

**City Council District:** 4 – Nanette Cook

**Parish Council District:** 3 – Josh Carlson

**Applicant:** Joseph Christopher Carter and Tiffany Carter

**Request:** This is a request to rezone property from IL (Industrial-Light) to CH (Commercial-Heavy) in order to allow for a youth indoor training facility with batting cages. The use category for this facility is ***Recreational facility, indoor***, and it is allowed in a CH (Commercial-Heavy) zoning district. This will be housed in the existing building at 129 Youngsville Highway. The remaining part of the property will continue as *Outdoor Storage*, also permitted in CH (Commercial-Heavy).

**Location:** 129 Youngsville Highway

**Summary of Proposal:**

The purpose of this rezoning from IL (Industrial-Light) to CH (Commercial-Heavy) is to allow for a youth indoor training facility with batting cages. This will be located in the existing building at 129 Youngsville Highway.

**Recommendation:**

Staff recommends rezoning from IL (Industrial-Light) to CH (Commercial-Heavy).

**Reasons for Recommendation:**

The intersection of West Pinhook Road and the Youngsville Highway has a small IL (Industrial-Light) zoning district that extends from an extremely large IL area north of Pinhook Road near the airport. A downzoning of IL (Industrial-Light) to CH (Commercial-Heavy) would help reduce that industrial area which is too heavy a zoning district for the Youngsville Highway south of this intersection. There are large residential developments to the south. There is a rehab hospital across the road, along with other medical uses. The addition of an indoor recreational facility would be more appropriate than another industrial use. There are several tool rental yards, both on the Youngsville Highway and on West Pinhook, but most of the new areas of construction and development are for residential uses and medical office spaces. There is another indoor/outdoor recreational facility further south at 508

Youngsville Highway; a Kart Ranch, along with the public golf course Vieux Chenes near where the Youngsville Highway and Ambassador Caffery Parkway meet.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff has received one phone call with questions about the rezoning. The caller wanted to make sure that her property nearby was not involved in the rezoning. She was happy to hear that the intention of the applicants was to install batting cages in the existing building. She was in favor of the rezoning.

## ZONING COMMISSION RECOMMENDATION

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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 CH (Commercial-Heavy).

### Summary of Public Comment:

#### Public Comment before the Zoning Commission meeting

Support: 1

Opposition: 0

Neutral: 0

#### Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

**Zoning Commission Meeting**

**June 20, 2022**

**ZON2022-0022**

**To:** City-Parish 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

**PRELIMINARY STAFF REPORT**

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**I. GENERAL INFORMATION**

**Applicant:** Joseph Christopher Carter and Tiffany Carter

**Request:** This is a request to rezone property from IL (Industrial-Light) to CH (Commercial-Heavy) to allow for a youth indoor training facility with batting cages. This will be located in the existing building at 129 Youngsville Highway.

**Location:** 129 Youngsville Highway

**Description:** The subject property is located generally north of William Drive, east of Youngsville Highway, and south of West Pinhook Road. The property is a total of 2.03 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-Parish 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





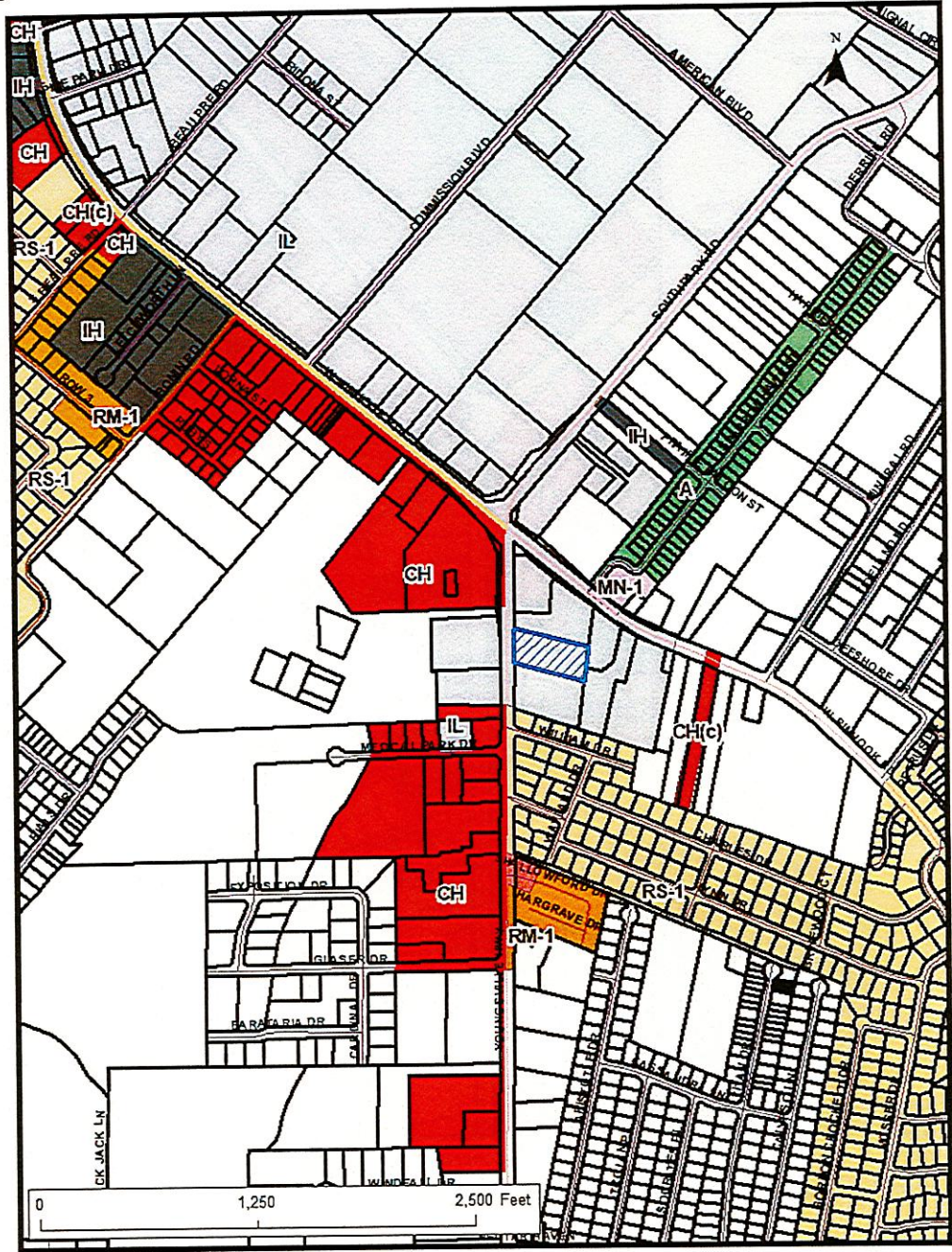
Vicinity Map



II. ANALYSIS

A. Existing conditions

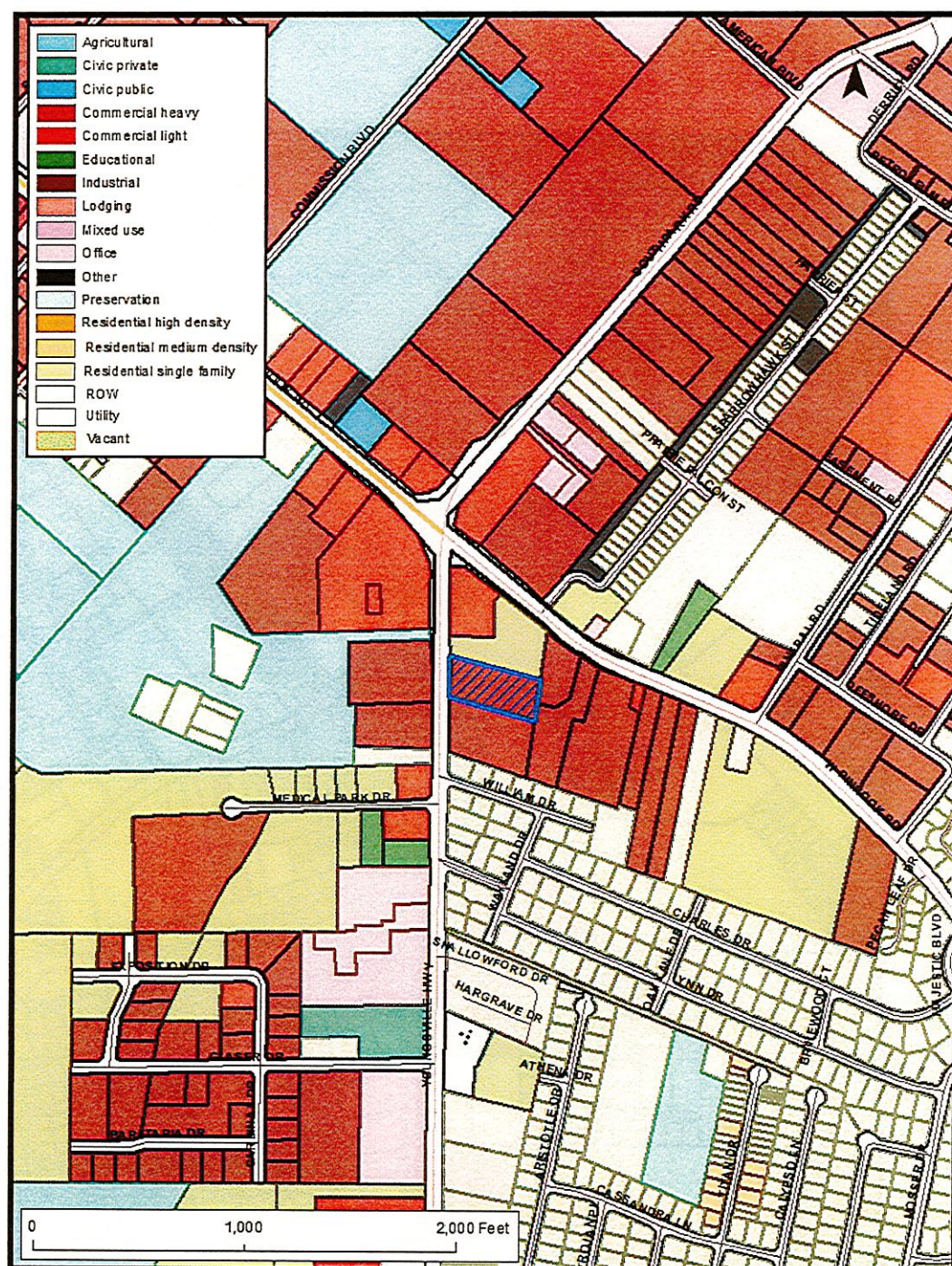
Zoning



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

There is a very large IL (Industrial-Light) zoning district to the north of Pinhook Road, also near to the airport property. IL continues for a short distance below the intersection of Pinhook Road and the Youngville Highway, and to the east of the Youngville Highway. There are also a great many unincorporated properties in this area. CH (Commercial-Heavy) zoning districts follow the Youngville Highway south for a distance, and there is a large RS-1 (Residential Single-Family) development adjacent to an IL property just south of the subject property.





### Land Use Map

The land uses in this area are a combination of commercial, heavy commercial, and residential uses. There are still agricultural uses here at the end of the city of Lafayette and the beginning of the city of Youngsville, and Broussard. There are many more heavy commercial and/or industrial properties to the north of Pinhook Road, closer to the airport. There are also vacant/undeveloped properties as well as agricultural properties.





**Street Classification and Sidewalk Inventory Map**

The subject property fronts a minor arterial, the Youngsville Highway. West Pinhook Road is a principal arterial until the intersection with the Youngsville Highway, then it becomes a minor arterial as it travels east to the city of Broussard. There is a sidewalk system along Pinhook Road, but it discontinues after the intersection with the Youngsville Highway.

**B. Recent cases and relevant trends**

N/A.

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

The purpose of the proposed rezoning is to allow for an indoor recreational facility, with batting cages, which will require the zoning to change from IL (Industrial-Light) to CH (Commercial-Heavy), as **Recreational Facility, Indoor** is permitted in CH, but not in IL. The remainder of the property will continue to be considered **Outdoor storage**, which is also permitted in CH (Commercial-Heavy). These uses will be compatible with the existing uses in the rest of this existing IL zoning district. The existing uses are: outdoor storage, tool rental, a pharmacy, and a veterinarian clinic. It will also be compatible with the nearby residential properties, as a sport practice venue. There are two other sport facilities along the Youngsville Highway, which are Kart Ranch, and the Vieux Chenes golf course.

**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.*

N/A.

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

N/A.

*The proposed amendment is compatible with surrounding land uses.*

As this is a CH (Commercial-Heavy) use, it will be compatible with the existing heavy commercial uses adjacent to and around the subject property. It will also be compatible with residential uses as this is a use that may be used and enjoyed by nearby occupants. There is a similar facility further south on the Youngsville Highway which is the Kart Ranch.





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. ZON2022-0022  
129 Youngsville Highway Rezoning

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The attached ordinance would rezone, from IL (Industrial-Light) to CH (Commercial-Heavy), property located generally north of William Drive, east of Youngsville Highway, and south of West Pinhook Road.

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 that reads "Mary Sliman".

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 William Drive, east of Youngsville Highway, and south of West Pinhook Road.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from IL (Industrial-Light) to CH (Commercial-Heavy).
- 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 (10 pages)
- 5) **FISCAL IMPACT:**  
☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)  
☒ No Fiscal Impact

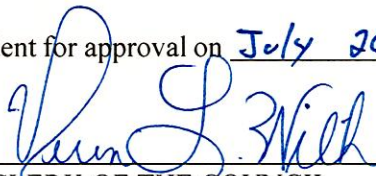


**RECOMMENDED BY:**

  
\_\_\_\_\_  
MARY SLIMAN, DIRECTOR

**APPROVED FOR AGENDA:**

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

**DISPOSITION OF ORDINANCE NO. CO-103-2022**

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.

