

CITY ORDINANCE NO. CO-104-2022

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. ZON2022-0023 1600 BLOCK LA NEUVILLE ROAD ANNEXATION, LOCATED GENERALLY NORTH OF GREENPOINT COMMONS, WEST OF AMBASSADOR CAFFERY PARKWAY, AND SOUTH OF LA NEUVILLE ROAD; AND ASSIGNING A ZONING CLASSIFICATION OF RS-2 (RESIDENTIAL SINGLE-FAMILY) (DISTRICT 4)

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. ZON2022-0023 1600 Block La Neuville Road Annexation, located generally north of Greenpoint Commons, west of Ambassador Caffery Parkway, and south of La Neuville Road; and assigning a zoning classification of RS-2 (Residential Single-Family). Refer to survey "Map Of Proposed Extension For City Of Lafayette, Louisiana, Corporate Limits, Located In Section 26, T10S-R4E 1600 Block La Neuville Road (Tracts A, B, & C) LN Subdivision Annexation Approx. 7.25 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. 4.

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 and along a northerly property line of Points of View Subdivision, said point is the corner of LN SUBDIVISION, thence N00°42'15"E, a distance of approximately 490.67' to the northeasterly property corner of JOSEPH CULOTTA and the southerly right of way of La Neuville Rd, thence N89°52'41"E, a distance of approximately 643.00' to the northeasterly corner of said property and the southerly right of way of La Neuville Rd, thence S00°48'55"W, a distance of approximately 490.93' to the southeasterly corner of said property and the southwesterly property of line of WILLIAM BRADFORD MOSING, thence S89°54'00"W, a distance of approximately 642.04' to the southwesterly corner of said property and the northerly property line of POINTS OF VIEW SUBDIVISION, which is also the point of beginning, all as shown on the attached incorporation map prepared by Lafayette City - Parish Consolidated Government - Lafayette Utilities System, dated April 7, 2022 entitled, MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 26, T10S-R4E, 1600 BLK LA NEUVILLE RD (TRACTS A, B, & C) LN SUBDIVISION ANNEXATION – APPROX. 7.25 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: ZON2022-0023 1600 Block of La Neuville Road Annexation

PETITIONER: Jimmie L. Ortego

DATE PETITION FILED: March 28, 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 assign zoning of RS-2
(Residential Single-Family) to property proposed for annexation.

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

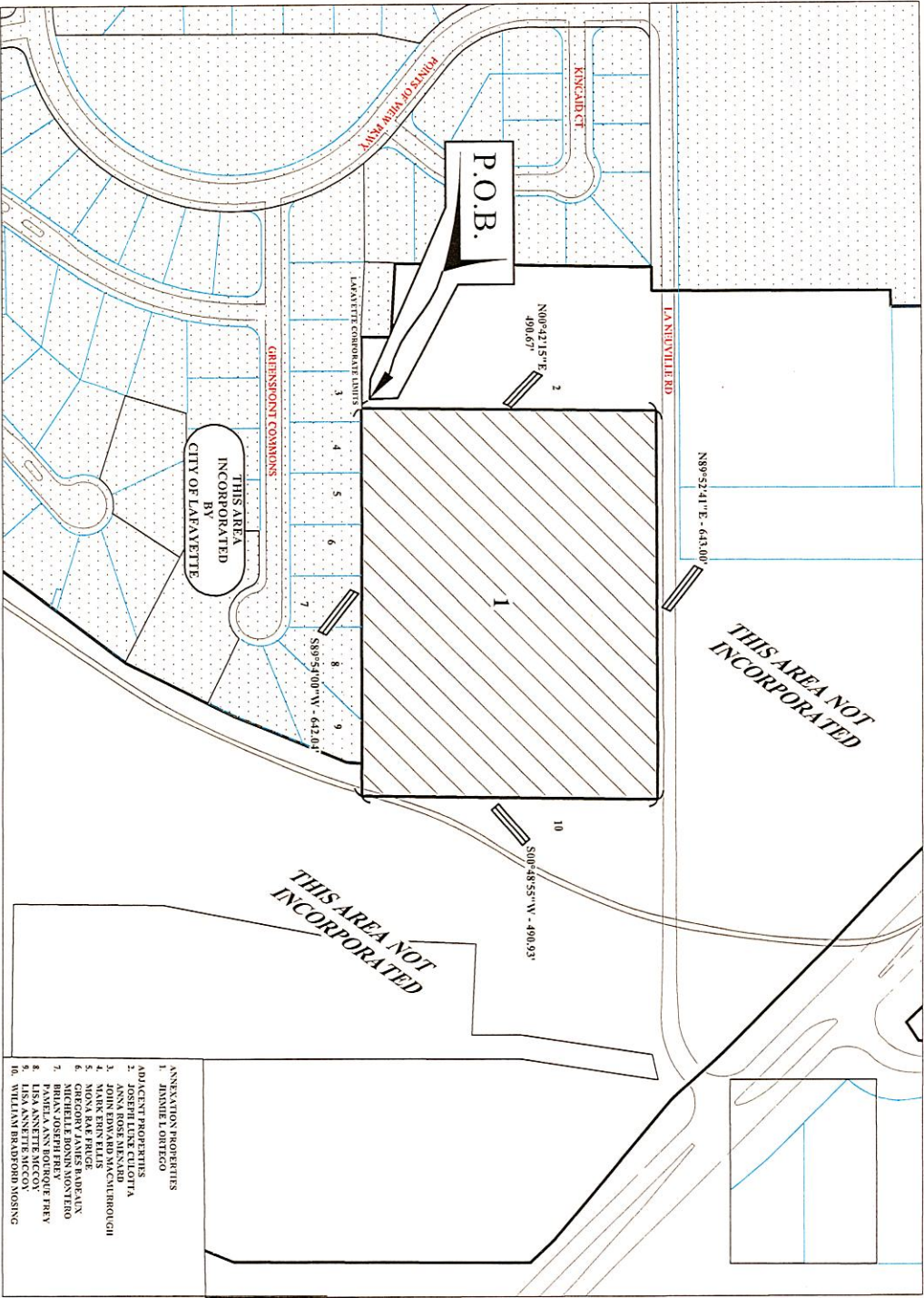
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning
Commission Recommendation

Sincerely,



Mary Sliman, Director
Community Development and Planning Dept.



SCALE: 1" = 100'

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

- ANNEXATION PROPERTIES
1. JIMMIE L. ORTEGO
 2. JOSEPH LENE CILLOTTA
 3. ANNA ROSE MENARD
 4. MARK BRYNELLIS
 5. MONA RAE PRICE
 6. GREGORY JAMES ROSEALIN
 7. BRIAN JOSEPH FREY
 8. PAMELA ANN DODRIGUE FREY
 9. LISA ANNETTE MCCOY
 10. WILLIAM BRADFORD MOSING

MAP OF
PROPOSED EXTENSION
FOR CITY OF LAFAYETTE,
LOUISIANA, CORPORATE LIMITS,
LOCATED IN
SECTION 26, T10S-R4E
1600 BLK LA NEUVILLE RD
(TRACTS A, B, & C) LN SUBDIVISION
ANNEXATION
APPROX. 7.25 ACRES

NOTE:
NO ACTUAL GROUND SURVEY PERFORMED. INFORMATION OBTAINED FROM
A PLAT PREPARED BY MONTAGNET & DOMINGUE, ENTITLED A FINAL MAP OF
SURVEY SHOWING TRACTS A, B, & C, DATED DECEMBER 14, 2020

Prepared by: Lafayette City - Parish Consolidated Government
Department: Lafayette Utilities System
Date: April 7, 2022
Approved by: B.G.
Drawn by: N.G.

Lafayette Consolidated Government

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 5/3/2022
Amended 6/13/2022

ZON2022-0023**City Council District:** 4 – Nanette Cook**Parish Council District:** 3 – Josh Carlson**Applicant:** Jimmie L. Ortego**Request:** Zoning assignment**Location:** 1600 Block La Neuville 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 services for a residential development. This is a requirement of plat approval. Staff recommends a zoning assignment of RM-1 (Residential Mixed) so to encourage different types of housing, especially due to the subject property's location: between two major arterials, Ambassador Caffery Parkway and Verot School Road.

Recommendation:

The staff recommends a zoning assignment of RM-1 (Residential Mixed).

Reasons for Recommendation:

RM-1 (Residential Mixed) zoning is consistent with the land use trends in the surrounding area. There is an existing RS-1 (Residential Single-Family) development to the south and west of the subject property (Points of View Subdivision). There is also a proposed residential development to the north of the subject property that is in a MN-1 (Mixed-Use Neighborhood) zoning district that offers housing options and possible neighborhood-appropriate light commercial uses. The unincorporated property near the subject property is rural with low density residential. There is one small unincorporated property that is used for heavy commercial uses; an auto repair shop at 1653 La Neuville Road. However, most of the uses, either part of the city of Lafayette or unincorporated, tend to the low to middle density residential. A RM-1 (Residential Mixed) zoning assignment can offer housing options as well: single-family homes, duplexes, accessory apartments, cottage courts, multi-family and Live/Work dwellings. Also, a RM-1 zoning district is more appropriate due to the short distance the proposed development is from Ambassador Caffery Parkway, a principal arterial.

La Neuville Road is a major collector road between two arterials, which can easily support a RM-1 (Residential Mixed) residential development.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received two phone calls looking for information. The first caller, who lived right across from the subject property, wanted to know what was going on the subject property. She was happy with a residential development, but wanted to make sure the status of her property remained the same. I assured her that this annexation would not affect her property in any way.

Staff received another call from a nearby resident who was concerned about drainage and about a zoning classification of RM-1 instead of RS-1. He doesn't want apartments on the property. He was told him to come to the meeting on June 20th to express his concerns and was told that the owner originally asked for RS-1, but our office suggested RM-1.

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 assign a zoning of RS-2 (Residential Single-Family), in lieu of the RM-1 (Residential Mixed) as recommended by Staff.

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 1

Opposition: 1

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 3

Neutral: 0

Zoning Commission Meeting

June 20, 2022

ZON2022-0023

To: City Zoning Commission

From: Mary Sliman, Director
Cathie Gilbert, Planning Manager

City Council District: 4 – Nanette Cook

Parish Council District: 3 – Josh Carlson

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Jimmie L. Ortego

Request: A request to assign RM-1 (Residential Mixed) zoning to property proposed for annexation, in order to build a residential development.

Location: 1600 Block La Neuville Road

Description: The petitioned undeveloped property up for annexation is approximately 7.25 acres. The property is located generally north of Greenpoint Commons, west of Ambassador Caffery Parkway, and south of La Neuville Road. Staff recommends a residential zoning assignment of RM-1 (Residential Mixed).

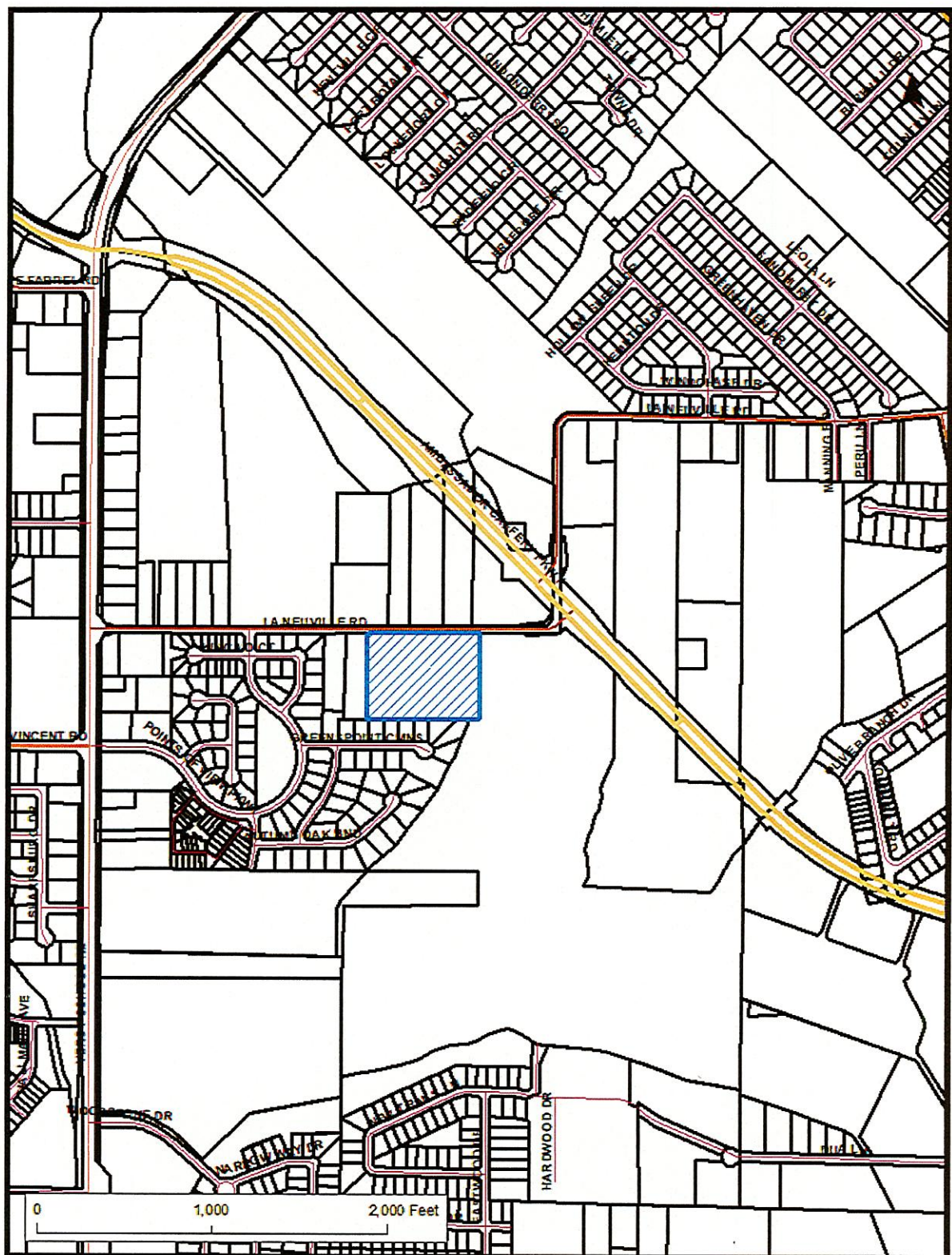
Why is Zoning Commission action required?

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

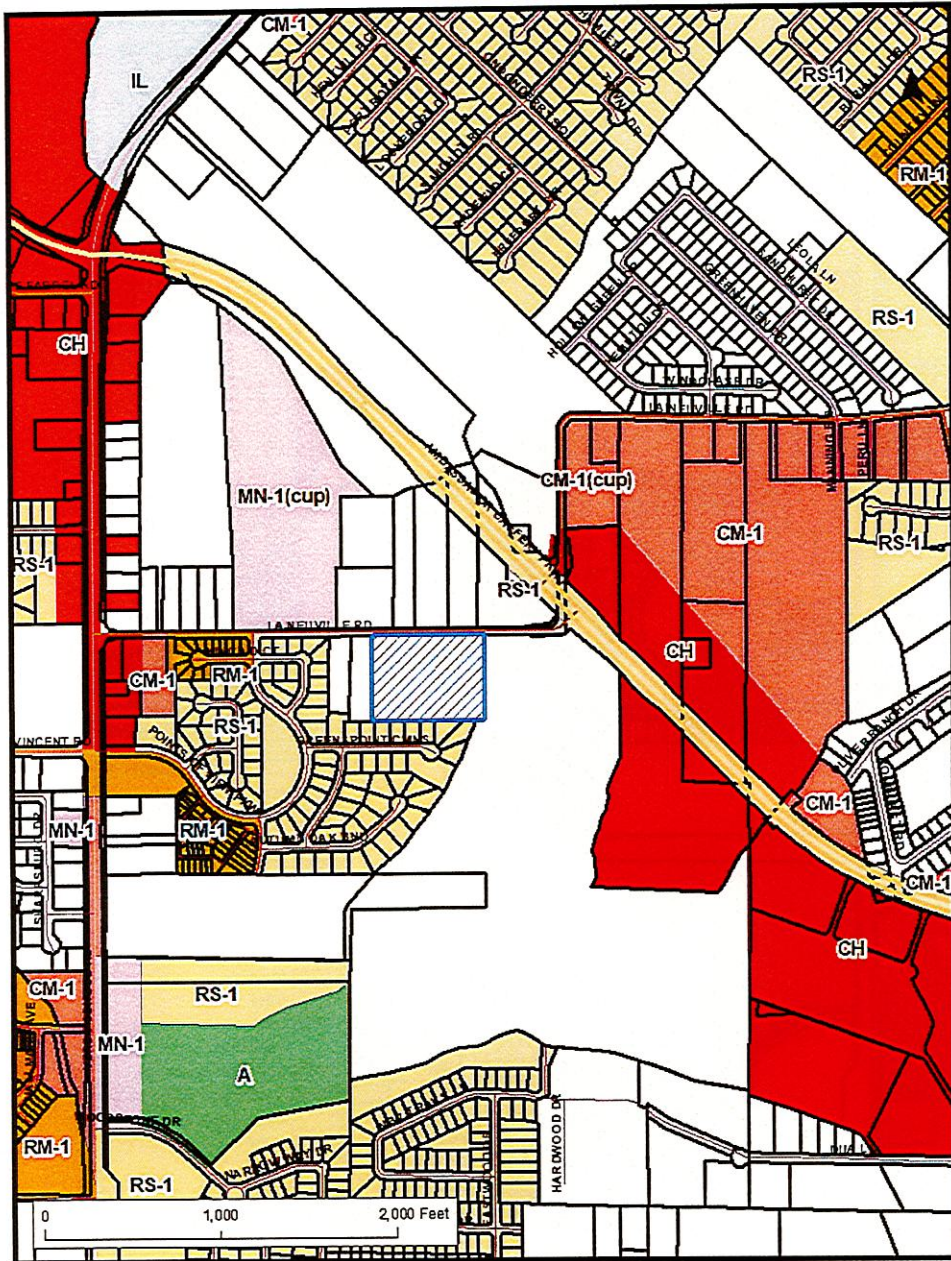


Vicinity Map

II. ANALYSIS

A. Existing conditions

Zoning

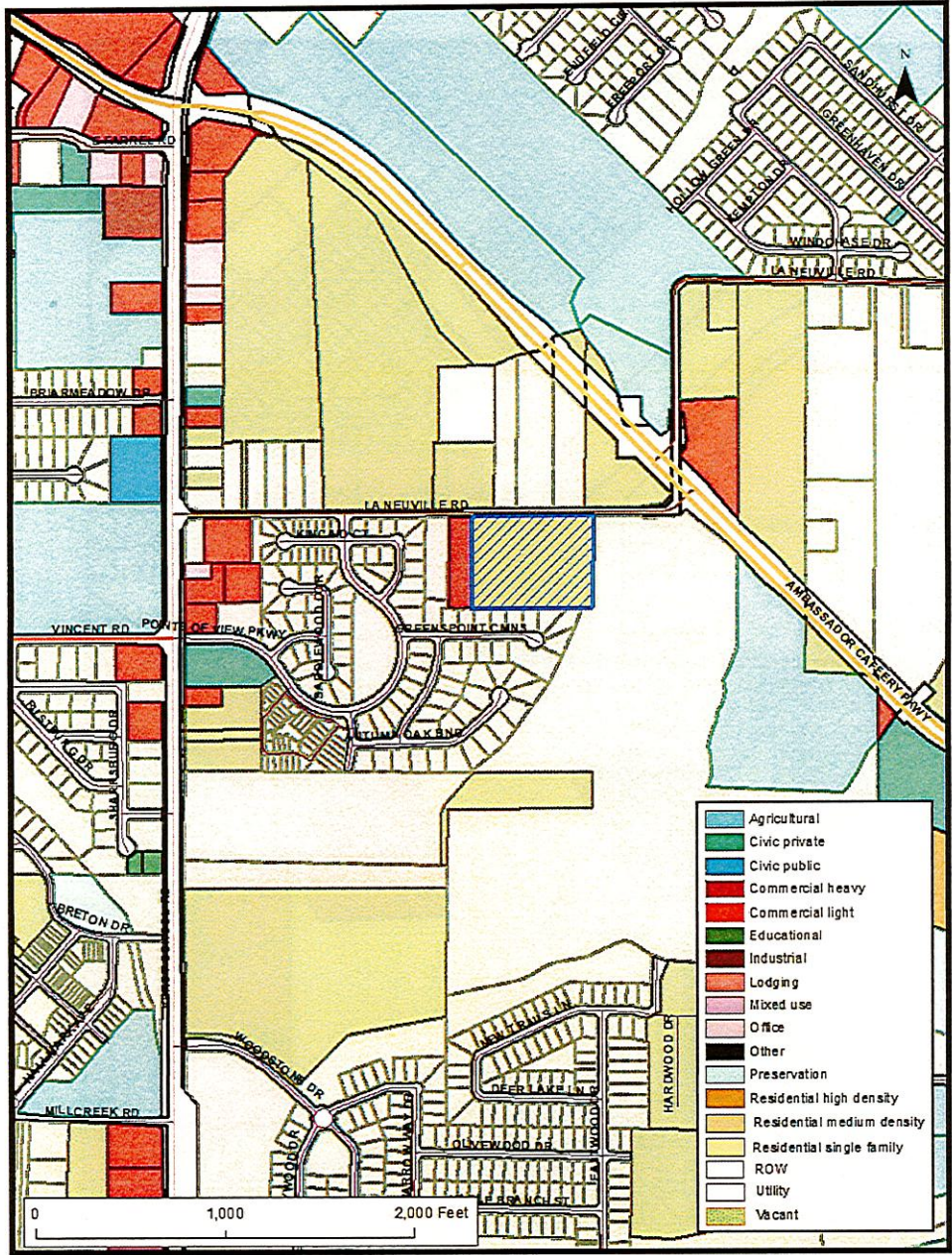


Zoning map of the area surrounding the petitioned site

Most of the properties to the north, east and south of the subject property are unincorporated. Beyond the unincorporated properties are an RS-1 (Residential Single-Family) development, and a large MN-1 (Mixed-Use Neighborhood) zoning district intended for a residential development with the possibility of small neighborhood-type commercial properties. There are CH (Commercial-Heavy) properties following Verot School Road until Vincent Road, where the uses become more residential. There are CH and CM-1 (Commercial Mixed) properties along Ambassador Caffery

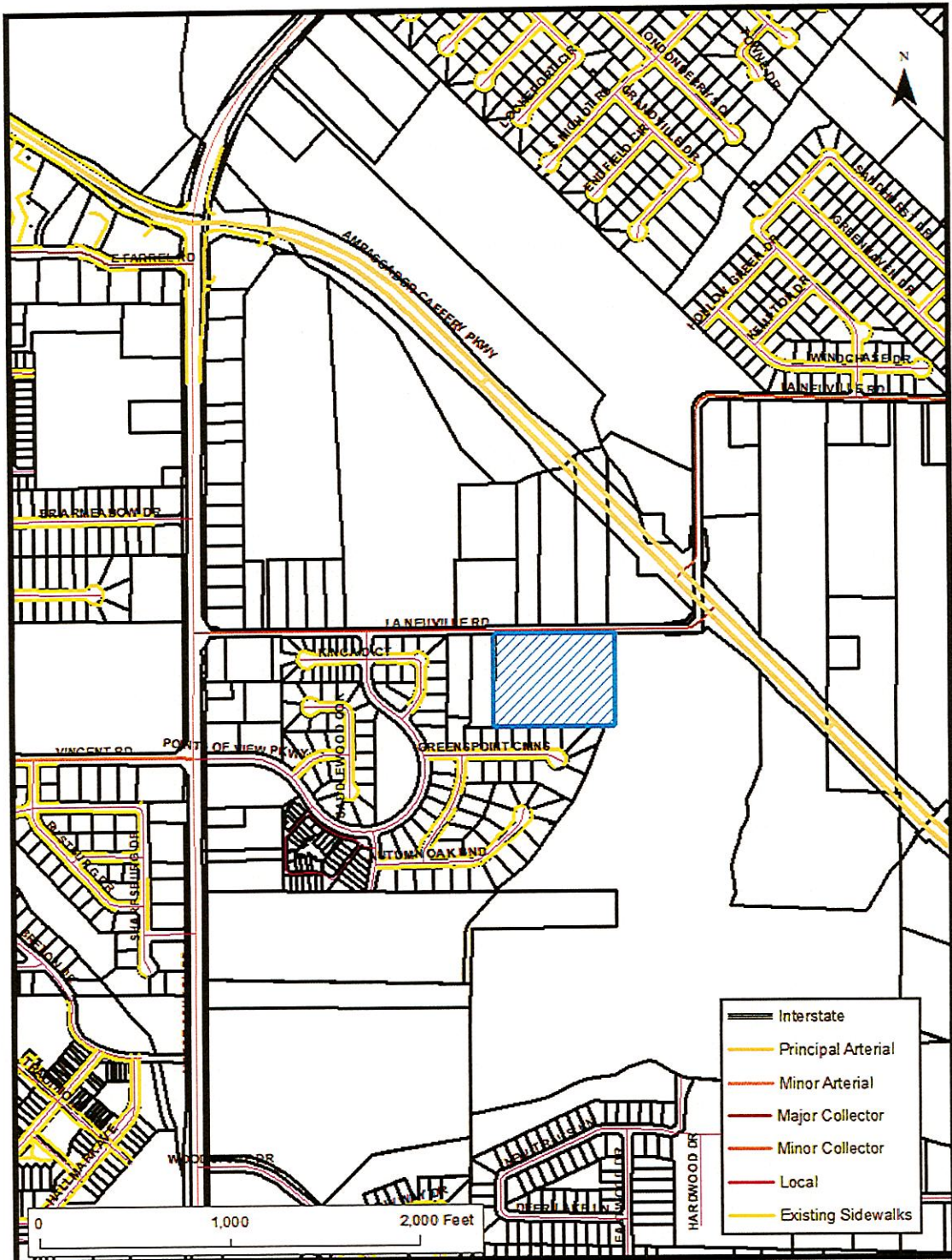
Parkway also. La Neuville Road is at first largely CM-1 (Commercial Mixed) on the north side of Ambassador Caffery Parkway.

Land Use



Land uses surrounding the petitioned site

The Land Use map shows mostly rural, residential and undeveloped properties in the area of the subject property. There are still agricultural properties in use. Commercial properties still follow Verot School Road, but are mostly light commercial uses, such as small restaurants, a convenience store, a health and fitness club, an interior design business, a grocery store, small offices, churches, pre-schools, and a barbershop. There are a few heavier commercial uses such as a self-service storage facility and a used car lot.



Street Classification and Sidewalk Inventory

The subject property fronts a major collector, La Neuville Road, and Ambassador Caffery Parkway, just .1 miles to the east, is a principal arterial. Verot School Road is a minor arterial. The rest of the other roads are local roads. There are sidewalk systems in the residential developments in the area, and along the two arterials, but none along La Neuville Road. La Neuville Road, on both sides of Ambassador Caffery Parkway, is not a comfortable road for walking.

B. Recent cases and relevant trends

In 2016, the property across the street from the subject property was annexed into the city of Lafayette and given a zoning assignment of CM-1 (Commercial Mixed) (**ZON2016-0010 1700 Block of La Neuville Road Annexation**). The owner at first wanted to establish commercial properties along La Neuville Road, and build a self-storage business beyond. Instead, he decided the area was better used for residential development. So, a year later, the property was rezoned to MN-1 (CUP) in order to build a single-family residential development, with neighborhood-appropriate commercial uses in the development. (**ZON2017-0026-1700 Block of La Neuville Road Rezoning**). The reason for this change was based on the property's location on a collector road between two arterials, the mix of existing land uses in the immediate area, and a desire to build a residential development rather than commercial properties. These reasons are still valid as far as this new annexation and zoning assignment go. It is a primarily residential area.

C. Purpose of rezoning and effect on adjacent land uses

The applicant requests annexation in order to receive city services for a residential development, asking for a zoning assignment of RM-1 (Residential Mixed). There is an RS-1 (Residential Single-Family) development to the east and south of the subject property. There is a planned MN-1 (Mixed-Use Neighborhood) residential development to be built across the street. There is still a great deal of unincorporated land, but the area is more residential than commercial. An RM-1 residential development should be in a good position to offer more types of housing: duplexes, apartments, townhouses, cottage courts, and so on. The proposed development is very close to Ambassador Caffery Parkway, and not very far from Verot School Road. This location is good for offering more types of housing as it is so close to major roadways.

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

The Land Use priorities as expressed in the comprehensive plan for future development include: "Focused development in existing and emerging centers and corridors". This area is an emerging center of development, particularly residential. The property's location between two major arterials such as Ambassador Caffery Parkway and Verot School Road is especially significant as an "emerging center". This is one reason Staff encouraged a RM-1 zoning classification rather than a RS-1 classification. As an emerging center this area will be optimal for additional types of housing.

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. Almost all of the other land uses in the area between Ambassador Caffery Parkway and Verot School Road are residential, with varying levels of density. There are RS-1 (Residential Single-Family), RM-1 (Residential Mixed), and MN-1 (Mixed-Use Neighborhood) developments.

RM-1 and MN-1 allow housing options such as duplexes, cottage courts, apartments, and townhouses. There are still rural residences which are usually very low density. This area is becoming popular for residential use, along with developments that follow Verot School Road.

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 residential developments, unincorporated residential developments, restaurants, churches, barber shops, and smaller grocery stores. There are many other commercial businesses farther away, but still within easy access, such as grocery stores, used car sales, cabinet makers, pharmacies, an urgent care center, convenience stores and more just minutes away. The subject property will be compatible with these uses as a residential development, as part of a neighborhood.



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

FROM: Mary Sliman

SUBJECT: Case No. ZON2022-0023
1600 Block La Neuville Road Annexation

DATE: June 20, 2022

The attached ordinance would annex and assign a RS-2 (Residential Single-Family) zoning classification to property located generally north of Greenpoint Commons, west of Ambassador Caffery Parkway, and south of La Neuville 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, reading 'Mary Sliman', positioned above 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 property located generally north of Greenpoint Commons, west of Ambassador Caffery Parkway, and south of La Neuville Road.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to annex and assign a RS-2 (Residential Single-Family) zoning classification to the subject property.
- 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:





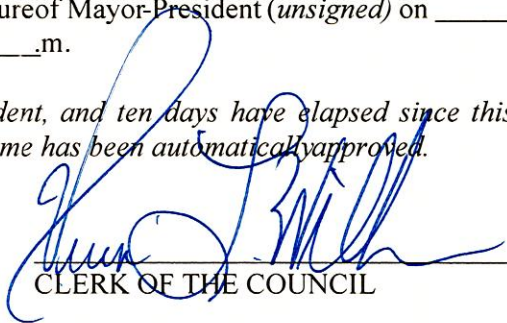
MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-104-2022

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.

