

CITY ORDINANCE NO. CO-010-2024

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. 2023-39-REZ 420, 422 & 430 ERASTE LANDRY ROAD AND 804, 806, 808 & 812 CAJUNDOME BOULEVARD REZONING, LOCATED GENERALLY NORTH OF ERASTE LANDRY ROAD, EAST OF CAJUNDOME BOULEVARD, AND SOUTH OF BUTTIGIG STREET; BEING REZONED FROM IL (INDUSTRIAL-LIGHT) TO CM-1 (COMMERCIAL 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. 2023-39-REZ 420, 422 & 430 Eraste Landry Road and 804, 806, 808 & 812 Cajundome Boulevard Rezoning located generally north of Eraste Landry Road, east of Cajundome Boulevard, and south of Buttigig Street, the particular parcels being rezoned from IL (Industrial-Light) to CM-1 (Commercial Mixed); the said parcels being shown and identified on a map titled, "A Map of Survey showing 2.92 Acres of West End Acres to be Rezoned from IL to CM-1", prepared by Montagnet and Domingue, Inc., dated December 1, 2023, a copy of which is attached hereto and made a part thereof.

SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: 2023-39-REZ 420, 422 & 430 Eraste Landry Road and 804, 806, 808 & 812
Cajundome Boulevard Rezoning

PETITIONER: Kishbaugh Properties, LLC

DATE PETITION FILED: December 6, 2023

DATE OF PUBLIC HEARING: January 22, 2024

DATES OF PUBLICATIONS: January 7, 2024
January 17, 2024
January 21, 2024

DATE OF ZONING COMMISSION RECOMMENDATION: January 22, 2024

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

Motion:	Green
Second:	Dural
Vote:	4-0-1-0
Ayes:	Hebert, Dural, German, Pritchard
Nays:	None
Absent:	Trahan
Abstain:	None

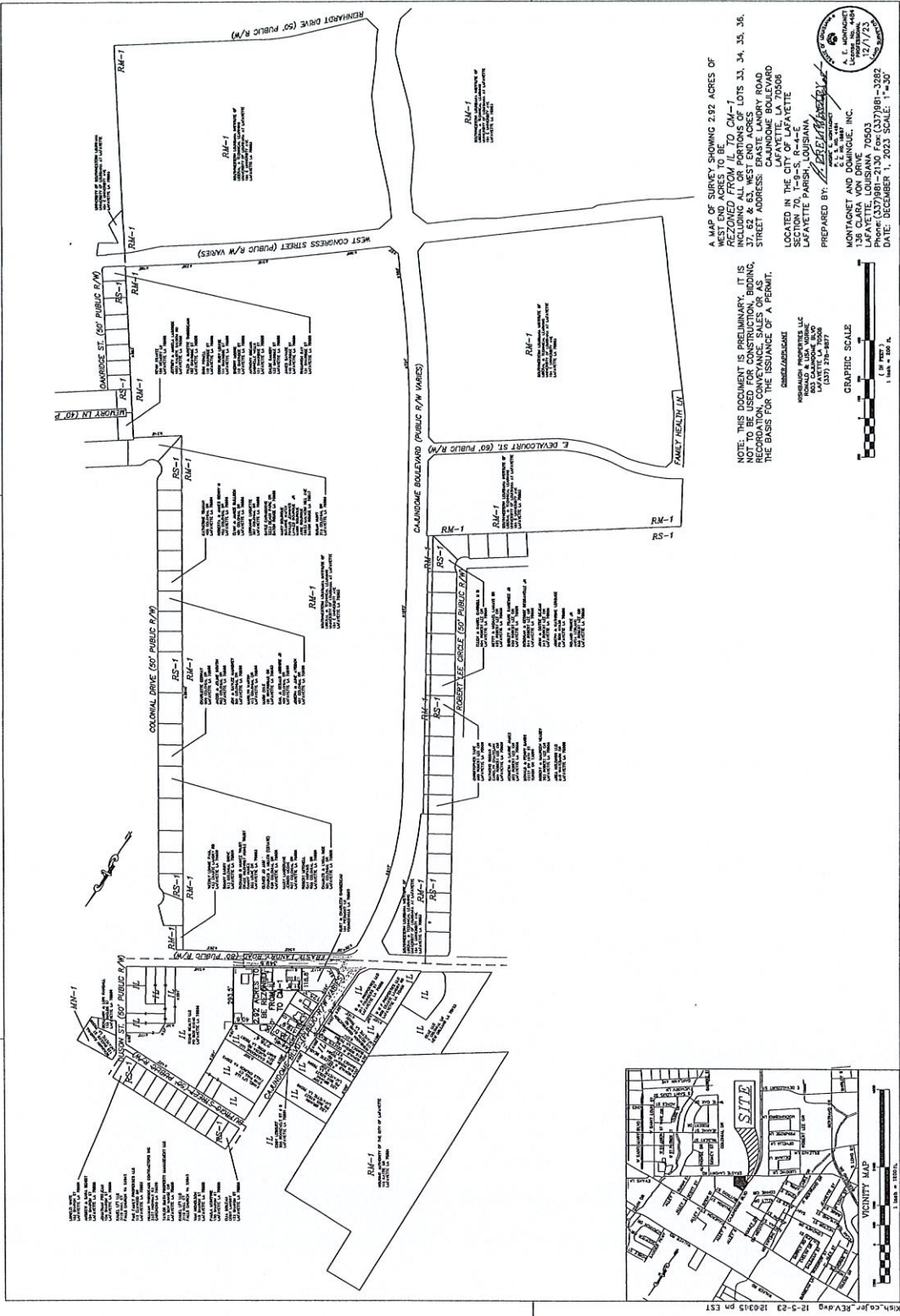
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning
Commission Recommendation

Sincerely,



Anne Famoso, Interim Director
Community Development and Planning Dept.



A MAP OF SURVEY SHOWING 292 ACRES OF
 REZONED FROM IL TO RM-1
 INCLUDING ALL OR PORTIONS OF
 LOTS 33, 34, 35, 36,
 37, 38, 39, 40, 41, 42, 43, 44, 45, 46,
 47, 48, 49, 50, 51, 52, 53, 54, 55, 56,
 57, 58, 59, 60, 61, 62, 63, 64, 65, 66,
 67, 68, 69, 70, 71, 72, 73, 74, 75, 76,
 77, 78, 79, 80, 81, 82, 83, 84, 85, 86,
 87, 88, 89, 90, 91, 92, 93, 94, 95, 96,
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 225, 226, 227, 228, 229, 230, 231, 232,
 233, 234, 235, 236, 237, 238, 239, 240,
 241, 242, 243, 244, 245, 246, 247, 248,
 249, 250, 251, 252, 253, 254, 255, 256,
 257, 258, 259, 260, 261, 262, 263, 264,
 265, 266, 267, 268, 269, 270, 271, 272,
 273, 274, 275, 276, 277, 278, 279, 280,
 281, 282, 283, 284, 285, 286, 287, 288,
 289, 290, 291, 292.

NOTE: THIS DOCUMENT IS PRELIMINARY. IT IS
 NOT TO BE USED FOR RECORDING, REZONING,
 RECORDATION, CONVEYANCE, SALES OR AS
 THE BASIS FOR THE ISSUANCE OF A PERMIT.

PREPARED BY: **BRIDGES & ASSOCIATES, L.L.C.**
 1001 PINE BLVD.
 SUITE 200
 LAFAYETTE, LOUISIANA 70503
 (337) 234-4077

LOCATED IN THE CITY OF LAFAYETTE
 SECTION 70, T-9-S, R-4-E
 LAFAYETTE PARISH, LOUISIANA

PREPARED BY: **BRIDGES & ASSOCIATES, L.L.C.**
 1001 PINE BLVD.
 SUITE 200
 LAFAYETTE, LOUISIANA 70503
 (337) 234-4077

MONTAGNET AND DOMINQUE, INC.
 1001 PINE BLVD.
 SUITE 200
 LAFAYETTE, LOUISIANA 70503
 Phone: (337) 981-2130 Fax: (337) 981-3282
 DATE: DECEMBER 1, 2023 SCALE: 1"=50'

GRAPHIC SCALE
 1 inch = 500 feet

VICINITY MAP
 1 inch = 1000 feet

12-5-23 REV'd 12-5-23 12:03:15 PM EST

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 12/6/2023
Amended 1/23/2024

2023-39-REZ

City Council District: 1 – Elroy Broussard

Parish Council District: 1 – Bryan Tabor

Applicant: Kishbaugh Properties, LLC, c/o Keith Kishbaugh, Ronald & Lisa Vidrine

Request: This is a request to rezone properties from IL (Industrial-Light) to CM-1 (Commercial Mixed) to build a townhouse complex and potential housing choices.

Location: 420, 422 & 430 Eraste Landry Road, and 804, 806, 808 & 812 Cajundome Boulevard (Lots 33, 34, 35, 36, 37, 62 & 63 West End Acres)

Summary of Proposal:

The purpose of this rezoning is to reconcile outdated industrial zoning districts with the need for housing in an area with an array of uses, some of them permitted in IL (Industrial-Light), and some that are not. The subject properties include four existing single-family homes, two offices, one vacant property, and one storage warehouse in an older and intensive zoning district: IL (Industrial-Light). Most residential uses are not allowed in an IL (Industrial-Light) zoning district; the only one that is permitted is a *Community Home*, which is a licensed home for handicapped persons. This area is a mixture of commercial heavy or industrial uses and light commercial and residential uses. The general area is an old integrated industrial area with some established residential streets. Most of the commercial/industrial uses are located fronting the classified roads of Eraste Landry and Cameron Street. The residential uses are often on the smaller local streets with some exceptions. The applicant felt that this area is right for a townhouse complex, as the area is close to Downtown Lafayette, and not far from UL.

Recommendation:

Staff recommends approval of this rezoning from IL (Industrial-Light) to CM-1 (Commercial Mixed) to build a townhouse complex.

Reasons for Recommendation:

This proposal addresses an increase in housing types to address demand and affordability. This area is just a short drive away from Downtown Lafayette, and fairly close to UL also. This portion of the IL

(Industrial-Light) zoning district could be reduced and/or modified easily as the more intense industrial uses are bordering Cameron Street, to the north. Staff has studied this area for an administrative rezoning but it is difficult to address as the variation of uses that often predate zoning and are historic industrial areas where housing was in close proximity to commercial/industrial uses. It is further complicated by the transition away from cumulative zoning that no longer allows residential uses in industrial zoning.

In addition, the requested CM-1 zoning does not allow single-family, therefore, the development would eliminate four nonconforming single-family uses. There are quite a few residential areas and light commercial and office spaces within this IL (Industrial-Light) zoning district; it is too intense a zoning classification for some of the areas.

Summary of Public Comment:

At the time of publication of the preliminary report, staff received one call about the proposed rezoning. The caller was against the rezoning because he didn't want the area to become trashy and "another 4 corners". I called him back and left a message explaining that this was downzoning, not upzoning, and it was to be a townhouse development. He agreed later that this case seems like a good idea for this area.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its January 22, 2024, meeting and approved a motion to recommend that the City Council approve the request to rezone the subject properties from IL (Industrial-Light) to CM-1 (Commercial Mixed).

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

January 22, 2024

2023-39-REZ

To: City Zoning Commission

From: Anne Famoso, Interim Director
Cathie Gilbert, Planning Manager

City Council District: 1 – Elroy Broussard

Parish Council District: 1 – Bryan Tabor

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: Kishbaugh Properties, LLC c/o Keith Kishbaugh, Ronald & Lisa Vidrine

Request: This is a request for rezoning from IL (Industrial-Light) to CM-1 (Commercial Mixed) in order to build townhouses and other possibilities.

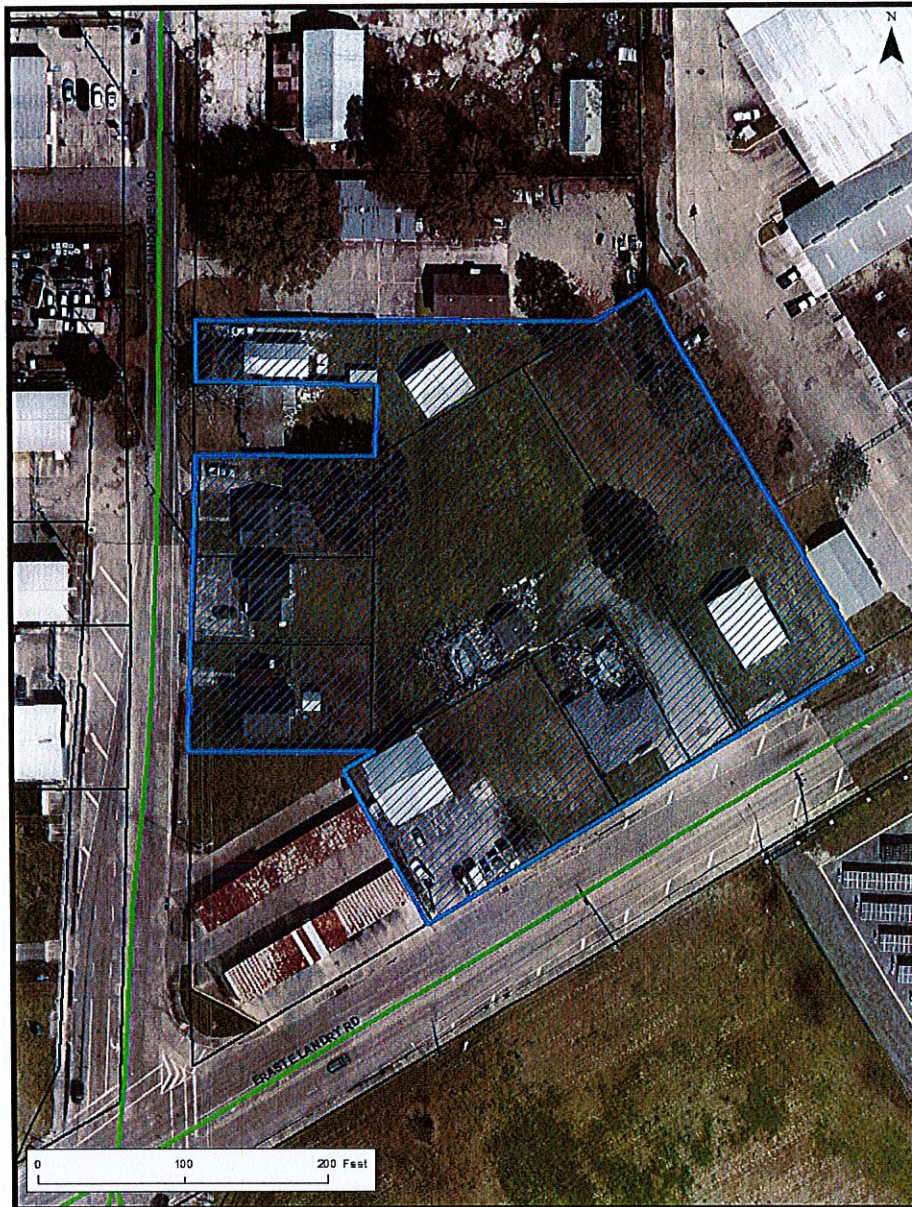
Location: 420, 422 & 430 Eraste Landry Road, and 804, 806, 808 & 812 Cajundome Boulevard (Lots 33, 34, 35, 36, 37, 62 & 63 West End Acres)

Description: The properties are located generally north of Eraste Landry Road, east of Cajundome Boulevard, and south of Buttigig Street. The subject properties are approximately 2.92 acres in total.

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 before council action, by Article 4 of the Lafayette Development Code.

The LDC establishes procedures for making land development decisions. To obtain a certificate of occupancy, building permit, or 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.

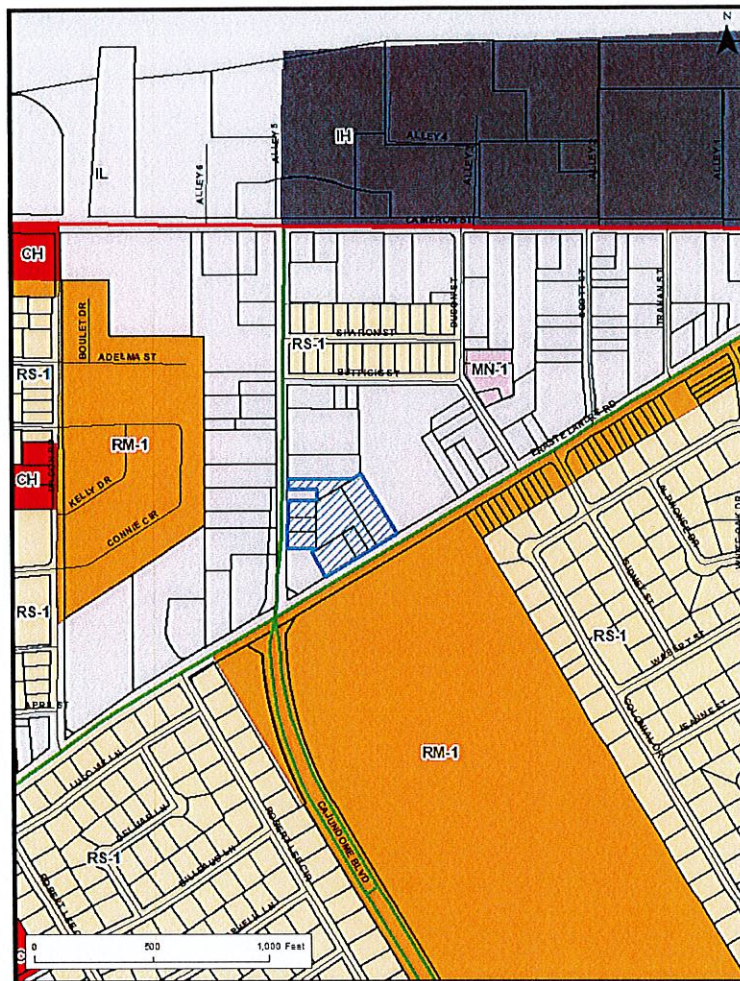


Subject Property Map

II. ANALYSIS

A. Existing conditions

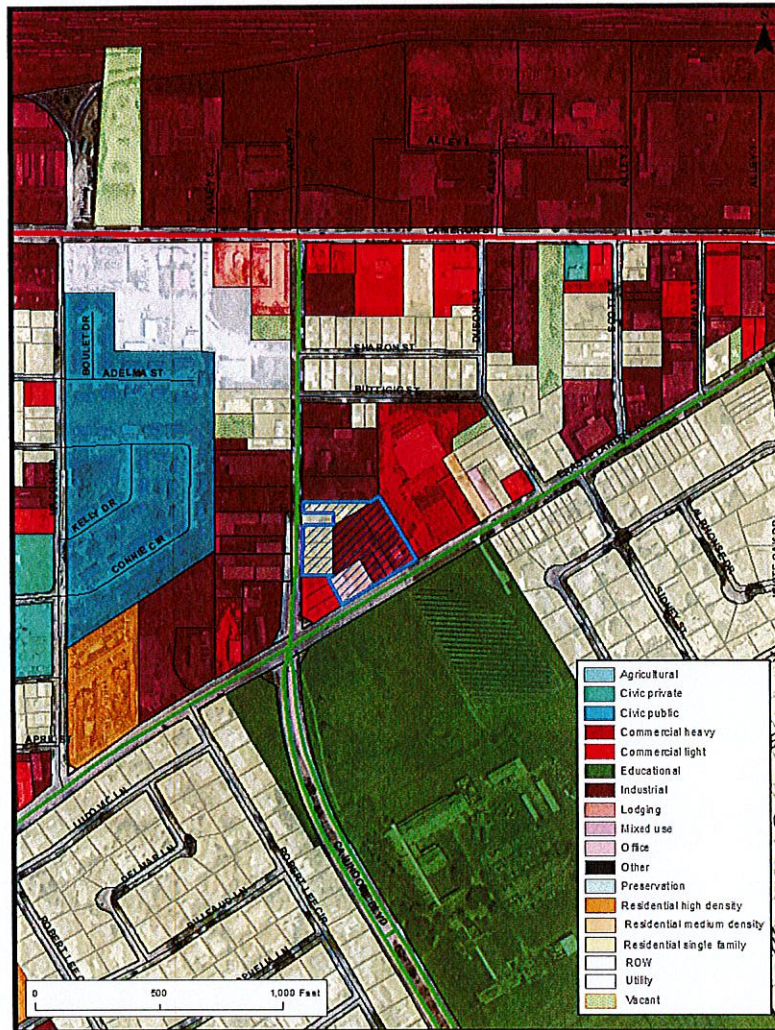
Zoning



Zoning Map of the area surrounding the petitioned site

The subject properties (420, 422 & 430 Eraste Landry Road, and 804, 806, 808 & 812 Cajundome Boulevard) are currently IL (Industrial-Light) zoning districts, part of a large IL zoning district that follows Cameron Street. The subject properties are south of an isolated RS-1 (Residential Single-Family) neighborhood at Sharon Street. To the north is a large IH (Industrial-Heavy) zoning district that fronts Cameron Street. There are more IL (Industrial-Light) zoning districts to the west, along with an RM-1 (Residential Mixed) zoning district, and another RS-1 (Residential Single-Family) zoning district. There are also IL (Industrial-Light) zoning districts to the east, along with a group of MN-1 (Mixed-Use Neighborhood) zoning districts, which are former IL (Industrial-Light) districts rezoned in

2023 to MN-1 (Mixed-Use Neighborhood) to accommodate residential and light commercial uses. To the south, across Eraste Landry, there are many RS-1 (Residential Single-Family) zoning districts and one large RM-1 (Residential Mixed) zoning district which is property belonging to the University.



Land Use Map

This map shows the mixture of uses within the large IL (Industrial-Light) zoning district. There are a large number of single-family dwellings and a few mixed residential uses, such as apartments, townhouses, etc. There are a few office uses, mixed in with commercial heavy warehouses and storage yards, and utility yards. To the north of Cameron Street is almost completely industrial. To the south of Eraste Landry Road is mostly residential, with UL properties.



Street Classification and Sidewalk Inventory Map

The subject properties front either Eraste Landry, a minor arterial, or Cajundome Boulevard, another minor arterial. Cameron Street, a short distance to the north, is a principal arterial. There are some sidewalks shown along Eraste Landry and Cajundome Boulevard, but they are not complete. Some of the neighborhoods shown have sidewalks.

B. Recent cases and relevant trends

Staff had another case just blocks from the subject properties early in 2023. **2023-8-REZ 207, 213 & 307 Duson Street** rezoned IL (Industrial-Light) zoning districts to MN-1 (Mixed-Use Neighborhood) zoning districts to establish more of an existing residential area as residential, not industrial. The applicant wanted to use his properties primarily as residential but viewed MN-1 (Mixed-Use Neighborhood) as the most flexible zoning for his needs. This IL (Industrial-Light) zoning district has many pockets of uses throughout that are less than industrial; single-family residential, mixed residential, office uses, restaurants, and grocery stores. But some areas are almost completely industrial; these are along parts of Cameron Street, particularly on the north side. These areas would not be appropriate for a residential zoning.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to eliminate outdated and/or inappropriate zoning for a neighborhood to help create much-needed housing in an area of Lafayette that is close to Downtown and to UL. An IL (Industrial-Light) zoning district is too intense for housing 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 CM-1 (Commercial Mixed) is appropriate for the Eraste Landry/Cajundome Boulevard site. There are commercial uses near this site, but they don't preclude the idea of a townhouse complex. The "CM" districts implement the Commercial/Office future land use category of PlanLafayette. This district provides for compact development patterns and pedestrian-friendly design features.

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

The comprehensive plan also sees urban neighborhoods as opportunities for reinvestment and livability. Reducing intense zoning districts in existing neighborhoods will strengthen the character of this neighborhood. This neighborhood provides a diverse range of housing opportunities and choices and rezonings of this type protect and revitalize the neighborhood and its assets, which are also goals of the comprehensive plan. Diverse sizes of housing, lot sizes and even different zoning districts (RM-1 (Residential Mixed), MN-1 (Mixed-Use Neighborhood), RS-1 (Residential Single-Family) can also attract an older population, looking to downsize, while still attracting young adults and offering properties and opportunities they can afford.

There was a mistake in the original zoning map or text.

The end of cumulative or pyramidal zoning meant that these smaller, residential-type lots could no longer be used for single-family residential uses. It is difficult to see what else they could be used for, especially in an industrial zoning district. Most of the industrial uses in this area require a lot of property for large warehouses and outdoor storage.

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

This is the third case that staff has had in this area where industrial zoning was changed to residential. Besides the case on Duson Street, mentioned above in ***Recent cases and relevant trends***, there was a case several years ago in an industrial zoning district further west of the subject properties but still off of Eraste Landry Road, where the property was rezoned from IL (Industrial-Light) to RM-1 (Residential Mixed). (**ZON2021 125 Easy Street Rezoning**) A year later, the same applicants rezoned more property from an industrial zoning to a residential one. (**ZON2022-0021 125 Easy Street Rezoning**). The staff has also been approached about rezoning parts of Norine Street, which is just west of the current subject properties, wanting to downzone from IL (Industrial-Light) to MN-1 (Mixed-Use Neighborhood), for residential and light commercial land uses.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

Again, this area has a parcel by parcel mix of uses. In this case, the area surrounding the subject properties is residential land use and office space, but industrial and commercial uses are nearby also. Some of the commercial uses are of benefit to the residential units: restaurants, a coffee shop, a veterinary clinic, a Mexican grocery store, a barbershop, and a sports bar.



Internal Memorandum

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

TO: Rachel Godeaux

DATE: January 22, 2024

FROM: Anne Famoso

SUBJECT: Case No. 2023-39-REZ
420, 422 & 430 Eraste Landry Road and 804, 806, 808 & 812 Cajundome
Boulevard Rezoning

The attached ordinance would rezone, from IL (Industrial-Light) to CM-1 (Commercial Mixed), properties located generally north of Eraste Landry Road, east of Cajundome Boulevard, and south of Buttigig Street.

The Zoning Commission, at its Monday, January 22, 2024 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, February 6, 2024, with Final Adoption Tuesday, February 20, 2024.

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

A handwritten signature in blue ink that reads "Anne Famoso".

Anne Famoso
Interim Director

RECEIVED

JAN 22 2024

Lafayette Consolidated Government
Chief Administrative Officer

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 properties located generally north of Eraste Landry Road, east of Cajundome Boulevard, and south of Buttigig Street.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject properties from IL (Industrial-Light) to CM-1 (Commercial Mixed).
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: February 6, 2024
 - B. FINAL ADOPTION: February 20, 2024
- 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:



ANNE FAMOSO, INTERIM DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER