

**CITY ORDINANCE NO. CO-011-2024**

**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. 2023-40-REZ 500 BLOCK TOLSON ROAD ANNEXATION, LOCATED GENERALLY NORTH OF DARBONNE ROAD, EAST OF TOLSON ROAD, AND SOUTH OF ORELIA STREET; 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. 2023-40-REZ 500 Block Tolson Road Annexation, located generally north of Darbonne Road, east of Tolson Road, and south of Orelia Street; 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 88, T10S-R4E" 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, said point is the southwesterly property corner of said property, the northeasterly right-of-way of Tolson Road, and the northwesterly property corner of ALTHEA MARIE HAMILTON (1),

thence N47°11'55"W, a distance of approximately 138.01', along the southwesterly property line of said property, the existing City of Lafayette corporate limits, and the northeasterly right-of-way of Tolson Road to a corner point,

thence N42°51'59"E, a distance of approximately 174.81', along the northwesterly property line of said property, and the southeasterly property line of JULEDITH M. JOHNLOUIS, ELVIS HAMILTON, ALLISON CHAISSON HAMILTON, DARREL HAMILTON, MYRA ANN ALEXANDER, DANIEL J. ALEXANDER, SHURRON ALLINIENICE, DANIELLE CHAPTMAN (2) to a corner point,

thence N47°11'55"W, a distance of approximately 120.00', along the southwesterly property line of said property, and the northeasterly property line of JULEDITH M. JOHNLOUIS, ELVIS HAMILTON, ALLISON CHAISSON HAMILTON, DARREL HAMILTON, MYRA ANN ALEXANDER, DANIEL J. ALEXANDER, SHURRON ALLINIENICE, DANIELLE CHAPTMAN (2) to a corner point,

thence N47°22'02"E, a distance of approximately 709.31', along the northwesterly property line of said property, and the southeasterly property line of UNION PACIFIC RAILROAD CO (ABANDONED) (3) to a point,

thence N48°50'51"E, a distance of approximately 617.01', along the northwesterly property line of said property, the existing City of Lafayette corporate limits, and the southeasterly property line of ACADIAN OAKS SUBDIVISION EXTENSION 1 (4) to a corner point,

thence S46°16'54"E, a distance of approximately 605.79', along the northeasterly property line of said property, and the southwesterly property lines of PAUL ANDRE FONTANA & ROSE MARIE KALLOK (5), RODNEY & LUCILLE DEBLANC GRICE (6), YVONNE DEBLANC DUVAL (7), and RONALD PAUL DEBLANC (8) to a point,

thence S46°16'15"E, a distance of approximately 960.00', along the northeasterly property line of said property, and the southwesterly property lines of BEN HARVEY BUFFALO (9), JAMES AVERY BAIRD JR (10), EARL H. & JERRY KAY DEARBORN (11), SIDNEY J. & CAROL HEBERT (12), and MONA RAE LANDRY (13) to a point,

thence S44°00'38"E, a distance of approximately 192.47', along the northeasterly property line of said property, and the southwesterly property lines of COULEE DES POCHES (14), and BILLY R. MILLER, PATRICK NEIL DUBOIS & JANICE DUBOIS WATKINS (15) to a corner point,

thence S40°38'01"W, a distance of approximately 664.35', along the southeasterly property line of said property, the existing City of Lafayette corporate limits, and the northwesterly property line of ST MICHAELS COVE SUBDIVISION (16) to a point,

thence S39°45'49"W, a distance of approximately 458.48', along the southeasterly property line of said property, and the northwesterly property line of LAFITTES LANDING SUBDIVISION (17) to a point,

thence S42°16'19"W, a distance of approximately 250.29', along the southeasterly property line of said property, and the northwesterly property line of MICHAEL JAMES DUHON (18) to a corner point,

thence N46°00'21"W, a distance of approximately 456.20', along the southwesterly property line of said property, and the northeasterly property line of MERLIN J. SEMIEN & SHELIA BENOIT (19) to a point,

thence N46°00'21"W, a distance of approximately 409.69', along the southwesterly property line of said property, and the northeasterly property lines of MERLIN J. SEMIEN & SHELIA BENOIT (19), and LEORA THIBEUX & HERBERT JOSEPH MOUTON (ESTATE) (20) to a corner point,

thence S36°45'37"W, a distance of approximately 141.00', along the southeasterly property line of said property, and the northwesterly property line of LEORA THIBEUX & HERBERT JOSEPH MOUTON (ESTATE) (20) to a point,

thence a distance of approximately 40' north along the southwesterly property line of said property, and the northeasterly right-of-way of Tolson Road to a point,

thence N36°45'37"E, a distance of approximately 236.00', along the northwesterly property line of said property, and the southeasterly property lines of DELTA INVESTMENTS, TAX YEAR 2021, HAWKEYE LIEN SERVICES, TAX YEAR 2020, LINDA ANN PREJEAN COMEAUX, LENA MARIE PREJEAN DUHON, DIMETRIA PREJEAN, STEIANTA SINEGAL, MACY PREJEAN, MYLES J. PREJEAN, JAMIE PREJEAN, JOSEPH AARON PREJEAN III, KEARON PREJEAN, GULF VENTURES BMO HARRIS (21), and DALTON GUIDRY (ESTATE) (22) to a corner point,

thence N47°11'55"W, a distance of approximately 114.00', along the southwesterly property line of said property, and the northeasterly property line of DALTON GUIDRY (ESTATE) (22) to a corner point,

thence N37°40'05"E, a distance of approximately 111.00', along the northwesterly property line of said property, and the southeasterly property line of LAWRENCE BELLOW (23) to a corner point,

thence N47°11'55"W, a distance of approximately 221.00', along the southwesterly property line of said property, and the northeasterly property lines of LAWRENCE BELLOW (23), and FREDDIE LAVEN (ESTATE) (24) to a corner point,

thence S37°40'05"W, a distance of approximately 55.46', along the southeasterly property line of said property, and the northwesterly property line of FREDDIE LAVEN (ESTATE) (24) to a corner point,

thence N47°01'55"W, a distance of approximately 300.02', along the southwesterly property line of said property, and the northeasterly property lines of MARY ANN MOUTON PICKET (25), the right-of-way of RASPBERRY LN, and JENNIFER M. LANDRY (26) to a corner point,

thence S37°42'34"W, a distance of approximately 100.73', along the southeasterly property line of said property, and the northwesterly property line of JENNIFER M. LANDRY (26) to a corner point,

thence N46°30'19"W, a distance of approximately 121.91', along the southwesterly property line of said property, and the northeasterly property line of ALTHEA MARIE HAMILTON (1) to a corner point,

thence S42°59'04"W, a distance of approximately 172.46', along the southeasterly property line of said property, and the northwesterly property line of ALTHEA MARIE HAMILTON (1) to a corner point,

which is also the existing City of Lafayette corporate limits and the point of beginning, all as shown on the attached incorporation map prepared by Lafayette City - Parish Consolidated Government - Lafayette Utilities System, dated October 4, 2023 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 88, T10S-R4E, 500 BLK TOLSON RD ANNEXATION – APPROX. 55.73 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 Louisiana Revised Statute 33:173, *et seq.*

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**LAFAYETTE ZONING COMMISSION  
RECOMMENDATION OF ACTION**

**TO:** Lafayette City Council  
**FROM:** Lafayette Zoning Commission and Community Development & Planning Dept.  
**SUBJ:** 2024-40-REZ 500 Block Tolson Road Annexation  
**PETITIONER:** Hamilton Parc Subdivision, LLC

**DATE PETITION FILED:** September 1, 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 assign a zoning classification of RS-2 (Residential Single-Family) to property proposed for annexation into the city of Lafayette.

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

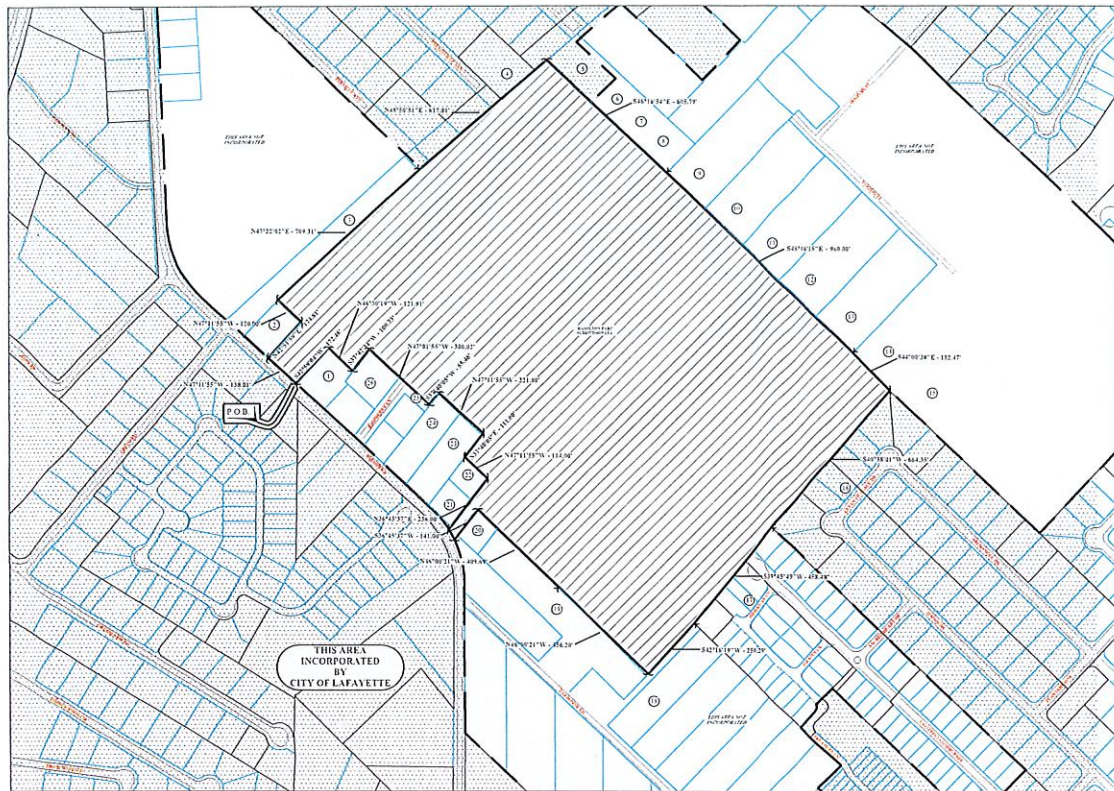
**ATTACHMENTS:** Executive Summary and Preliminary Staff Report

**REASONS FOR RECOMMENDATION:** Executive Summary including Zoning Commission Recommendation

Sincerely,



Anne Famoso, Interim Director  
Community Development and Planning Dept.



### 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

NOTE:  
NO ACTUAL GROUND SURVEY PERFORMED. INFORMATION OBTAINED FROM  
A PLAT PREPARED BY K. CHRISTIAN ARMSTRONG, ENTITLED PRELIMINARY  
PLAT OF HAMILTON PARC SUBDIVISION, DATED APRIL 20, 2023

### ANNEXATION PROPERTY

Hamilton Parc Subdivision LLC - 500 Blk Tolson Rd

### ADJACENT PROPERTIES

1. ALTHEA HAMILTON
2. JULESTON N. JORDAN, CLAY HAMILTON, ALLISON CHADSON HAMILTON, BARRELL HAMILTON, MYRA ANN ALEXANDER, DANIEL A. ALEXANDER, HUBBARD ALLENSENCE, DANIELLE CHAPMAN
3. US005 PACIFIC RAILROAD CO (ABANDONED)
4. ACADIAN DAKES SUBDIVISION EXTENSION I
5. PAUL ANDRE FOUSTY SA & ROSE MARIE KELLON
6. ROONEY & LUCILLE DEBLANC GRICE
7. VIVIANE DEBLANC DEVAL
8. RONALD PAUL DEBLANC
9. REA HARRY BUFFALO
10. JAMES AVERY BURDAR
11. EVEL H. & JERRY KAY DEARDORN
12. SIMMY J. & CAROL HERBERT
13. SIDA KAY LANSORI
14. COLLEE DES POCHES
15. WILLY R. MILLER, PATRICK NEIL DU DOIS & JANCIE DUBOIS WATKINS
16. ST MICHAELS COVE SUBDIVISION
17. LAFFITTES LANDING SUBDIVISION
18. MICHAEL JAMES DUCHON
19. MERLIN J. JAMES & SHEILA BENNETT
20. LEORA THIBODEAU & HERBERT JEROME MOUTON (ESTATE)
21. DELTA INVESTMENTS, FAN YAN ZHOU, GUANWEI LIU, SERVICES, TAXI AT 202, LINDA ANN PRIZJEAN COMEAU, LENA MARIE OREGAN BUIJON, DOMITILA PRIZJEAN, STEVENA BONGAL, NANCY PRIZJEAN, MYLES J. PRIZJEAN, JAMIE PRIZJEAN, JOSEPH ARNO PRIZJEAN, JR., NICHOLAS PRIZJEAN, GILY VENTURES BOND HARDS
22. DALTON GIBBY (ESTATE)
23. LAWRENCE BELLOW
24. FREDERICK LANS (ESTATE)
25. MARY ANN MORTON POCKET
26. BENNETT H. LANSBURY

MAP OF  
PROPOSED EXTENSION  
FOR CITY OF LAFAYETTE,  
LOUISIANA, CORPORATE LIMITS,  
LOCATED IN  
SECTION 88, T10S-R4E

**500 BLK TOLSON RD ANNEXATION**  
**APPROX. 55.73 ACRES**

Prepared by: Lafayette City - Parish Consolidated Government	
Department: Lafayette Utilities System	Approved by: B.G.
Dated: October 4, 2023	Drawn by: ELO

## Zoning Commission

Community Development and Planning Staff Report

### EXECUTIVE SUMMARY

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Drafted 9/1/2023  
Amended 1/23/2024

#### 2023-40-REZ

**City Council District:** 4 – Thomas Hooks

**Parish Council District:** 4 – John Guilbeau

**Applicant:** Hamilton Parc Subdivision, LLC

**Request:** Zoning assignment of RS-2 (Residential Single-Family) for a residential development, *Hamilton Parc Subdivision*.

**Location:** 500 Block Tolson Road

#### Summary of Proposal:

This is a request for a zoning assignment for property proposed for annexation. The applicant requires annexation to receive LUS services for a residential development. This is a requirement of plat approval. The applicants request a zoning assignment of RS-2 (Residential Single-Family) for a residential development.

#### Recommendation:

The staff recommends a zoning assignment of RS-2 (Residential Single-Family).

#### Reasons for Recommendation:

This is an appropriate location for a residential development that provides smaller lots than RS-1 (Residential Single-Family), for those who prefer a smaller yard to take care of. An RS-1 (Residential Single-Family) lot is 6000 square feet minimum, while an RS-2 (Residential Single-Family) lot is a minimum of 4000 square feet. The proposed subdivision is surrounded by other residential subdivisions and rural residential homes. Tolson Road is a minor collector that merges into a minor arterial (Verot School Road) just a short distance away from the subdivision for ease of access to classified roadways for work and/or play.

RS-1 (Residential Single-Family) is still by far the predominant residential zoning district in Lafayette. While single-family residential is still largely the preferred residential district, planning staff acknowledges that changing demographics (including an aging population and an increased number of households with no children) and issues regarding housing affordability, demand for rental units,

etc. have shown an increased demand for smaller homes and yards. These factors will continue to influence staff's zoning recommendations going forward.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff has received no phone calls.



## **ZONING COMMISSION RECOMMENDATION**

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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 assign a zoning of RS-2 (Residential Single-Family).

### **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**

**January 22, 2024**

**2023-40-REZ**

**To:** City Zoning Commission

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

**City Council District:** 4 – Thomas Hooks

**Parish Council District:** 4 – John Guilbeau

**Prepared by:** Carol Vermillion Robbins

**PRELIMINARY STAFF REPORT**

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**I. GENERAL INFORMATION**

**Applicant:** Hamilton Parc Subdivision, LLC

**Request:** A request to assign an RS-2 (Residential Single-Family) zoning classification to the property was proposed for annexation to build a residential development.

**Location:** 500 Block Tolson Road

**Description:** The petitioned property is approximately 55.6 acres. The property is located generally north of Darbonne Road, east of Tolson Road, and south of Orelia Street. The applicant requests a residential zoning assignment of RS-2 (Residential Single-Family).

**Why is Zoning Commission action required?**

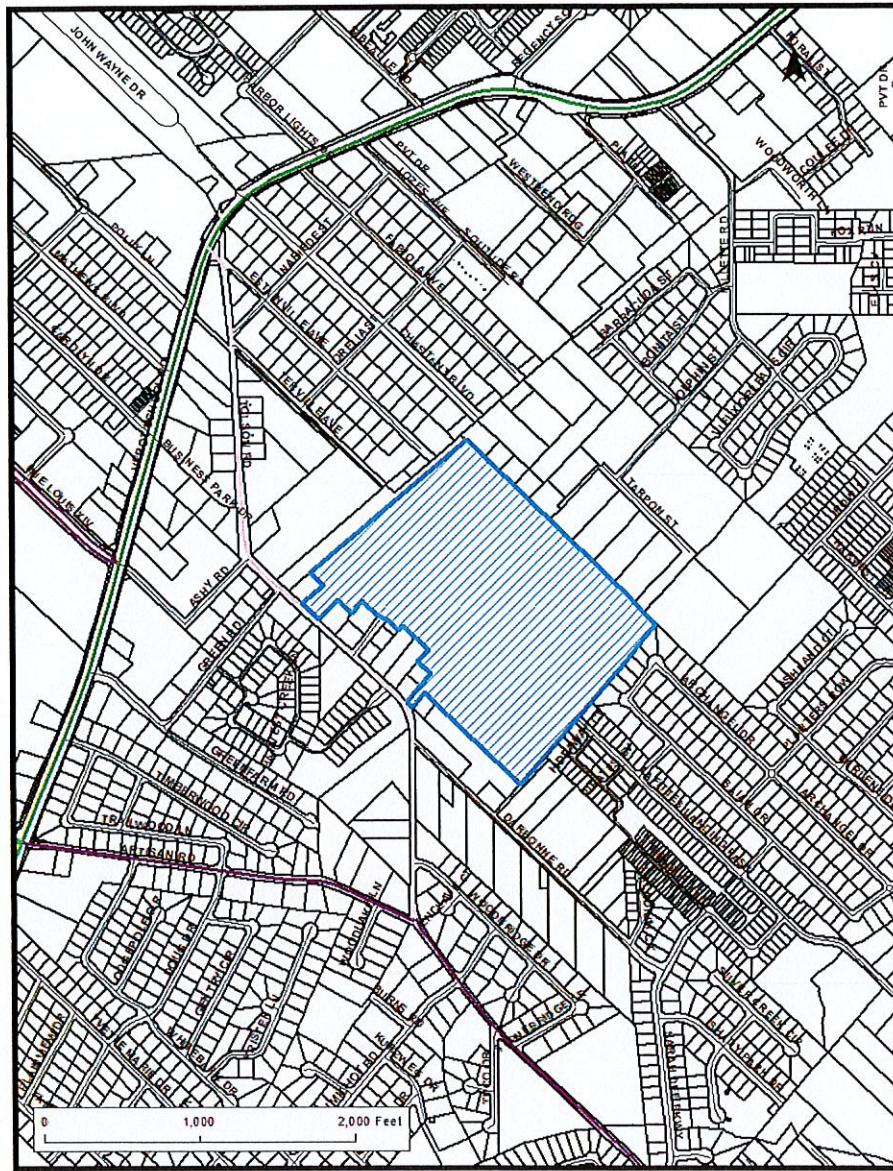
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council before council action, by Article 4 of the Lafayette Development Code.

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 conditional uses.



*Subject property*





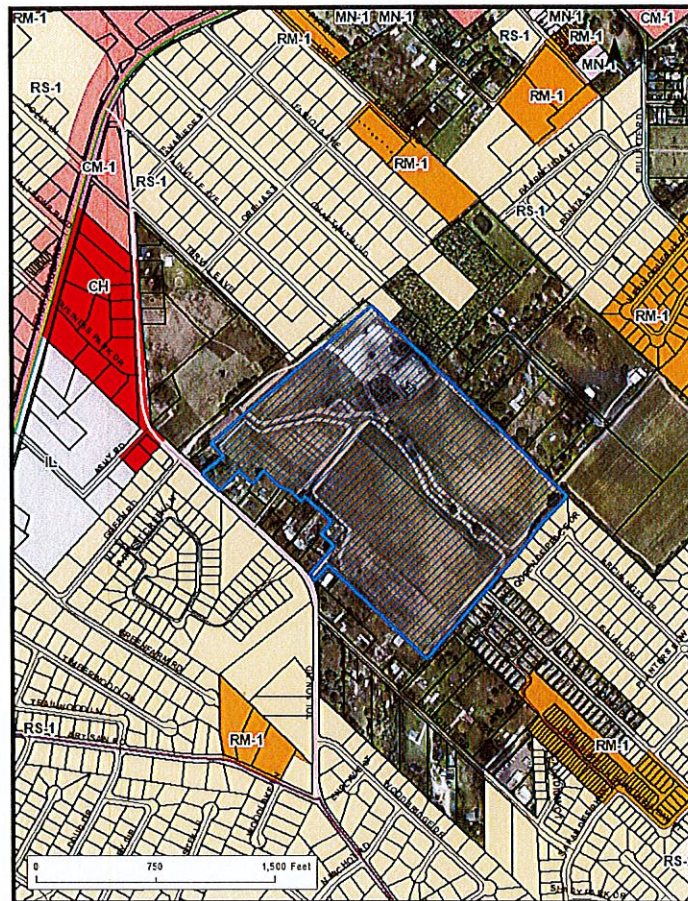
Vicinity Map



## II. ANALYSIS

### A. Existing conditions

#### *Zoning*

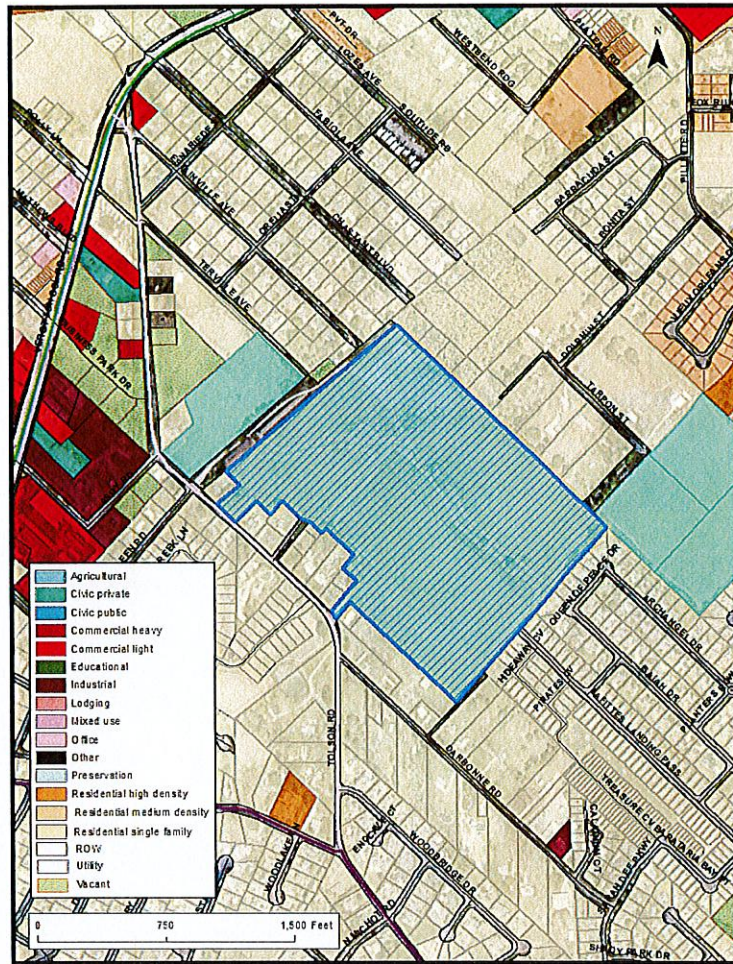


#### ***Zoning map of the area surrounding the petitioned site***

The subject property is part of a large unincorporated area, surrounded by residential developments and rural residential. The developments are mostly RS-1 zoning districts, but there are areas of RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) zoning districts. Most of the unincorporated area is residential also, but more rural residential. The subject property is approximately a half mile from Verot School Road, which is bordered by CM-1 (Commercial Mixed) and CH (Commercial-Heavy) zoning districts, and a few IL (Industrial-Light) districts.

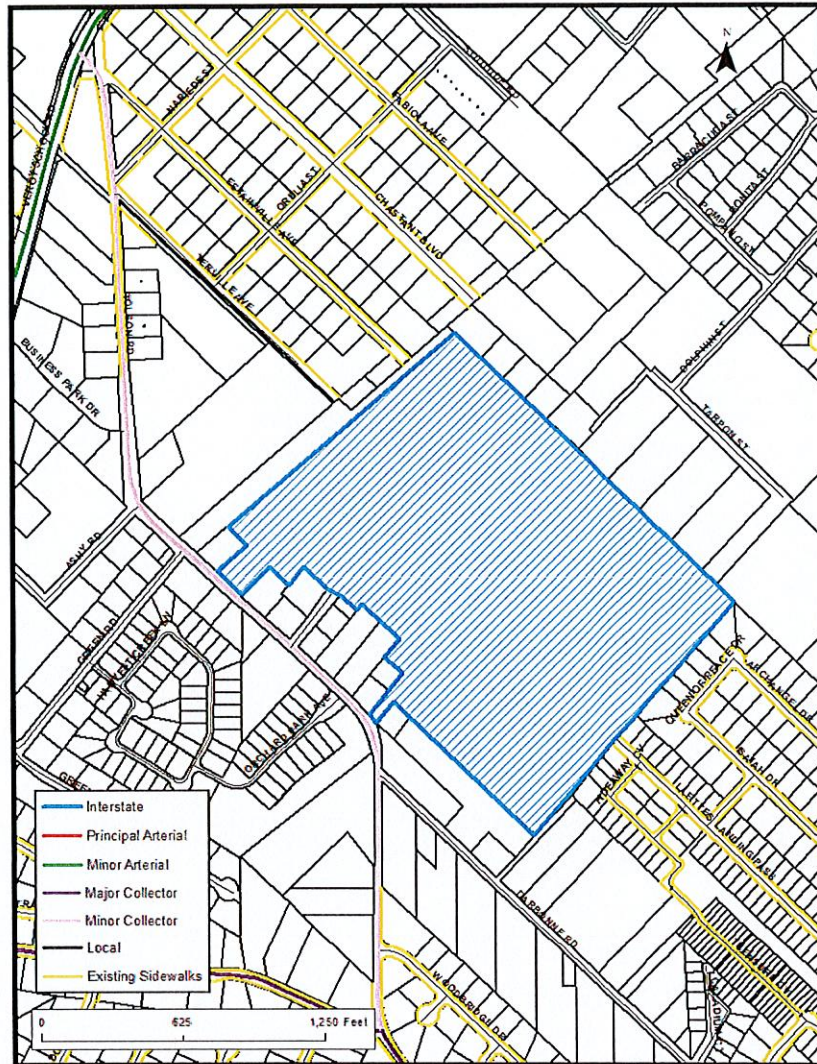


## Land Use



### *Land uses surrounding the petitioned site*

This is an area that is mostly residential uses. There are several residential developments, most of them single-family uses. There are a few areas of medium-density residential, and several high-density residential areas also. There are still several agricultural uses and a few areas of vacant land. Commercial uses follow Verot School road, ranging from light commercial to commercial mixed to a few heavy uses, such as a building materials business and jewelry manufacturing. There are also several office uses following Verot School Road.



#### Street classification and sidewalk inventory

The subject property is on a minor collector, Tolson Road. Tolson Road joins up with a minor arterial, Verot School Road, about a half mile to the north of the subject property. Tolson Road also connects with a major collector, Artisan Road, to the south. There are no consistent sidewalks along Tolson Road, but there are sidewalks along Verot School Road, and in a few of the neighborhoods.



**B. Recent cases and relevant trends**

In mid-2023, a case a half mile further down Verot School Road rezoned agricultural land to RM-1 (Residential Mixed), with a smaller portion zoned CM-1 (Commercial Mixed). **(2023-25-REZ 500 Block East Bluebird Drive)** In both that case and the subject property case, large acres of land formerly used for agriculture were now being considered for residential uses, not with the standard RS-1 (Residential Single-Family) zoning districts, but with RM-1 (Residential Mixed) and the subject property's zoning request of RS-2 (Residential Single-Family). As Lafayette grows, and more housing is needed, the former agricultural uses are surrounded by the city and are often rezoned to some sort of residential use. There is a trend for different residential zoning districts other than the standard RS-1 (Residential Single-Family) zoning district, as the population grows and different needs and desires are assessed for these new residential acres.

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

The applicant requests annexation to receive city services for a residential development. Nearby land uses are single-family residential and a few mixed residential developments, both within the city and in the parish. There are also several agricultural properties and some undeveloped properties. A new residential development would be compatible with these and would also offer more density.

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

Yes. There are other residential developments in the area, and there will probably be more. The properties along Verot School Road and others are slowly being developed, with the eastern portions of the city of Lafayette growing and expanding. The proposed amendment would be compatible with current development trends in the area as this is a proposed residential development, which is becoming typical for this area. There is starting to be a great deal of growth in this area, mainly trending toward residential uses, both single-family and mixed-residential. There are few commercial uses and support systems for residential uses in the area, mainly along roadways such as Verot School Road.

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

N/A.



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

Yes. The uses in the area of the subject property are mainly residential with some commercial businesses nearby. These include a building material store, a car repair service, and a few retail uses and restaurants. There are a few civic uses, mainly along Verot School Road, that are supportive of residential properties such as this one.



## 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. 2023-40-REZ  
500 Block Tolson Road Annexation

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The attached ordinance would assign a zoning classification of RS-2 (Residential Single-Family) to property proposed for annexation into the city of Lafayette located generally north of Darbonne Road, east of Tolson Road, and south of Orelia 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 Office

**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 assign the zoning classification of RS-2 (Residential Single-Family) to property proposed for annexation into the city of Lafayette located generally north of Darbonne Road, east of Tolson Road, and south of Orelia Street.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign the zoning classification of RS-2 (Residential Single-Family) to the subject property proposed for annexation into the city of Lafayette.
- 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 (3 pages)
  - 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