

CITY ORDINANCE NO. CO-012-2024

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. 2023-41-REZ 408, 410 & 412 NORTH DOMINGUE AVENUE ANNEXATION, LOCATED GENERALLY NORTH OF GUILBEAU ROAD, EAST OF NORTH DOMINGUE AVENUE, AND SOUTH OF ROCKY MOUND DRIVE; AND ASSIGNING A ZONING CLASSIFICATION OF RM-1 (RESIDENTIAL MIXED) (DISTRICT 2)

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. 2023-41-REZ 408, 410 & 412 North Domingue Avenue Annexation, located generally north of Guilbeau Road, east of North Domingue Avenue, and south of Rocky Mound Drive; and assigning a zoning classification of RM-1 (Residential Mixed). Refer to survey "Map of Proposed Extension for City of Lafayette, Louisiana, Corporate Limits located in Section 5, 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. 2.

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 south easterly property corner of ROCH LEWIS JUDICE & JILL GUIDRY JUDICE and the northerly property line of CLARA ROBIN DOMINGUE,

thence N89°49'48"W, a distance of approximately 898.60', along the southerly property line of ROCH LEWIS JUDICE & JILL GUIDRY JUDICE to a corner point,

thence N00°08'07"W, a distance of approximately 206.77', along the westerly property line of ROCH LEWIS JUDICE & JILL GUIDRY JUDICE and the easterly right-of-way of N Domingue Ave to a corner point,

thence S89°37'55"E, a distance of approximately 897.99', along the northerly property line of ROCH LEWIS JUDICE & JILL GUIDRY JUDICE to a corner point,

thence S00°18'53"E, a distance of approximately 203.66', along the easterly property line of ROCH LEWIS JUDICE & JILL GUIDRY JUDICE and the westerly property line of LAWRENCE MENDEZ & PAMELA BOUDREAUX MENDEZ 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 April 3, 2023 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 5, T10S-R4E, 400 BLK N DOMINGUE AVE ANNEXATION – APPROX. 4.23 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: 2023-41-REZ 408, 410 & 412 North Domingue Avenue Annexation
PETITIONER: Roch & Jill Judice

DATE PETITION FILED: March 16, 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 RM-1 (Residential Mixed) to properties proposed for annexation into the city of Lafayette.

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

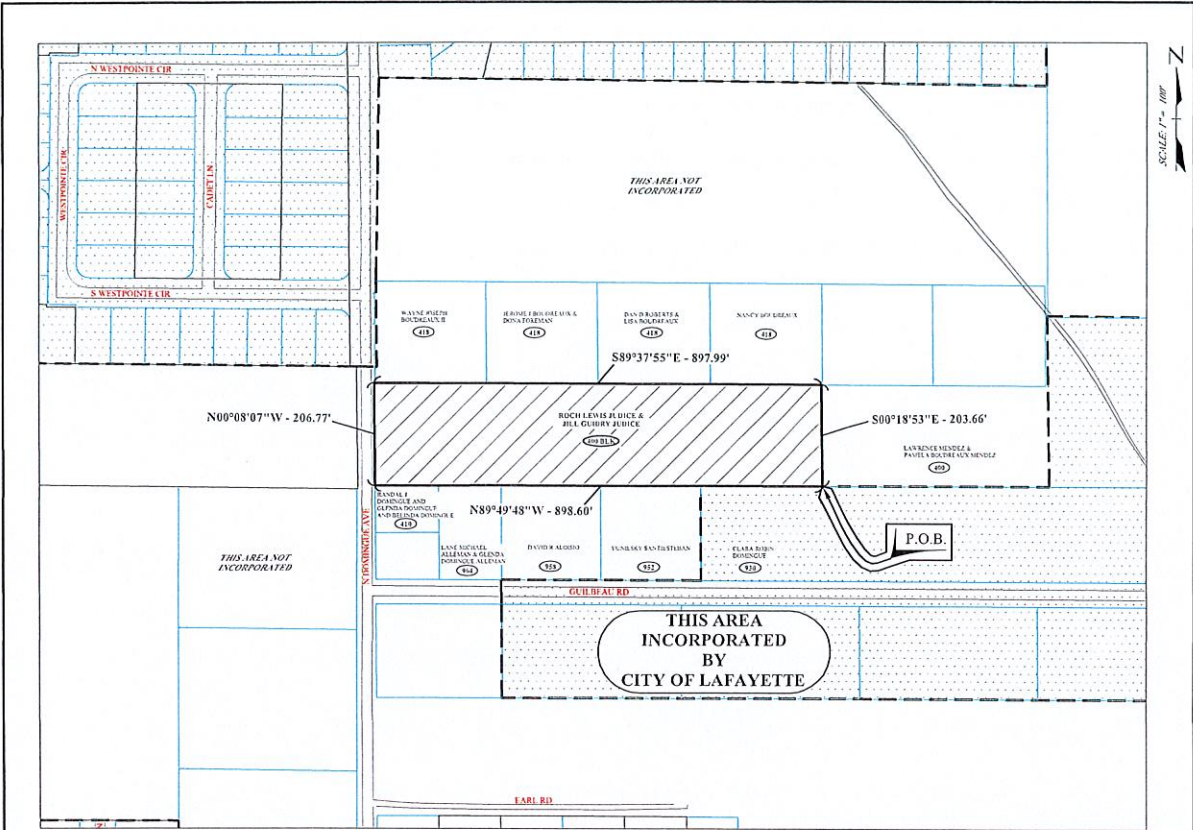
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,







Anne Famoso, Interim Director
Community Development and Planning Dept.



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

MAP OF
 PROPOSED EXTENSION
 FOR CITY OF LAFAYETTE,
 LOUISIANA, CORPORATE LIMITS,
 LOCATED IN
 SECTION 5, T10S-R4E
 400 BLK N DOMINGUE AVE
 ANNEXATION
 APPROX. 4.23 ACRES

NOTE:
 NO ACTUAL GROUND SURVEY PERFORMED. INFORMATION OBTAINED FROM
 A PLAT PREPARED BY MONTAGNET AND DOMINGUE, INC., ACT NO
 2023-06035985, DATED AUGUST 15, 2023

Prepared by: Lafayette City - Parish Consolidated Government	Approved by: B.G.
Department: Lafayette Utilities System	Drawn by: ELO
Dated: April 3, 2023	

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 3/16/2023
Amended 1/23/2024

2023-41-REZ

City Council District: 2 – Andy Naquin

Parish Council District: 2 – Donald Richard

Applicant: Roch Guidry & Jill Guidry

Request: Zoning assignment of RM-1 (Residential Mixed)

Location: 408, 410 & 412 North Domingue Avenue (Lots A-1-A, A-2-A, & A-3-A)

Summary of Proposal:

This is a request for a zoning assignment for properties proposed for annexation. The applicants require annexation to receive LUS services for a residential development. This is a requirement of plat approval. The applicants request a zoning assignment of RM-1 (Residential Mixed).

Recommendation:

The staff recommends a zoning assignment of RM-1 (Residential Mixed) for 408, 410 & 412 North Domingue Road (Lots A-1-A, A-2-A & A-3-A).

Reasons for Recommendation:

This area is rural with large lot residential, mixed in with a few light commercial uses, and some areas of heavy commercial use at nearby Ambassador Caffery Parkway. The borders of the 800 and 900 block of Guilbeau Road are zoned CH (Commercial-Heavy) over most of its length, although most of these properties are vacant. Most of the properties around the subject properties are residential use, but there are a variety of residential uses, starting with single-family, moving to mixed residential to high-density residential. There is an apartment complex across North Domingue Avenue from the subject properties. A zoning assignment of RM-1 (Resident Mixed) will give residents choices when selecting a location for their residence and will act as a buffer to the CH zoning along Guilbeau Rd.

Summary of Public Comment:

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

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 assign a zoning of RM-1 (Mixed-Use Neighborhood).

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

2023-41-REZ

To: City Zoning Commission

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

City Council District: 2 – Andy Naquin

Parish Council District: 2 – Donald Richard

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Roch & Jill Judice

Request: A request to assign an RM-1 (Residential Mixed) zoning classification to properties proposed for annexation.

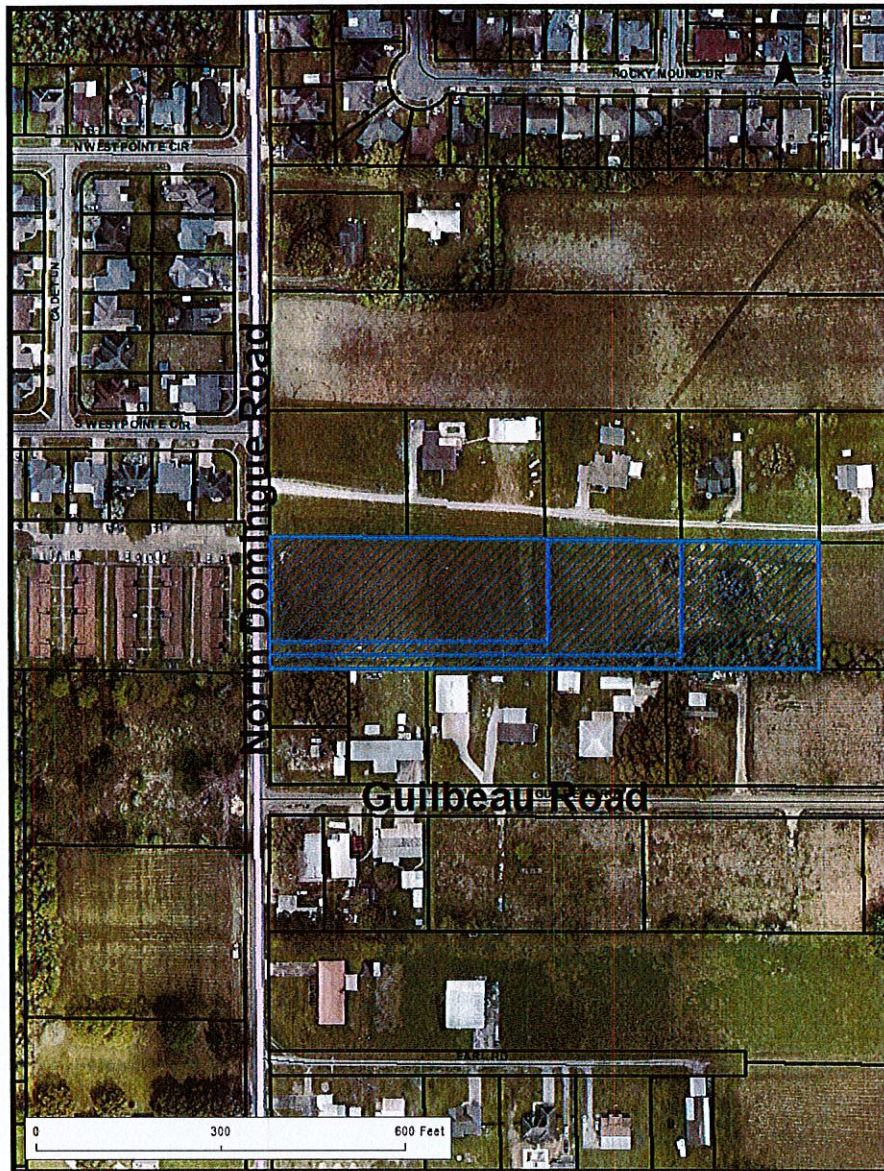
Location: 408, 410 & 412 North Domingue Avenue (Lots A-1-A, A-2-A & A-3-A)

Description: The petitioned properties are approximately 4.23 acres, in total. The properties are located generally north of Guilbeau Road, east of North Domingue Avenue, and south of Rocky Mound Drive. The applicants request a residential zoning assignment of RM-1 (Residential Mixed). (408 is 1.71 acres, 410 is 1.16 acres, and 412 is 1.36 acres)

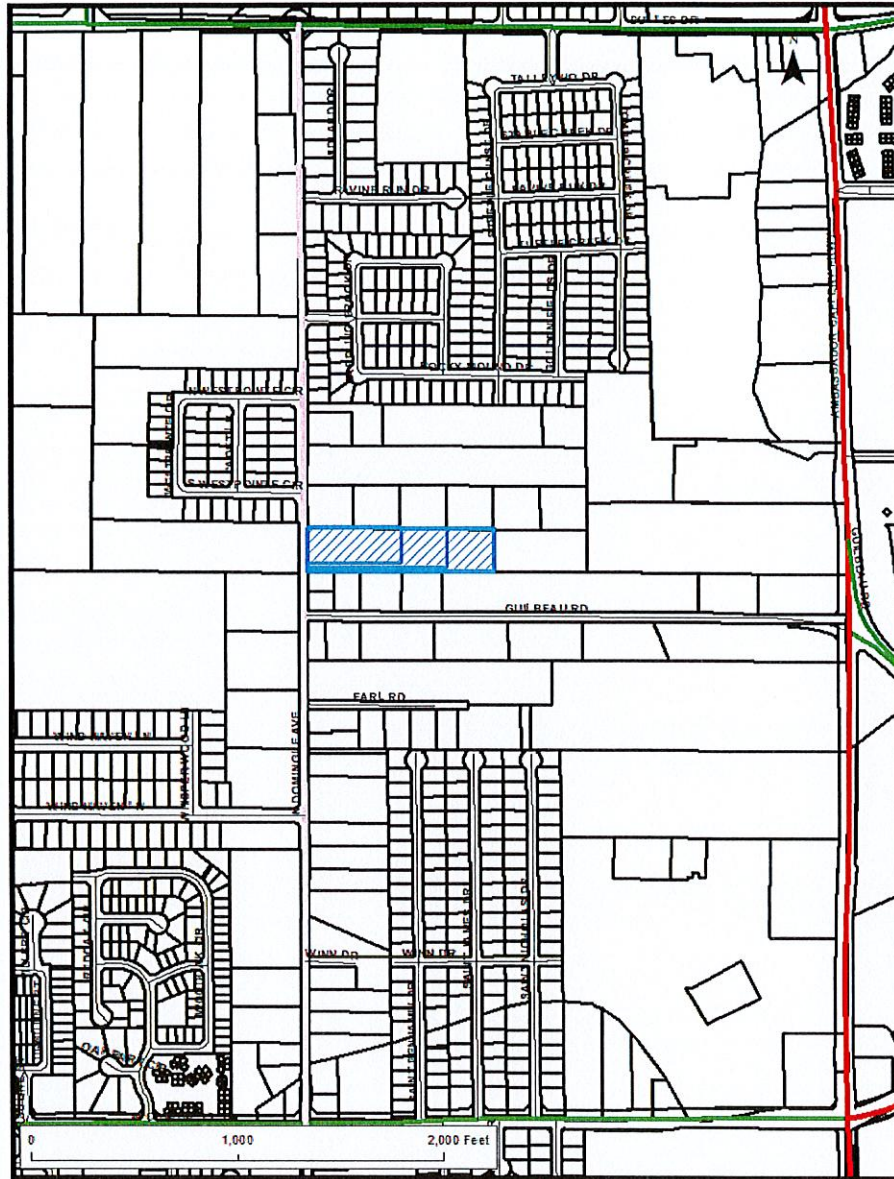
Why is Zoning Commission action required?

The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City 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 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

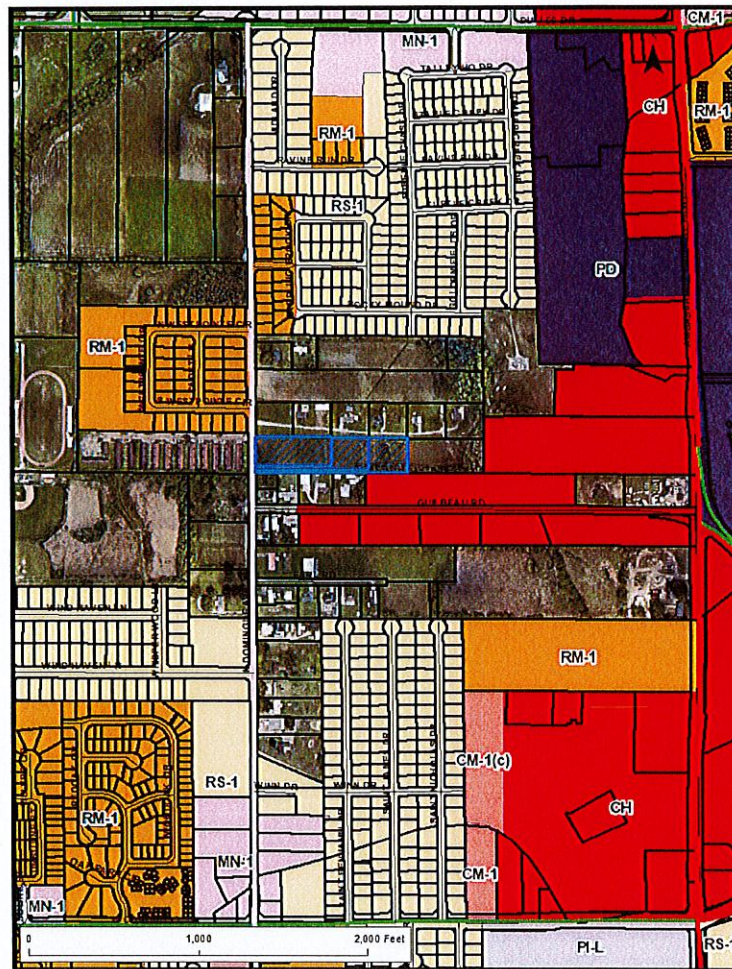


Vicinity Map

II. ANALYSIS

A. Existing conditions

Zoning

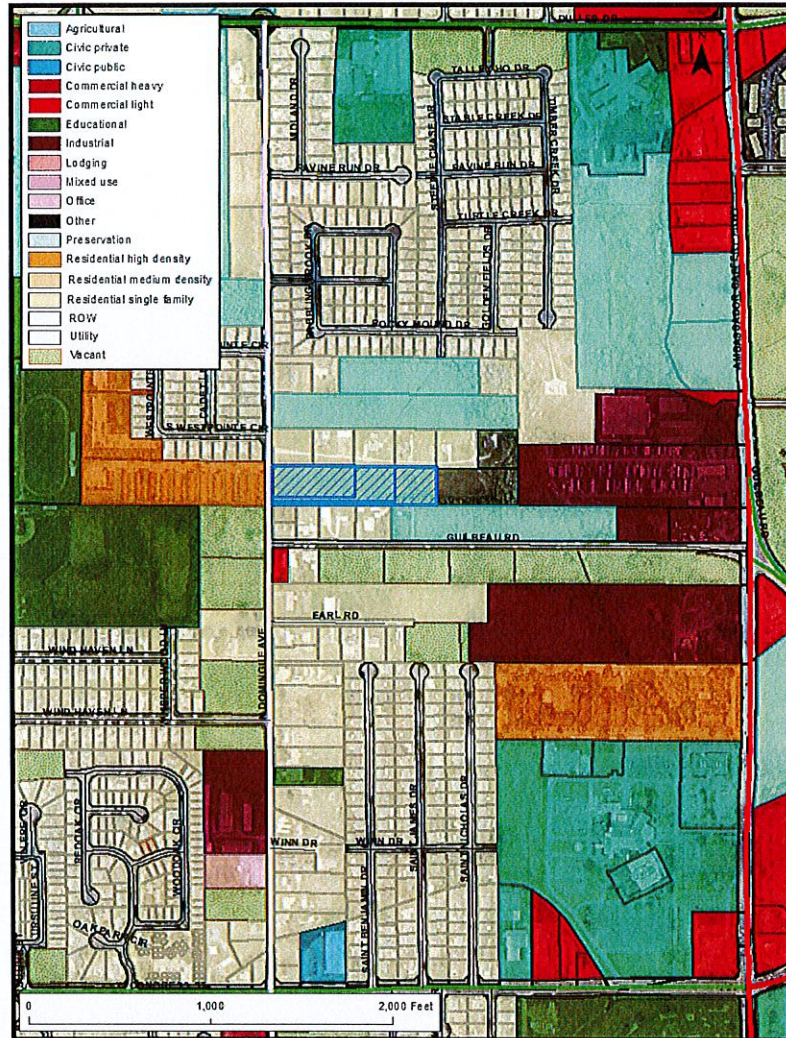


Zoning map of the area surrounding the petitioned site

There is a large amount of unincorporated properties in this area. To the east, CH (Commercial-Heavy) zoning districts follow Guilbeau Road and also Ambassador Caffery Parkway. There is also a PD (Planned Development) to the northeast of the subject property, along Ambassador Caffery Parkway. Beyond these commercial properties are many residential developments, mostly RS-1

(Residential Single-Family) but also RM-1 (Residential Mixed). There are also MN-1 (Mixed-Use Neighborhood) zoning districts to the north of the subject property and also to the south.

Land Use

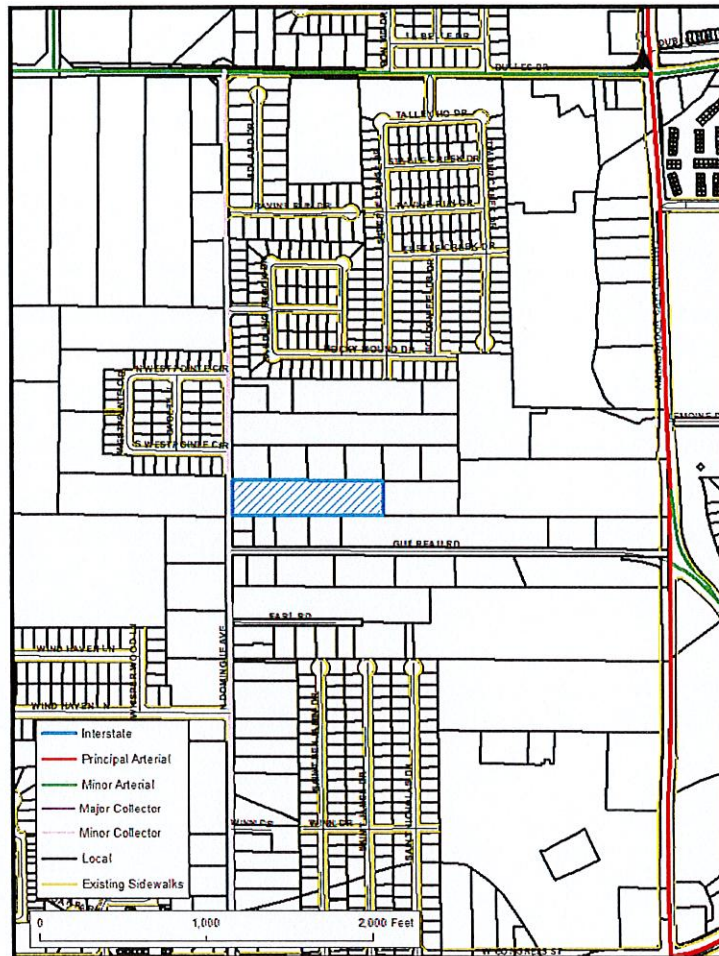


Land uses surrounding the petitioned site

The subject properties front on North Domingue Avenue. The lots around it are single-family residential, some with lot areas of 1 acre. There are residential neighborhoods slightly further away with more traditionally sized lots. There are high-density apartments across North Domingue Avenue from the subject property. There are very few commercial uses along this section of North

Domingue Avenue, but these uses increase closer to Ambassador Caffery Parkway, where there are commercial heavy and industrial uses lining the roadway. There are several large civic private uses in the area; a hospital, a nursing home, and a church. There is also an educational use at Acadiana High School.

Infrastructure



Street classification and sidewalk inventory

The subject properties are on North Domingue Avenue, which is a minor collector. Guilbeau Road, to the south, is a local road after passing Ambassador Caffery Parkway, which is a principal arterial. There are sidewalks along Ambassador Caffery Parkway and West Congress Street, but none along Guilbeau Road beyond the intersection with Ambassador Caffery Parkway. Most of the residential developments have sidewalks.

B. Recent cases and relevant trends

This area is beginning to develop. There are several residential developments, agricultural land, and rural residential, but a lot of properties are undeveloped. Staff had an annexation early in 2023 with **2023-2-REZ 958 & 964 Guilbeau Road Annexation**. These properties are annexed with an RM-1 (Residential Mixed) zoning assignment. There are a few single-family dwellings at the west end of Guilbeau Road, but most of Guilbeau Road is undeveloped, with vacant properties that are CH (Commercial-Heavy) zoning districts. This may be about to change. Staff has had discussions about administratively rezoning some of the CH (Commercial-Heavy) to a less intense zoning as it on local road. With this view of the future, staff seconds the applicant's selection of an RM-1 (Residential Mixed) zoning assignment, instead of the RS-1 (Residential Single-Family), to stay in line with future development and to have more housing options.

C. Purpose of rezoning and effect on adjacent land uses

The applicants request annexation in order to receive city services for a residential subdivision. Adjacent land uses are both single-family residential and high-density residential, both within the city and in the parish. There are a few light commercial uses along North Domingue Avenue and much heavier commercial uses along Ambassador Caffery Parkway. There are also a large amount of agricultural properties and some undeveloped properties.

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.

There has been little development so far along the 800 and 900 block of Guilbeau Road. The area is largely developed with rural residential uses, with several properties still unincorporated. The properties along Guilbeau Road and North Domingue Avenue are slowly being developed and incorporated, like the subject properties, with the southwest portions of the city of Lafayette growing and expanding. To the west of Ambassador Caffery Parkway, this area is seeming to develop more residentially than commercially. Multi-family use would be an option along the undeveloped properties along Guilbeau 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 dwellings, more "rural residential" properties, a high school, a hospital and medical offices, and many unincorporated residential developments. Most of the properties along North Domingue Avenue are residential of varied types, with few commercial uses. Heavy commercial and industrial uses don't appear until the Ambassador Caffery Parkway. Also, where the subject property abuts any RS-1 (Residential Single-Family) properties the developer would be required to have a five foot buffer.



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. 2023-41-REZ
408, 410 & 412 North Domingue Avenue Annexation

The attached ordinance would assign a zoning classification of RM-1 (Residential Mixed) for properties proposed for annexation into the city of Lafayette located generally north of Guilbeau Road, east of North Domingue Avenue, and south of Rocky Mound Drive.

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 a zoning classification of RM-1 (Residential Mixed) to properties proposed for annexation located generally north of Guilbeau Road, east of North Domingue Avenue, and south of Rocky Mound Drive.

- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign the zoning classification of RM-1 (Residential Mixed) to properties 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 (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