

CITY ORDINANCE NO. CO-192-2024

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. 2024-4-AZON 1006-1014, 1100 BLOCK, 1106-1122 WEST CONGRESS STREET, 203 EVANGELINE DRIVE, 213-233 BELLEVUE STREET, AND 209 & 215 CEDAR CREST COURT ADMINISTRATIVE REZONING, LOCATED GENERALLY NORTH OF VERSAILLES BOULEVARD, EAST OF WEST UNIVERSITY AVENUE, AND SOUTH OF BELLEVUE STREET; 1006, 1010, 1014, 1100 BLOCK, 1106, 1110, 1114 & 1122 WEST CONGRESS STREET, 203 EVANGELINE DRIVE, AND 209 CEDAR CREST COURT BEING REZONED FROM RS-1 (RESIDENTIAL SINGLE-FAMILY) TO MN-1 (MIXED-USE NEIGHBORHOOD), AND 213, 217, 221, 223, 227, 229 & 233 BELLEVUE STREET AND 215 CEDAR CREST COURT BEING REZONED FROM RS-1 (RESIDENTIAL SINGLE-FAMILY) TO RM-1 (RESIDENTIAL 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. 2024-4-AZON 1006-1014, 1100 Block, 1106-1122 West Congress Street, 203 Evangeline Drive, 213-233 Bellevue Street, and 209 & 215 Cedar Crest Court Administrative Rezoning, located generally north of Versailles Boulevard, east of West University Avenue, and south of Bellevue Street; 1006, 1010, 1014, 1100 Block, 1106, 1110, 1114 & 1122 West Congress Street, 203 Evangeline Drive, and 209 Cedar Crest Court being rezoned from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), and 213, 217, 221, 223, 227, 229 & 233 Bellevue Street, and 215 Cedar Crest Court being rezoned from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed), the said parcels being shown and identified on a map titled, "West Congress Street, Cedar Crest Court Administrative Rezoning," 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: 2024-4-AZON 1006-1014, 1100 Block, 1106-1122 West Congress Street, 203 Evangeline Drive, 213-233 Bellevue Street, and 209 & 215 Cedar Crest Court Administrative Rezoning
Note: This case was deferred from the October 21, 2024 Zoning Commission meeting to the November 25, 2024 Zoning Commission meeting.

PETITIONER: Lafayette Consolidated Government

DATE PETITION FILED: August 19, 2024

DATE OF PUBLIC HEARING: November 25, 2024

DATES OF PUBLICATIONS: November 10, 2024
November 20, 2024
November 24, 2024

DATE OF ZONING COMMISSION RECOMMENDATION: November 25, 2024

RECOMMENDATION: Commissioner German moved that the properties recommended to be rezoned from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood) on W. Congress St. (1006-1014, 1100 Block, 1106-1122 West Congress Street, 203 Evangeline Drive, and 209 Cedar Crest Court) including properties at 203 Evangeline and at 209 Cedar Crest Ct.

Commissioner Lehman made a motion to amend this motion to prohibit convenience stores as a use.

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

The motion as amended.

Motion: German
Second: Pontiff
Vote: 5-0-0-0
Ayes: Hebert, Pritchard, German, Lehman, Pontiff
Nays: None
Absent: None
Abstain: None

RECOMMENDATION: Commissioner Pontiff moved that the 8 proposed RM-1 (Residential Mixed) properties (213-233 Bellevue Street, and 215 Cedar Crest Court) be rezoned from RS-1 (Residential Single-Family) to RS-2 (Residential Single-Family) not RM-1 (Residential Mixed).

Motion: Pontiff
Second: Pritchard
Vote: 5-0-0-0
Ayes: Hebert, Pritchard, German, Lehman, Pontiff
Nays: None
Absent: None
Abstain: None

ATTACHMENTS: Executive Summary, Preliminary Staff Report and Zoning Commission recommended Rezoning Map.

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

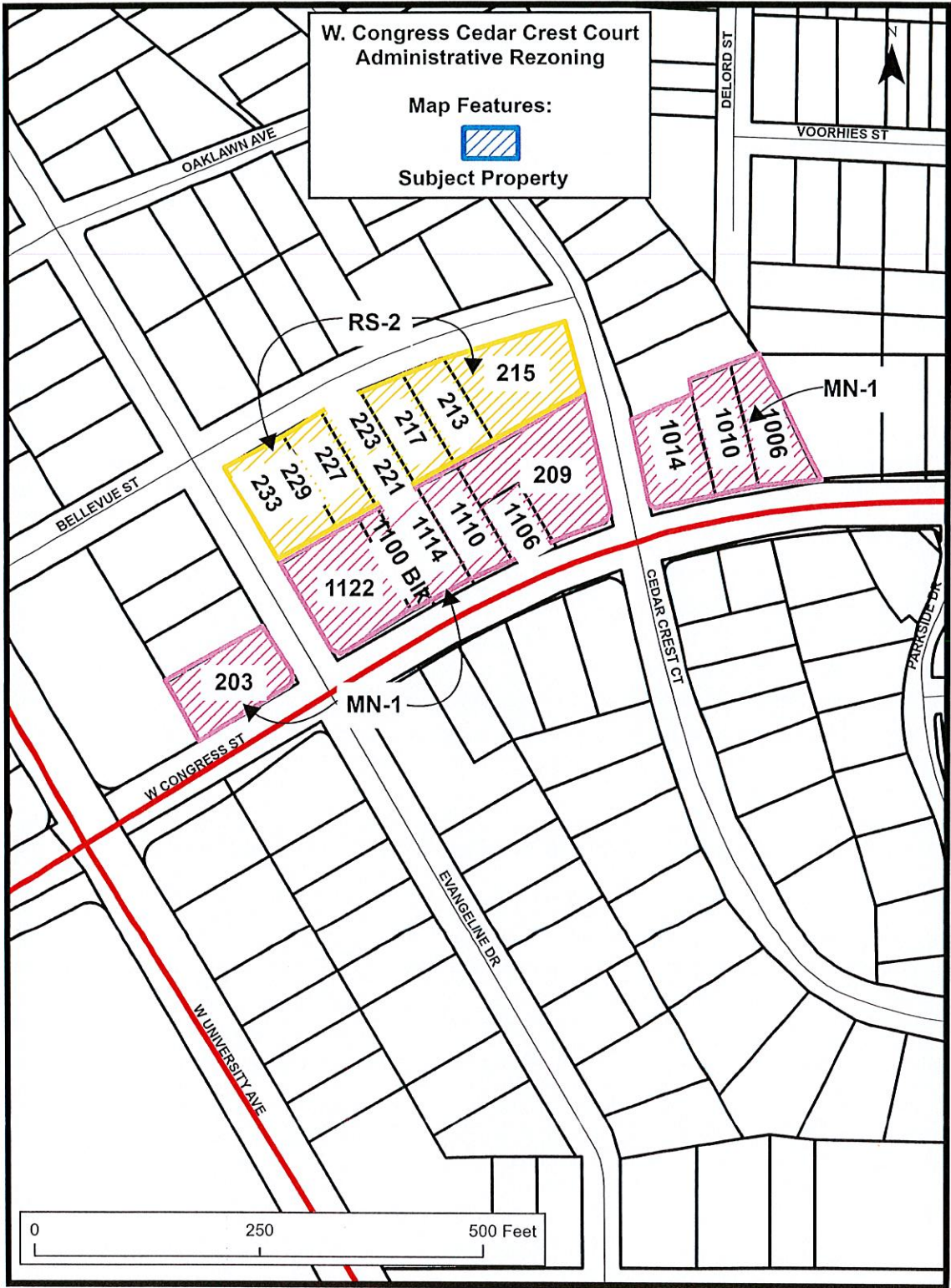
Sincerely,


Tammy Luke, Director
Community Development and Planning Dept.

W. Congress Cedar Crest Court
Administrative Rezoning

Map Features:

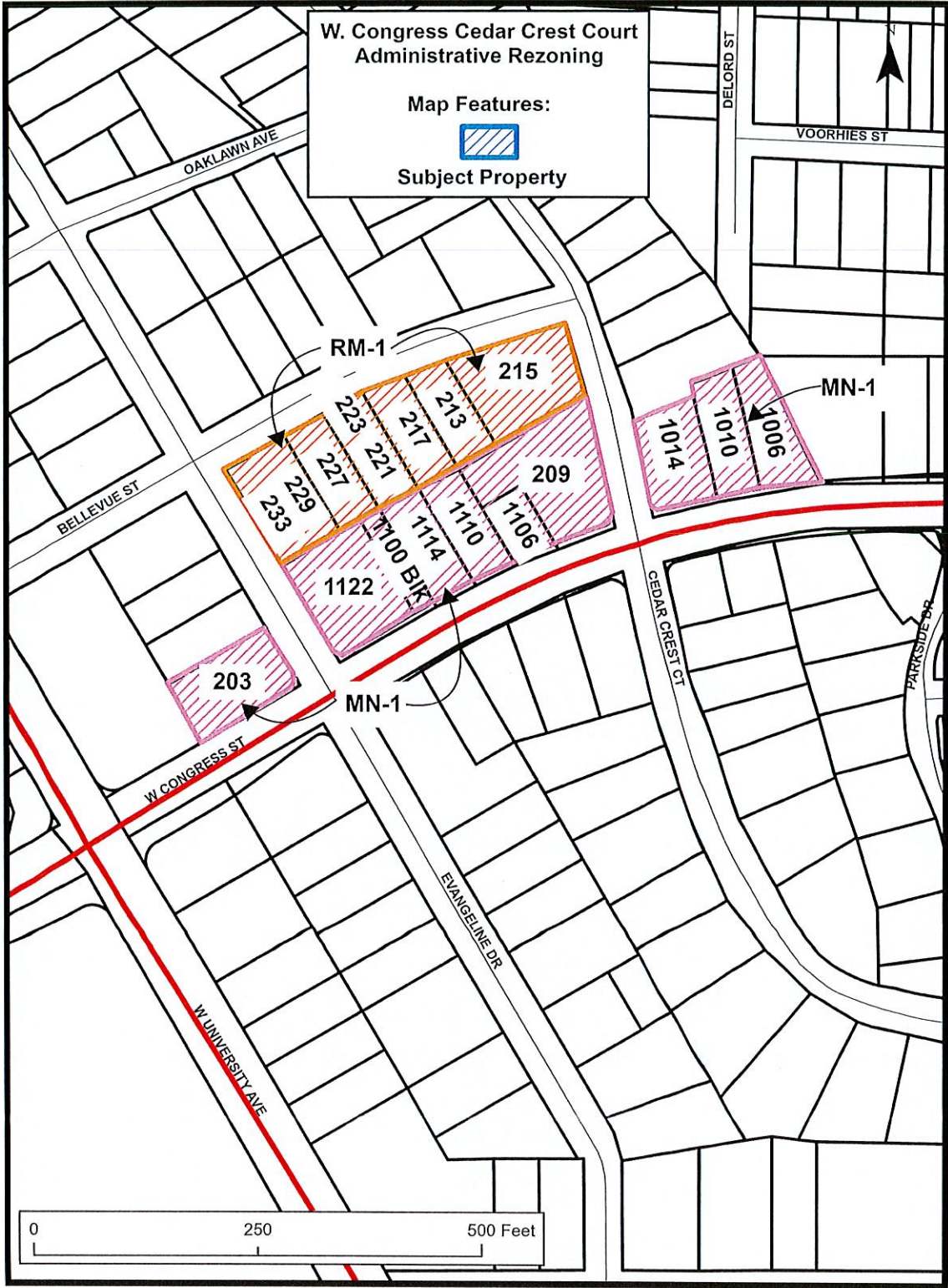
Subject Property



W. Congress Cedar Crest Court
Administrative Rezoning

Map Features:

Subject Property



Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 8/30/2024
Amended 12/2/2024

Note: This case was deferred to the November 25, 2024 Zoning Commission meeting. There were only three Commissioners able to attend the October 21, 2024 meeting, and the Commissioners present preferred to defer the case until all Commissioners could be present.

2024-4-AZON

City Council District: 5 – Kenneth Boudreaux

Parish Council District: 5 – AB Rubin

Applicant: Lafayette Consolidated Government

Request: This is a staff-led request for the administrative rezoning of 18 selected properties from **West Congress Street, Evangeline Drive, Bellevue Street, and Cedar Crest Court** from RS-1 (Residential Single-Family) zoning districts to MN-1 (Mixed-Use Neighborhood) and RM-1 (Residential Mixed) zoning districts. The subject properties are all part of the Souvenir Heights Subdivision.

Location: There are **18** properties:

1006, 1010, 1014, 1100 Block, 1106, 1110, 1114 & 1122 **West Congress Street**, 203 **Evangeline Drive** and 209 **Cedar Crest Court** are recommended to be rezoned from **RS-1** (Residential Single-Family) to **MN-1** (Mixed-Use Neighborhood). These 10 properties are all on West Congress Street. 213, 217, 221, 223, 227, 229 & 233 **Bellevue Street**, and 215 **Cedar Crest Court** are recommended to be rezoned from **RS-1** (Residential Single-Family) to **RM-1** (Residential Mixed)(8 properties).
Address Map on final page of report

Summary of Proposal:

The purpose of this rezoning is to correct poorly planned and/or outdated zoning districts. These properties are all currently RS-1 (Residential Single-Family) zoning districts, but many of these lots front a principal arterial, West Congress Street. Good planning practice is to avoid RS-1 (Residential Single-Family) properties fronting a busy, classified roadway. Single-family residents can be reluctant to have their front yard face the traffic, noise and danger of fronting a principal arterial. Most of the zoning districts surrounding the subject properties are RM-1 (Residential Mixed) or MN-1 (Mixed-Use Neighborhood), both of which are more suitable for this location.

Note: The RS-1 (Residential Single-Family) properties following Cedar Crest Court on the southern side of West Congress Street will not be included in this administrative rezoning. In 2003 these properties were R-2 (Multi-Family Residential-similar to RM-1) zoning districts, but the neighborhood asked the city of Lafayette to rezone to R-1-B (Residential Single-Family-similar to RS-1). (**Cedar Crest Court Comprehensive Rezoning Z2003-015**).

Recommendation:

Staff recommends approval of this recommendation to rezone these 18 properties from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood) and RM-1 (Residential Mixed) zoning districts. The proposed MN-1 (Mixed-Use Neighborhood) subject properties all are directly on West Congress Street.

Reasons for Recommendation:

Staff has been studying this area and recommends that this administrative rezoning would help protect and revitalize the area. Several of these properties already have accessory or garage apartments, or are duplexes, and two properties are two-level apartment buildings. These properties are centrally located, and apartments and single-family residences are much sought after in this area. MN-1 (Mixed-Use Neighborhood) and RM-1 (Residential Mixed) zoning districts would give owners of the subject properties these additional options: duplexes, cottage courts, triplexes, apartments and townhouses. MN-1 (Mixed-Use Neighborhood) will also give owners the opportunity to use their property as a light commercial use, which is appropriate for a property that fronts West Congress Street, a principal arterial. Some of the light commercial uses available in MN-1 (Mixed-Use Neighborhood) would be office space, retail under 6000 square feet, and personal services such as a barbershop or beauty parlor. Note: 203 Evangeline Drive will be included in the rezoning. This property is associated with the church (the Parish Church) on the corner of West Congress Street and West University Avenue, and is used for parking. This property would then be in the same zoning district as the church itself, if rezoned.

Residents are concerned about high-rise apartments and disruptive uses being brought into this neighborhood. These zoning districts, MN-1 (Mixed-Use Neighborhood) and RM-1 (Residential Mixed) were selected to avoid just such occurrences. Any MN-1 property next to a RS-1 (Residential Single-Family) zoning district is limited to two stories. Staff has also checked the densities for these zoning districts, and, due to the size of these lots, the densities will be kept low. It is doubtful that any of these properties would have a density to allow more than two stories. This also includes studying the densities of several lots being incorporated together. Uses will be limited to residential and light commercial. MN-1 (Mixed-Use Neighborhood) commercial uses include office space, limited retail, and personal services such as beauty parlors. And all proposed MN-1 (Mixed-Use Neighborhood) properties front West Congress Street. No businesses will be within the neighborhood, except for the existing live/work uses already there.

A major streetscape project is funding and is currently being designed for West Congress Street. This new streetscape has prompted the need for pedestrian type commercial zoning districts, office zoning districts and greater housing density and types. As stated before, good planning practice does not encourage RS-1 (Residential Single-Family) zoning districts along a classified roadway such as West Congress Street, particularly a roadway that will be updated and renovated through a major streetscape project. The rest of the Congress Street properties have been rezoned previously anticipating this streetscape project.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received three calls, the first from someone across West Congress Street from the subject properties. He says he doesn't want apartments on his side of Congress Street (south side), and doesn't approve of them on the north side of West Congress Street either. He feels that there is not enough parking for apartments, and therefore people park on the street. He is most critical of the halfway house in the neighborhood. However, he expressed interest in building a garage apartment on his property, when he learned that it is permitted in his neighborhood already (his lot is zoned RM-1 (Residential Mixed)). Two other callers were supportive of this administrative rezoning.

This case was then deferred at the October 21, 2024 Zoning Commission meeting. Staff had several callers who were reluctant to have anything changed in the neighborhood. Several, including homeowners whose properties were subject properties in this case, were very enthusiastic about the rezoning. But there were only three Commissioners present at this meeting, so the Commissioners recommended deferring this case one month to the November 25, 2024 Zoning Commission meeting in the hope that all Commissioners would be present to discuss this case.

Briefing: September 16, 2024:

A briefing on this case was presented to the Zoning Commission on Monday, September 16, 2024 and it was determined that it would move forward as a case on October 21, 2024, at the next Zoning Commission meeting.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its November 25, 2024, meeting and approved a motion to recommend that the City Council approve the request to rezone the subject properties from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), and to RS-2 (Residential Single-Family). (1006-1014, 1100 Blk., 1106-1122 West Congress Street, 209 Cedar Crest Court and 203 Evangeline Drive to MN-1, 213-233 Bellevue Street and 215 Cedar Crest Court to RS-2)

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 4

Opposition: 3

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 7

Opposition: 3

Neutral: 0

Zoning Commission Meeting

November 25, 2024

2024-4-AZON

To: City Zoning Commission

From: Tammy Luke, Director
Cathie Gilbert, Planning Manager

City Council District: 5 – Kenneth Boudreaux

Parish Council District: 5 – AB Rubin

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: Lafayette Consolidated Government

Request: This is a staff-led request for the administrative rezoning of **18** selected properties from West Congress Street, Evangeline Drive, Bellevue Street, and Cedar Crest Court from RS-1 (Residential Single-Family) zoning districts to MN-1 (Mixed-Use Neighborhood) and RM-1 (Residential Mixed) zoning districts. The subject properties are all part of the Souvenir Heights Subdivision.

Location: There are **18** properties:
1006, 1010, 1014, 1100 Block, 1106, 1110, 1114 & 1122 **West Congress Street**, 203 **Evangeline Drive** and 209 **Cedar Crest Court** are recommended to be rezoned from **RS-1** (Residential Single-Family) to **MN-1** (Mixed-Use Neighborhood). These 10 properties are all on West Congress Street. 213, 217, 221, 223, 227, 229 & 233 **Bellevue Street**, and 215 **Cedar Crest Court** are recommended to be rezoned from **RS-1** (Residential Single-Family) to **RM-1** (Residential Mixed)(8 properties).
Address Map on final page of report

Description: The subject properties are located generally north of Versailles Boulevard, east of West University Avenue, and south of Bellevue Street. The subject properties are approximately 2.98 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 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

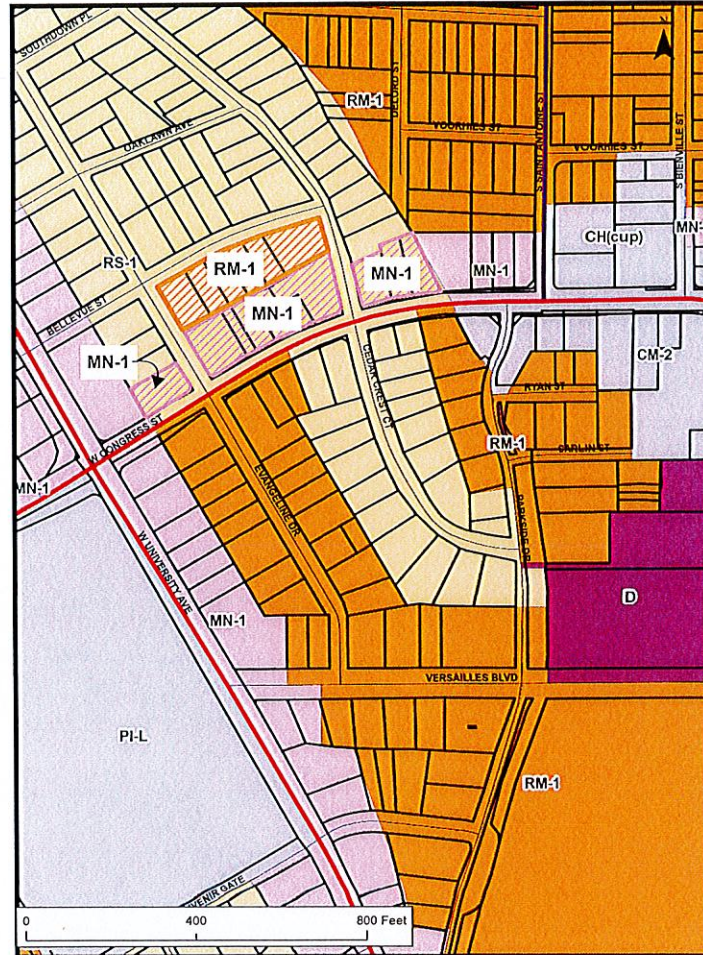


Vicinity Map

II. ANALYSIS

A. Existing conditions

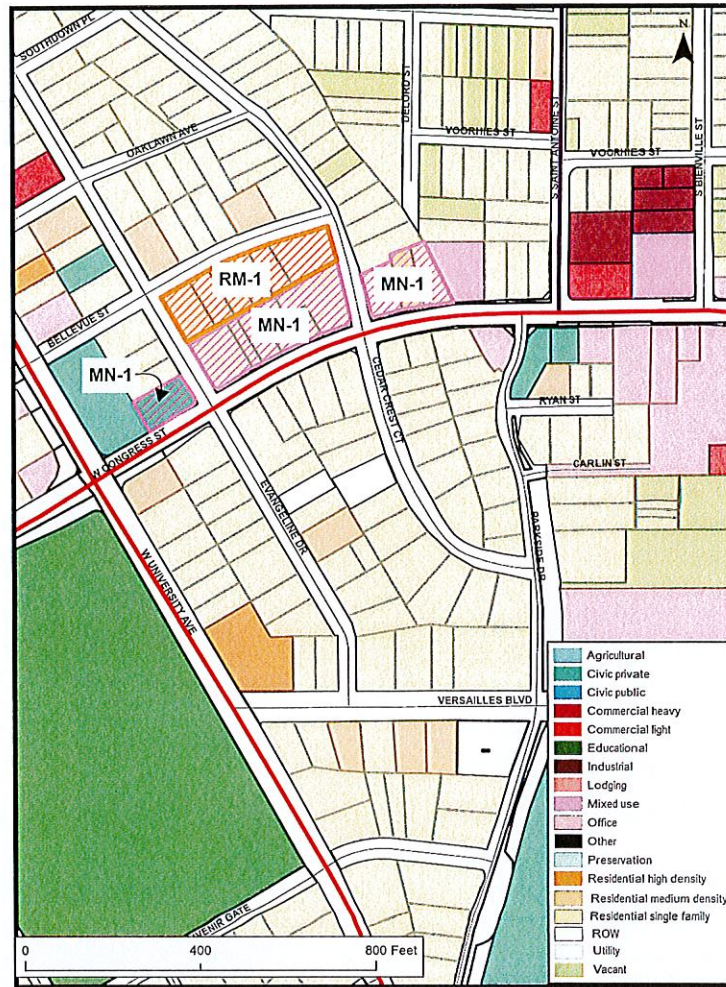
Zoning



Zoning Map of the area surrounding the petitioned site

The subject properties are part of a large RS-1 (Residential Single-Family) neighborhood, with 10 RS-1 (Residential Single-Family) properties fronting West Congress Street on the north side of the classified roadway. The RS-1 (Residential Single-Family) properties are adjacent to RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) zoning districts. MN-1 zoning districts follow West University Avenue and portions of West Congress Street. There are more intense zoning districts (CM-2 Commercial Mixed) beginning at Parkside Drive for the next section of West Congress Street, which is a more commercial area. (The commercial uses include: a bakery, insurance company, a bank, offices for Habitat for Humanity, a physical therapy clinic, a furniture store and a vape

shop/convenience store.) The large PI-L (Public/Institutional Light) zoning district across West University from the subject properties is Lafayette Middle School. Downtown Lafayette is not far from the subject properties.



Land Use Map

The land use map shows that most of the subject properties are residential uses. Most of these residential uses are single-family, but there are also several medium-density apartments. The civic public use fronting West University Avenue is a church (the Parish Church). 203 Evangeline Drive is associated with this church property. There are some office uses, a mixed-use business, and an educational use across West University Avenue (Lafayette Middle School). Further east on West Congress Street the uses tend more to office uses, an industrial use (a bakery), and retail (a convenience store).

Infrastructure



Street Classification and Sidewalk Inventory Map

Ten of the subject properties front or are on West Congress Street, which is a principal arterial. The subject properties are also very near the intersection of West Congress Street and West University Avenue, which is another principal arterial. All the remaining roads are local roads. There are sidewalks along West Congress Street and West University Avenue, and within the Souvenir Heights subdivision. It is a very walkable area.

B. Recent cases and relevant trends

Staff has had several administrative rezonings along West Congress Street in recent years. One large administrative rezoning was **ZON2022-0008 West Congress Street Rezonings: Parkside Drive to West Garfield Street**. This case begins at a location common to the current case also: Parkside Drive. This area was primarily CH (Commercial-Heavy) zoning districts, which were too intense for the area, and does not allow single-family residential uses. CH was downzoned to CM-2 (Commercial Mixed) along West Congress Street itself, and neighborhoods were downzoned to MN-1 (Mixed-Use Neighborhood) and MN-2. A smaller administrative rezoning on West Congress Street was **1911, 1913, 1915, 1921, 2000 & 2001 West Congress Street and 766 St. Thomas Street Administrative Rezoning**, which also downzoned CH (Commercial-Heavy) zoning districts to the more flexible and appropriate MN-1 (Mixed-Use Neighborhood). Several smaller administrative rezonings through the years have rezoned RS-1 (Residential Single-Family) border properties to MN-1 (Mixed-Use Neighborhood), creating a more appropriate light commercial/mixed residential MN-1 corridor along West Congress Street.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this staff-led rezoning is to eliminate poorly planned and outdated zoning. In this case, RS-1 (Residential Single-Family) zoning districts line both sides of West Congress Street, a continuation of a large RS-1 (Residential Single-Family) neighborhood that extends from Parkside Drive north to Silkwood Street, near Four Corners. Staff maintains that RS-1 (Residential Single-Family) zoning districts are not usually the best zoning districts for bordering classified roadways. Staff recommends rezoning the RS-1 (Residential Single-Family) zoning districts lining the north side of West Congress Street to MN-1 (Mixed-Use Neighborhood), with the next row of lots rezoning to RM-1 (Residential Mixed) to act as a buffer to the RS-1 (Residential Single-Family) to the north.

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

The comprehensive plan considers that there is a lack of housing choice in the city and “encourages compact development within existing activity centers and along corridors that include a mix of uses supportive of vibrant daily activity patterns” (Policy 2.11). Staff intends that the administrative rezoning of this neighborhood will revitalize the area. There is a demand for houses and apartments in this area; it is convenient to Downtown Lafayette, and to UL.

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, by providing residents with housing choices in a walkable, transit-accessible area, in proximity to downtown and creating the opportunity for reinvestment and livability in an area in need of revitalization. The Souvenir Heights subdivision, with sidewalks throughout the neighborhood, is a very walkable area with easy access to Downtown Lafayette.

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

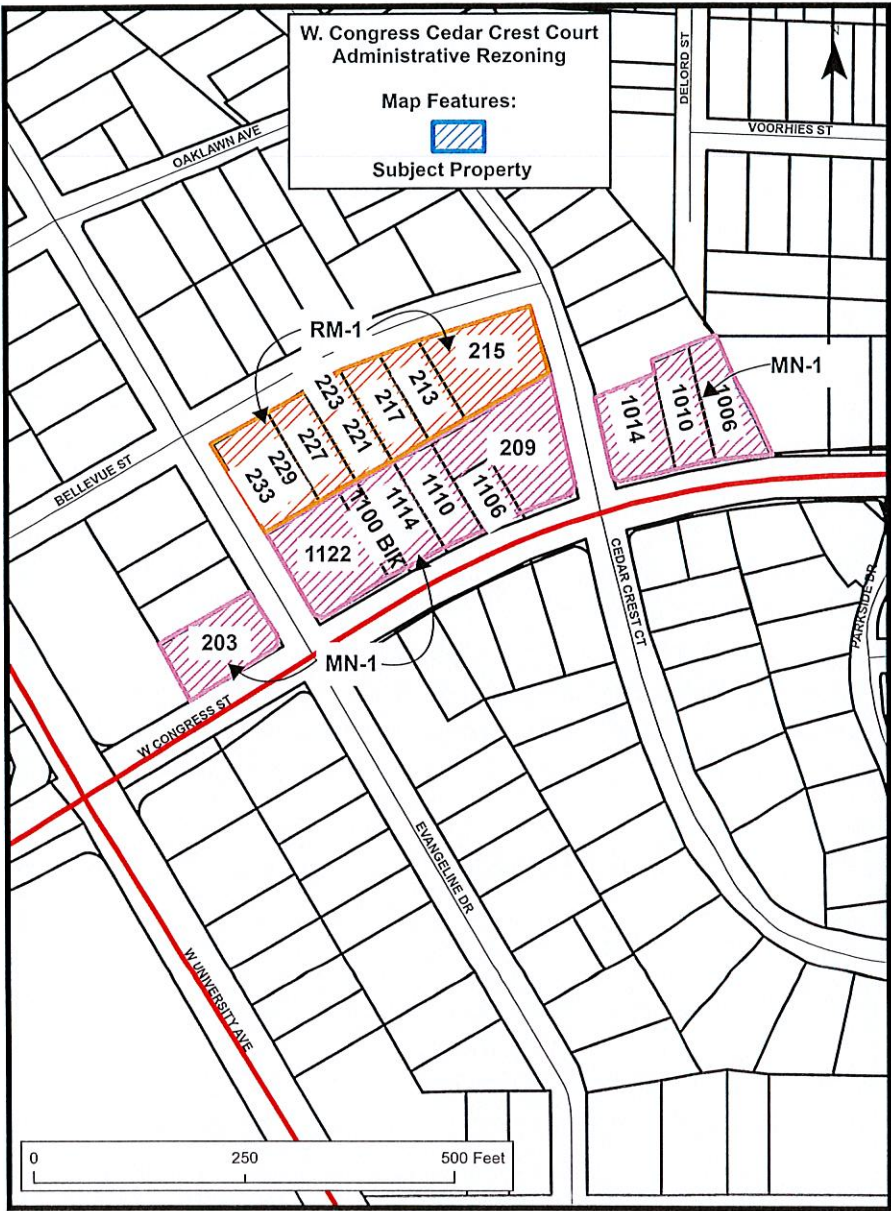
N/A.

The proposed amendment is compatible with surrounding land uses.

Yes. All of the properties on these subject property blocks are residential uses except for 203 Evangeline, which is part of the Parish Church property at 1400 West University Avenue and is used for parking. While the majority of these properties are single-family residential, there are garage apartments, apartment buildings, duplexes and accessory apartments. This is a good location for access to Downtown, UL or the Oil Center. RM-1 (Residential Mixed) uses and MN-1 (Mixed-Use Neighborhood) uses will be compatible with the existing land uses and appropriate for a downtown adjacent neighborhood.

List of properties to be rezoned by address:

1. 1006 West Congress Street – Residential Single-Family: to be rezoned to **MN-1**
2. 1010 West Congress Street – Single-family dwelling with separate two-story apartment building: to be rezoned to **MN-1**
3. 1014 West Congress Street – Residential Single-Family: to be rezoned to **MN-1**
4. 1100 Block West Congress Street – Vacant property: to be rezoned to **MN-1**
5. 1106 West Congress Street – Residential Single-Family: to be rezoned to **MN-1**
6. 1110 West Congress Street – Residential Single-Family: to be rezoned to **MN-1**
7. 1114 West Congress Street – Residential Single-Family: to be rezoned to **MN-1**
8. 1122 West Congress Street – Residential Single-Family: to be rezoned to **MN-1**
9. 203 Evangeline Drive – Vacant Lot/Parking Lot: to be rezoned to **MN-1**
10. 209 Cedar Crest Court – Residential Single-Family: to be rezoned to **MN-1**
11. 215 Cedar Crest Court – Residential Single-Family: to be rezoned to **RM-1**
12. 213 Bellevue Street – Residential Single-Family: to be rezoned to **RM-1**
13. 217 Bellevue Street – Residential Single-Family: to be rezoned to **RM-1**
14. 221 Bellevue Street – Garage Apartment: to be rezoned to **RM-1** (Same lot as 223 Bellevue Street)
15. 223 Bellevue Street – Residential Single-Family: to be rezoned to **RM-1** (Same lot as 221 Bellevue Street)
16. 227 Bellevue Street – Residential Single-Family: to be rezoned to **RM-1**
17. 229 Bellevue Street – Duplex: to be rezoned to **RM-1** (Same building as 233 Bellevue Street)
18. 233 Bellevue Street – Duplex: to be rezoned to **RM-1** (Same building as 229 Bellevue Street)





Internal Memorandum

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

TO: Rachel Godeaux

DATE: December 2, 2024


FROM: Tammy Luke

SUBJECT: Case No. 2024-4-AZON
1006-1014, 1100 Block, 1106-1122 West Congress Street, 203 Evangeline Drive,
213-233 Bellevue Street, and 209 & 215 Cedar Crest Court Administrative
Rezoning (This case was deferred from the October 21, 2024 Zoning
Commission meeting)

The attached ordinance would rezone 1006-1014, 1100 Block, 1106-1122 West Congress Street, 203 Evangeline Drive, and 209 Cedar Crest Court, from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), and 213-233 Bellevue Street, and 215 Cedar Crest Court from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed), properties located generally north of Versailles Boulevard, east of West University Avenue, and south of Bellevue Street. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, November 25, 2024 meeting, recommended that the City Council approve the attached ordinance, with recommendations for an amendment, as detailed on the Council Recommendation Form, and as per the map attached to the Recommendation. We request that Council Introduction be scheduled for Tuesday, December 17, 2024, with Final Adoption Tuesday, January 7, 2025.

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



Tammy Luke
Director

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Lafayette Consolidated Government
Office of the Director (Route 9041)

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 Versailles Boulevard, east of West University Avenue, and south of Bellevue Street. (Note: This case was deferred from the October 21, 2024 Zoning Commission meeting)
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject properties 1006, 1010, 1014, 1106, 1100 Block, 1110, 1114 & 1122 West Congress Street, 203 Evangeline Drive, and 209 Cedar Crest Court from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), and 213, 217, 221, 223, 227, 229 & 233 Bellevue Street, and 215 Cedar Crest Court from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed).
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: December 17, 2024
 - B. FINAL ADOPTION: January 7, 2025
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
 - A. Cover Memo from Director (1 page)
 - B. Submittal Form (1 page)
 - C. Zoning Commission Recommendation of Action (3 pages)
 - D. Ordinance (1 page)
 - E. Map (1 page)
 - F. Final Evaluation of Zoning Considerations (14 pages)
- 5) **FISCAL IMPACT:**
 Fiscal Impact (will be detailed in Cost-Revenue Analysis)
 No Fiscal Impact

RECOMMENDED BY:



TAMMY LUKE, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER