

**CITY ORDINANCE NO. CO-193-2024**

**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. 2024-35-REZ 500 BLOCK RENAUD DRIVE ANNEXATION, LOCATED GENERALLY NORTH OF INTERSTATE 10, EAST OF CURTINWALL STREET, AND SOUTH OF RENAUD DRIVE; AND ASSIGNING A ZONING CLASSIFICATION OF RM-1 (RESIDENTIAL MIXED) (DISTRICT 1)**

**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. 2024-35-REZ 500 Block Renaud Drive Annexation, located generally north of Interstate 10, east of Curtinwall Street, and south of Renaud 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 Sections 22/69, T9S-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. 1.

**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 southerly right-of-way of Renaud Dr, and the northerly right-of-way of S Gentilly Rd,

thence a distance of approximately 28' west crossing S Gentilly Rd to a point,

thence a distance of approximately 682' west, along the northerly property line of MARILYN MOUTON SPENCE, and the southerly right-of-way of Renaud Dr to a corner point,

thence S00°30'47"W, a distance of approximately 2436.46', along the easterly property line of CRAIG M WALKER JR, and the westerly property line of MARILYN MOUTON SPENCE to a corner point,

thence S86°55'10"W, a distance of approximately 179.39' (R - 11309.16, Arc - 179.39, A - 0°54'31"), along the southerly property line of CRAIG M WALKER JR, and the northerly right-of-way of I-10 West which is also the existing City of Lafayette corporate limits to a corner point,

thence N00°30'47"E, a distance of approximately 1716', along the westerly property line of CRAIG M WALKER JR, and the easterly property line of JAMES RAPHAEL FRUGE & THERESA JANE FRUGE to a point,

thence N00°30'47"E, a distance of approximately 729', along the westerly property line of CRAIG M WALKER JR, and the easterly property line of DOUGLAS A MOODY FAMILY PARTNERSHIP to a corner point,

thence a distance of approximately 19' north crossing the right-of-way of Renaud Dr to the southerly road edge of Renaud Dr to a point,

thence a distance of approximately 861' east, along the southerly road edge of Renaud Dr, and the northerly right-of-way of Renaud Dr to a point,

thence a distance of approximately 28' east, along the southerly road edge of Renaud Dr, and crossing S Gentilly Rd to a point,

thence a distance of approximately 21' south to the southerly right-of-way of Renaud Dr, and the northerly right-of-way of S Gentilly Rd,

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 August 7, 2024 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTIONS 22/69, T9S-R4E, 500 BLK RENAUD DR ANNEXATION - APPROX. 10.45 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:** 2024-35-REZ 500 Block Renaud Drive Annexation  
**PETITIONER:** Standard Enterprises, Inc.-Nick Turrentine

**DATE PETITION FILED:** June 4, 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:** Approve the ordinance that would assign a zoning classification of RM-1 (Residential Mixed) to property proposed for annexation into the city of Lafayette.

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

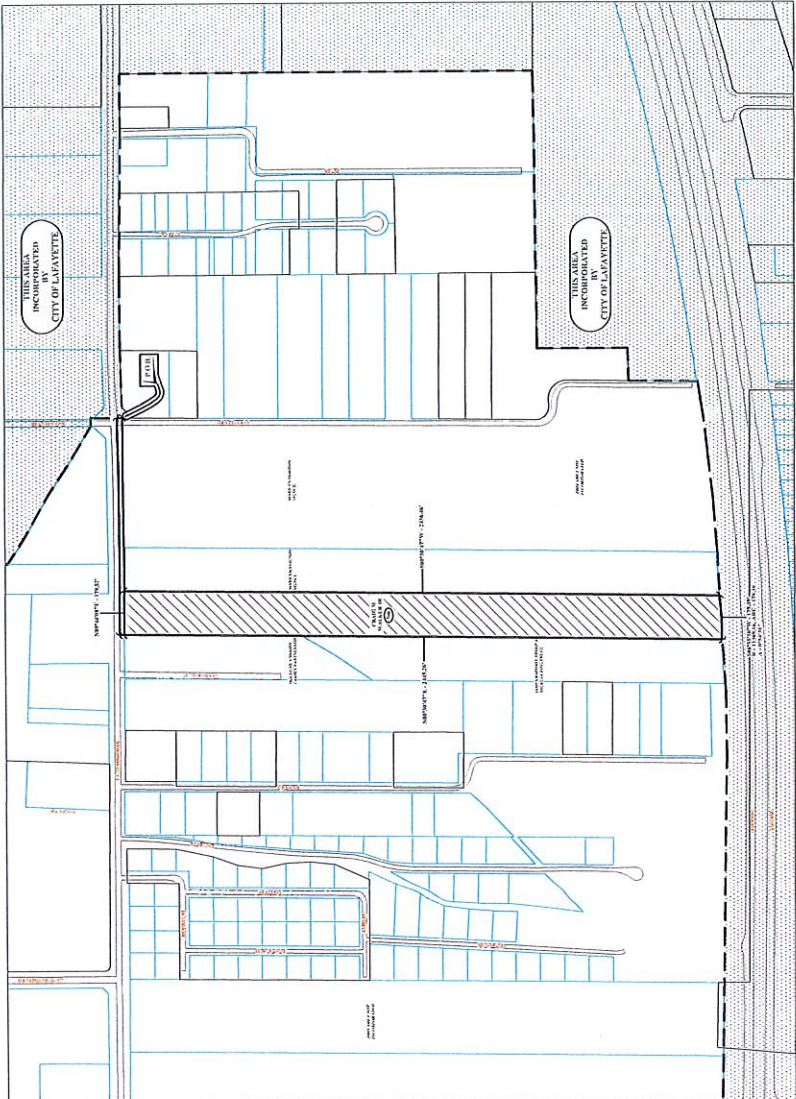
**ATTACHMENTS:** Executive Summary and Preliminary Staff Report

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

Sincerely,

  
Tammy Luke, Director  
Community Development and Planning Dept.

SCALE 1" = 137.25'



**LEGEND**

- P.O.B. POINT OF BEGINNING
- [Hatched Box] PROPOSED CITY OF LAFAYETTE ANNEXATION AREA
- [Dashed Line] PROPOSED CITY OF LAFAYETTE CORPORATE LIMITS EXTENSION
- [Solid Line] EXISTING CITY OF LAFAYETTE CORPORATE LIMITS
- [Double Line] ROADWAY EDGE

**MAP OF  
PROPOSED EXTENSION  
FOR CITY OF LAFAYETTE,  
LOUISIANA, CORPORATE LIMITS,  
LOCATED IN  
SECTIONS 22/69, T9S-R4E  
500 BLK RENAUD DR ANNEXATION  
APPROX. 10.45 ACRES**

NOTE:  
NO FIELD GROUND SURVEY PERFORMED. INFORMATION OBTAINED FROM  
A PLAT PREPARED BY RICHARD C. SPIES, ENTITLED PLAT OF SURVEY  
SHOWING PROPERTY OF A. BRUCE MOUTON, DATED AUGUST 26, 1978

Requested by: Lafayette City - Parish Consolidated Government  
Department: Lafayette Utilities System  
Approved by: H.G.  
Dated: August 7, 2024  
Drawn by: E.L.O.

## Zoning Commission

Community Development and Planning Department Staff Report

### EXECUTIVE SUMMARY

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Drafted 9/24/2024  
Amended 12/2/2024

#### 2024-35-REZ

**City Council District:** 1 – Elroy Broussard

**Parish Council District:** 5 – AB Rubin

**Applicant:** Standard Enterprises, Inc./Nick Turrentine

**Request:** This is a request for a zoning assignment of RM-1 (Residential Mixed) for property proposed for annexation into the city of Lafayette.

**Location:** 500 Block Renaud Drive

#### Summary of Proposal:

The purpose of the proposed zoning assignment of RM-1 (Residential Mixed) for property to be annexed into the city of Lafayette is to allow for the construction of townhouses on the subject property. The applicants plan to sell the townhouses separately. The applicants require annexation to receive LUS services. This is a requirement of plat approval.

#### Recommendation:

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

#### Reason for Recommendation:

The applicant is requesting RM-1 (Residential Mixed, with a density of 25 units per acre) for the zoning district of the annexed subject property. The minimum size for a lot in a RM-1 zoning district is 3000 SF. The density for RM-1 is 25 living units per acre. This zoning classification is being used for townhouses on their own lots. This development will consist of 70 living units and one clubhouse building.

Regarding the residential request by the applicant, there has been a trend lately for smaller lots and smaller living units, like townhouses. A smaller lot can be a great advantage for someone who doesn't have the time, money or energy to spend on a large yard or a large house. Many residents purchase townhouses for this very reason. RS-1 (Residential Single-Family) is still the predominant residential zoning district in Lafayette, but staff acknowledges that changing demographics (including an aging population and an increased number of households with no children) along with issues such as housing affordability, demand for rental units, etc. have shown an increased demand for smaller homes and yards. The applicant is aiming to satisfy the requirements of a certain type of homeowner, one with less

need for space in the yard or in the residence, but still wanting to be part of a small community. These are important and everchanging factors to consider when staff makes recommendations regarding residential neighborhood layouts and lot sizes.

**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 November 25, 2024, meeting and approved a motion to recommend that the City Council approve the request for a zoning classification of RM-1 (Residential Mixed) for property proposed for annexation into the city of Lafayette.

### 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: 1

Opposition: 0

Neutral: 0

**Zoning Commission Meeting**

**November 25, 2024**

**2024-35-REZ**

**To:** City Zoning Commission

**From:** Tammy Luke, Director  
Cathie Gilbert, Planning Manager

**City Council District:** 1 – Elroy Broussard

**Parish Council District:** 5 – AB Rubin

**Prepared by:** Carol Vermillion Robbins

**PRELIMINARY STAFF REPORT**

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**I. GENERAL INFORMATION**

**Applicant:** Standard Enterprises, Inc./Nick Turrentine

**Request:** This is a request for a zoning assignment of RM-1 (Residential Mixed) for property proposed for annexation into the city of Lafayette.

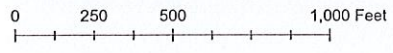
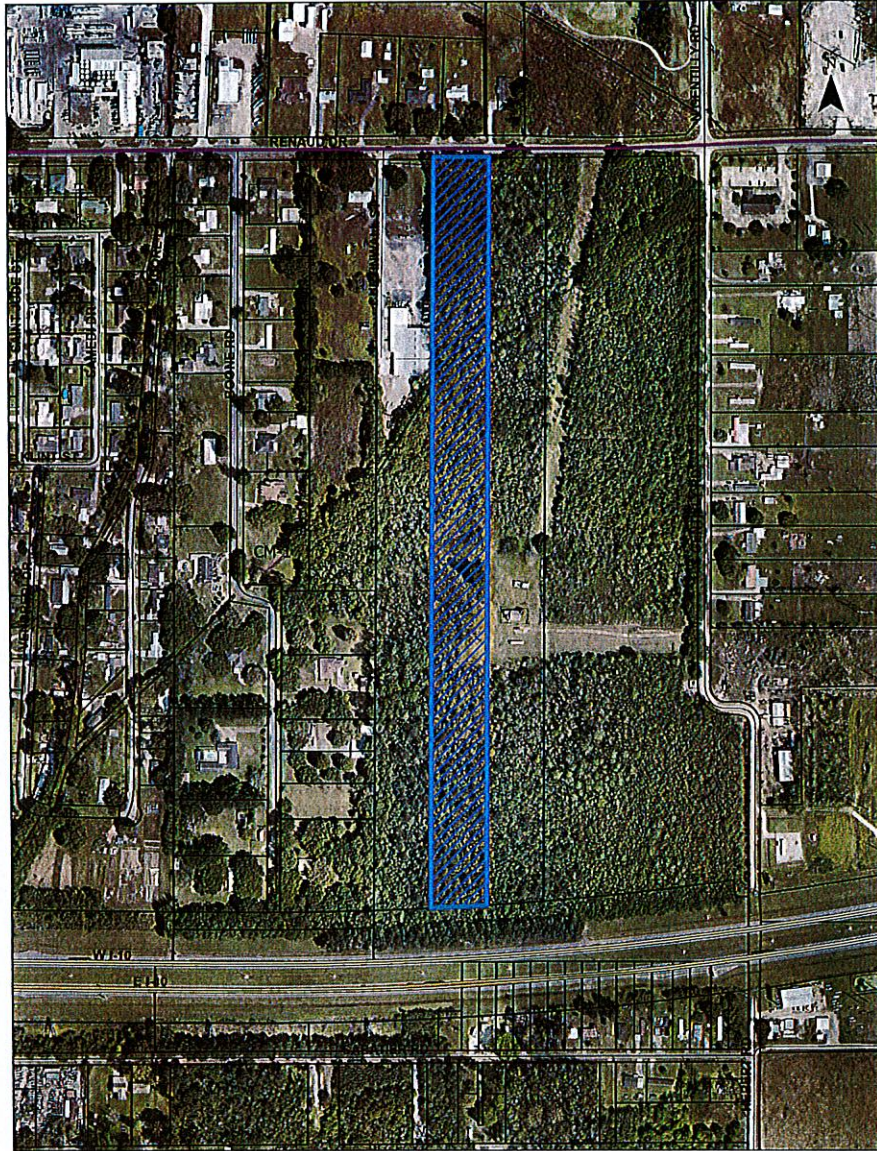
**Location:** 500 Block Renaud Drive

**Description:** The subject property is located generally north of Interstate 10, east of Curtinwall Street, and south of Renaud Drive, and is 10.45 acres.

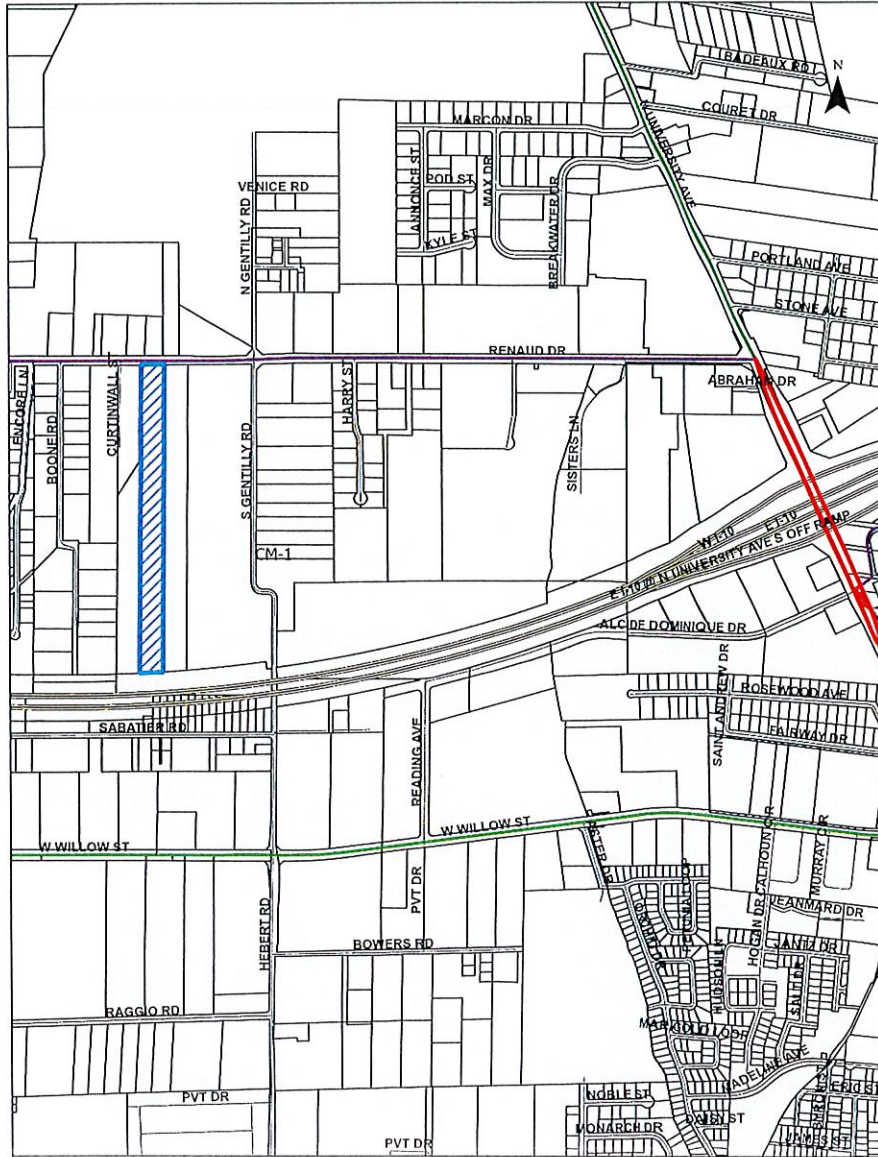
**Why is Zoning Commission action required?**

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/or conditional uses.



*Subject Property*

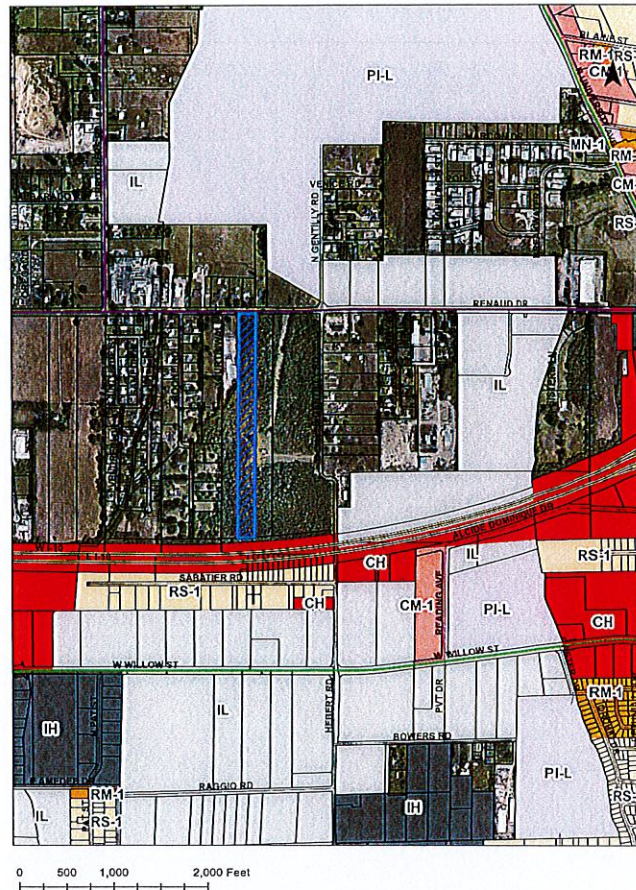


Vicinity Map

## II. ANALYSIS

### A. Existing conditions

#### Zoning



#### ***Zoning Map of the Area Surrounding the Petitioned Site***

The subject property, which is unincorporated, is surrounded by other unincorporated properties. The closest zoning district is IL (Industrial-Light), a large area from Renaud Drive down to the Interstate, and CH (Commercial-Heavy) zoning districts along Interstate 10. To the north of the subject property is a large PI-L (Public/Institutional Light) zoning district which is the Wetlands golf course. South of the Interstate most of the properties are within the city limits. CH zoning districts follow the interstate, with a large IL (Industrial-Light) and IH (Industrial-Heavy) zoning districts area to the south of the subject property. There are several strips of RS-1 (Residential Single-Family) zoning, at Sabatier Road, in the neighborhood, North College Heights, and in Azalea Park, which also has areas of RM-1

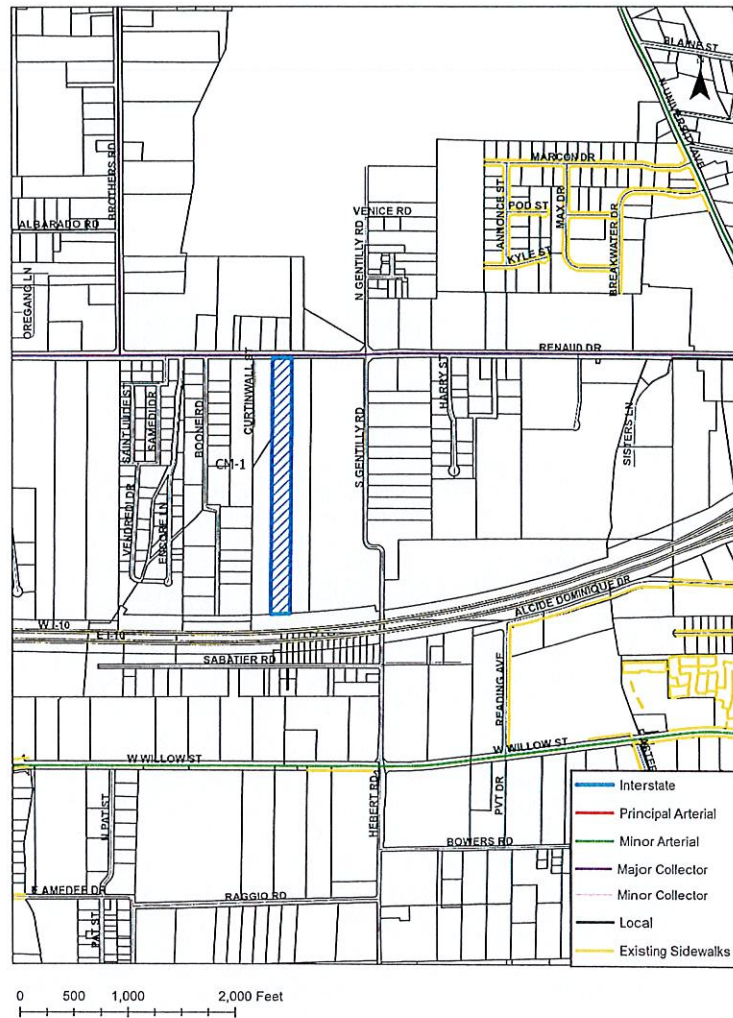
(Residential Mixed) zoning districts. There is also a school, J. W. James, and a park, Debailion Park, to the southeast of the subject property, both PI-L (Public/Institutional Light) zoning districts.



**Land Use Map**

The Land Use map indicates that a majority of the uses next to the subject property are residential single family or agricultural uses. However, there is an industrial use, an Environmental Consulting firm, adjacent to the subject property. The area to the north is a mixture of single-family residential uses, industrial uses, office uses and a civic public area at the golf course. There is a large industrial area to the east and south of the subject property. The industrial area to the south of the subject property is intermixed with single-family residential uses, office uses, medium density residential uses and a number of civic uses, such as city government, law enforcement, churches, the LUS plant, and several parks.

Infrastructure



**Street Classification and Sidewalk Inventory**

The subject property fronts Renaud Drive, which is a major collector. Brothers Road, which intersects with Renaud Drive, is also a major collector. North University Avenue to the northeast, and West Willow Street to the south are both minor arterials. Sidewalks are in several neighborhoods, and in some areas of West Willow Street, but this is not a complete system. There are no sidewalks along Renaud Drive. It would not be a good street to walk on, as the road slopes down to the ditches and there is no level place to walk.

**B. Recent cases and relevant trends**

Most residential developers ask for RS-1 (Residential Single-Family) zoning classifications or are already in RS-1 (Residential Single-Family) zoning districts. However, there have been some recent cases where developers were looking for smaller lots and yards, asking for zoning classifications of MN-1 (Mixed-Use Neighborhood-minimum lot size 3000 SF), RS-2 (Residential Single-Family-minimum lot size 4000 SF), and RM-1 (Residential Mixed-minimum lot size 3000 SF). For property annexed on Tolson Road (**2023-40-REZ 500 Block Tolson Road Annexation**), the applicant asked for a zoning classification of RS-2 (Residential Single-Family-minimum lot size 4000 SF), catering to the prospective homeowner with needs for a smaller yard and house. An annexation earlier this year asked for MN-1 (Mixed-Use Neighborhood) as their zoning classification, in order to build cottages (**2024-32-REZ 1421 Carmel Drive Annexation**). There will always be a need for the standard 6000 SF lot in RS-1 (Residential Single-Family), but trends lately have been in offering more housing choice.

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

The purpose of the requested zoning assignment of RM-1 (Mixed-Use Neighborhood) is to allow the applicant to build townhouses to sell. This will require replatting of the property. The proposed purpose of annexation is to receive city services for the townhouses. The adjacent land uses include agricultural uses, single-family residential, and an existing Industrial business adjacent to the subject property (environmental consulting). There are other industrial uses in the area, but this property is the only one close to the subject property. Neither the subject property or the industrial use should have a negative effect on the other.

**D. Evaluation of approval standards**

*The proposed use 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.*

This area is a mixture of residential, agriculture and industrial, as outskirts of a city often are. While industrial does not work well with residential or agriculture, there is, in general, some separation of the two. If this separation is maintained this development can be a safe and healthy place to live. Housing is still needed in Lafayette, and this area has access to Ambassador Caffery Parkway, North University Avenue and Interstate 10. There are many existing single-family residential uses in this area.

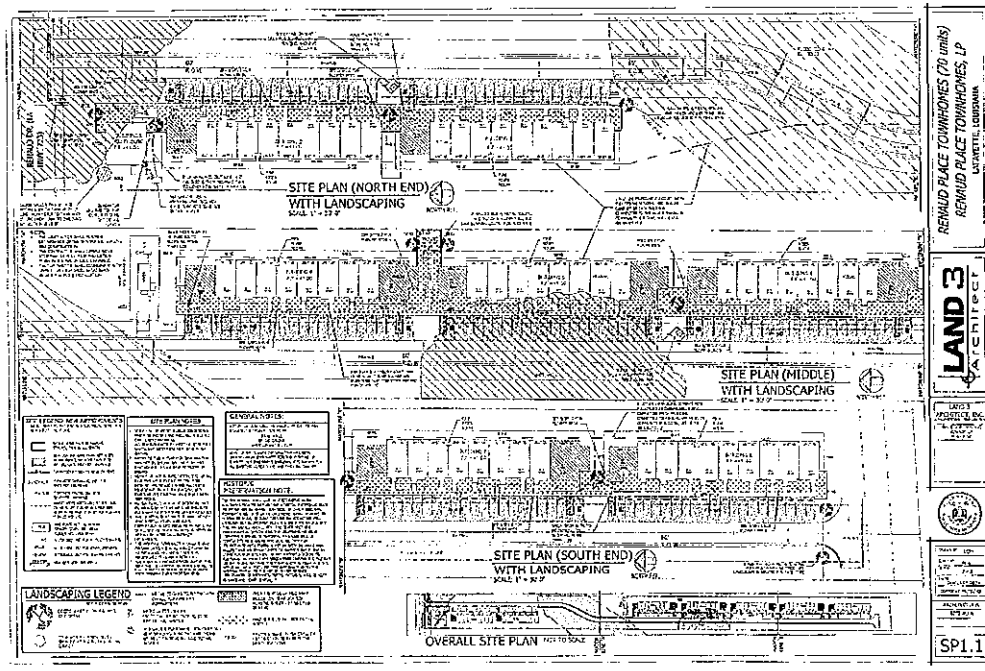
*The proposed amendment promotes the public health, safety, morals, and general welfare.*

N/A.

The proposed amendment is compatible with surrounding land uses.

Yes. With one exception, the surrounding land uses are also residential or agricultural in nature. The one exception, an industrial use adjacent to the subject property, is not a noxious use; no loud noises or smells. The subject property would be compatible with these uses and with adjacent and nearby residential uses.

### Site Plan – 70 units





## 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. 2024-35-REZ  
500 Block Renaud Drive Annexation

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The attached ordinance would assign a zoning classification of RM-1 (Residential Mixed) to property proposed for annexation into the city of Lafayette located generally north of Interstate 10, east of Curtinwall Street, and south of Renaud Drive. 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. 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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Community Development and Planning Department  
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 assign a zoning classification of RM-1 (Residential Mixed) to property proposed for annexation located generally north of Interstate 10, east of Curtinwall Street, and south of Renaud Drive.
  
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign a zoning classification of RM-1 (Residential Mixed) to the subject property proposed for annexation into the city of Lafayette.
  
- 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 (1 page)
  - D. Ordinance (2 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:**

  
\_\_\_\_\_  
TAMMY LUKE, DIRECTOR

**APPROVED FOR AGENDA:**

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER