

**CITY ORDINANCE NO. CO-008-2025**

**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. 2024-41-REZ 102 WESTBEND RIDGE ANNEXATION, LOCATED GENERALLY NORTH OF WESTBEND RIDGE, WEST OF PLATEAU ROAD, AND SOUTH OF VEROT SCHOOL ROAD; AND ASSIGNING A ZONING CLASSIFICATION OF RS-1 (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. 2024-41-REZ 102 Westbend Ridge Annexation, located generally north of Westbend Ridge, west of Plateau Road, and south of Verot School Road; and assigning a zoning classification of RS-1 (Residential Single-Family). Refer to survey "Map of Proposed Extension for city of Lafayette, Louisiana, Corporate Limits, located in Section 13, T10S-R4E 102 Westbend Ridge (Lot 3-B) Annexation," 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 northeasterly property corner of DONALD ROBERT WOLF, and the northwesterly right-of-way of Westbend Rdg,

thence S40°46'00"W, a distance of approximately 112.94', along the southeasterly property line of DONALD ROBERT WOLF, and the northwesterly right-of-way of Westbend Rdg. which is also the existing City of Lafayette corporate limits to a corner point,

thence N46°00'40"W, a distance of approximately 187.07', along the southwesterly property line of DONALD ROBERT WOLF, and the northeasterly property lines of COREY JAMES LEBLANC and RC BUILDING INSPECTIONS LLC to a corner point,

thence N40°46'00"E, a distance of approximately 112.12', along the northwesterly property line of DONALD ROBERT WOLF, and the southeasterly property line of DONALD ROBERT WOLF to a corner point,

thence S46°15'48"E, a distance of approximately 187.02', along the northeasterly property line of DONALD ROBERT WOLF, and the southwesterly property line of NICKI LEE MARTIN which is also the existing City of Lafayette corporate limits 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 September 9, 2024 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 13, T10S-R4E, 102 WESTBEND RIDGE (LOT 3-B) ANNEXATION - APPROX. 0.483 ACRE.**

**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.*

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**LAFAYETTE ZONING COMMISSION  
RECOMMENDATION OF ACTION**

**TO:** Lafayette City Council  
**FROM:** Lafayette Zoning Commission and Community Development & Planning Dept.  
**SUBJ:** 2024-41-REZ 102 Westbend Ridge Annexation  
**PETITIONER:** Don Wolf

**DATE PETITION FILED:** August 20, 2024

**DATE OF PUBLIC HEARING:** January 27, 2025

**DATES OF PUBLICATIONS:** January 12, 2025  
January 22, 2025  
January 26, 2025

**DATE OF ZONING COMMISSION RECOMMENDATION:** January 27, 2025

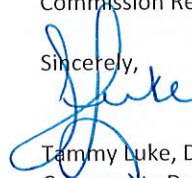
**RECOMMENDATION:** Approve the ordinance that would assign a zoning classification of RS-1 (Residential Single-Family) for property proposed for annexation into the city of Lafayette.

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

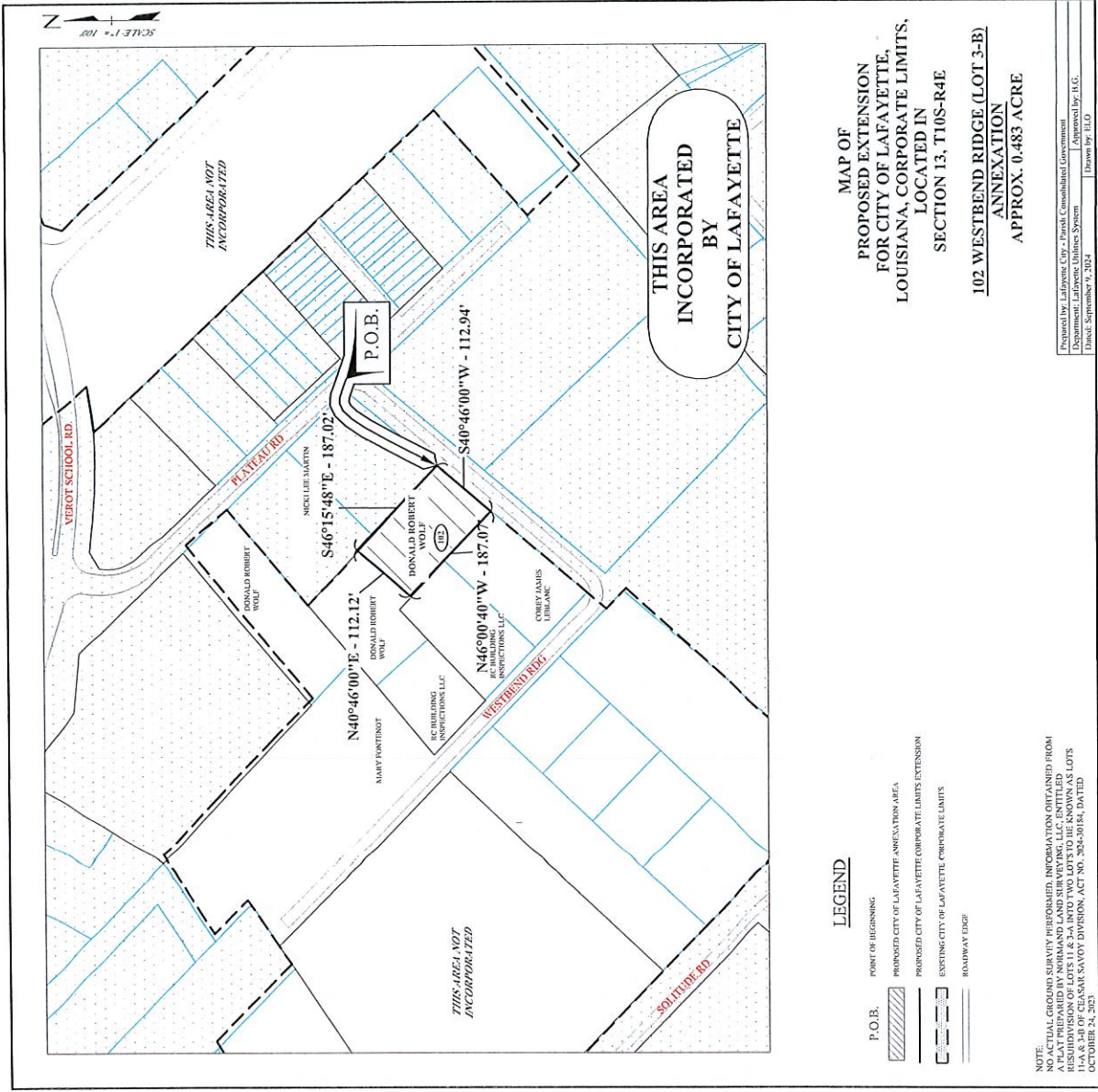
**ATTACHMENTS:** Executive Summary and Preliminary Staff Report

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

Sincerely,



Tammy Luke, Director  
Community Development and Planning Dept.



MAP OF  
 PROPOSED EXTENSION  
 FOR CITY OF LAFAYETTE,  
 LOUISIANA, CORPORATE LIMITS,  
 LOCATED IN  
 SECTION 13, T10S-R4E  
 102 WESTWIND RIDGE (LOT 3-B)  
 ANNEXATION  
 APPROX. 0.483 ACRE

**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 PLAN PREPARED BY NORMAND LAND SURVEYING, LLC, ENTITLED  
 RESUBDIVISION OF LOTS 1 & 2-A INTO TWO LOTS TO BE KNOWN AS LOTS  
 3-B AND 3-C, PARCEL MAP ON VOT DIVISION, ACT NO. 200-0018, DATED  
 OCTOBER 24, 2021

Prepared by: Lafayette City - Parish Consolidated Government  
 Department: Lafayette Utilities System  
 Date: September 9, 2024  
 Approved by: A.G.  
 Drawn by: E.L.O.

## Zoning Commission

Community Development and Planning Department Staff Report

### EXECUTIVE SUMMARY

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Drafted 8/20/2024  
Amended 1/30/2025

**2024-41-REZ**

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

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

**Applicant:** Don Wolf

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

**Location:** 102 Westbend Ridge (Lot 3-B)

**Summary of Proposal:**

The purpose of the proposed zoning assignment of RS-1 (Residential Single-Family) for property to be annexed into the city of Lafayette is to allow for existing single-family residential use. The applicant requires annexation to receive LUS services. This is a requirement of plat approval.

**Recommendation:**

Staff recommends a zoning assignment of RS-1 (Residential Single-Family).

**Reason for Recommendation:**

The subject property is part of an existing unincorporated residential neighborhood. Most of the properties near the subject property are single-family residential. RS-1 (Residential Single-family) is a logical choice for a zoning classification for this subject property. There are areas of RM-1 (Residential Mixed) and MN-1 (Mixed-Use Residential) zoning districts, but the uses adjacent to the subject property are mostly single-family residential. There are commercial uses in the vicinity on Verot School Road but they are at a remove from the subject property.

**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 27, 2025, meeting and approved a motion to recommend that the City Council approve the request for a zoning classification of RS-1 (Residential Single-Family) 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: 0

Opposition: 0

Neutral: 0

**Zoning Commission Meeting**

**January 27, 2025**

**2024-41-REZ**

**To:** City Zoning Commission

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

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

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

**Prepared by:** Carol Vermillion Robbins

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**PRELIMINARY STAFF REPORT**

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**I. GENERAL INFORMATION**

**Applicant:** Don Wolf

**Request:** This is a request for a zoning assignment of RS-1 (Residential Single-Family), to allow for a single-family residence on the subject property.

**Location:** 102 Westbend Ridge

**Description:** The subject property is located generally north of Westbend Ridge, west of Plateau Road, and south of Verot School Road, and is 0.48 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.



0 25 50 100 Feet

*Subject Property*

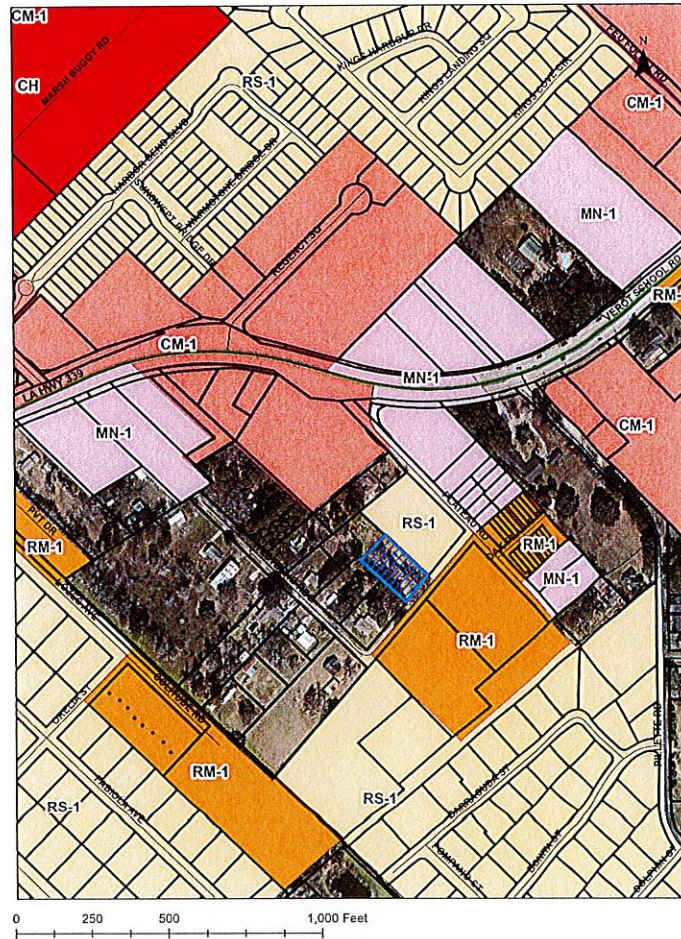


Vicinity Map

## II. ANALYSIS

### A. Existing conditions

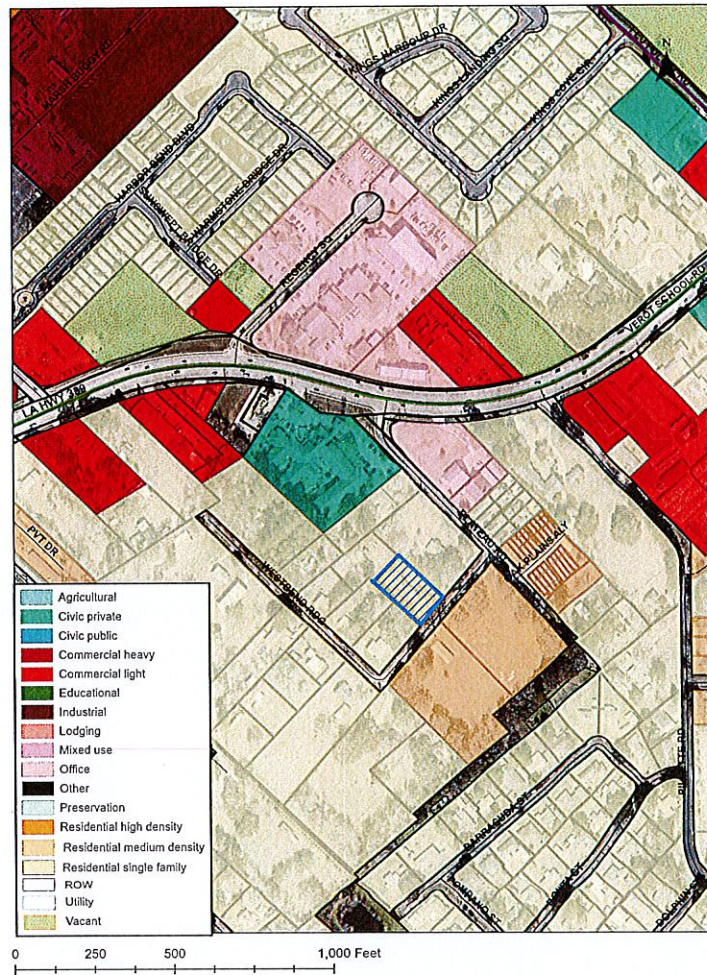
#### Zoning



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

The subject property is one of a dozen or so unincorporated single-family residential lots. It is directly adjacent to a RS-1 zoning district with both RS-1 (Residential Single-Family) and RM-1 (Residential Mixed) zoning districts in a circle around the area. CM-1 (Commercial Mixed) and MN-1 (Mixed-Use Neighborhood) zoning districts border Verot School Road. There are also more RS-1 (Residential Single-Family) zoning districts on the north side of Verot School Road, beyond the CM-1 and MN-1

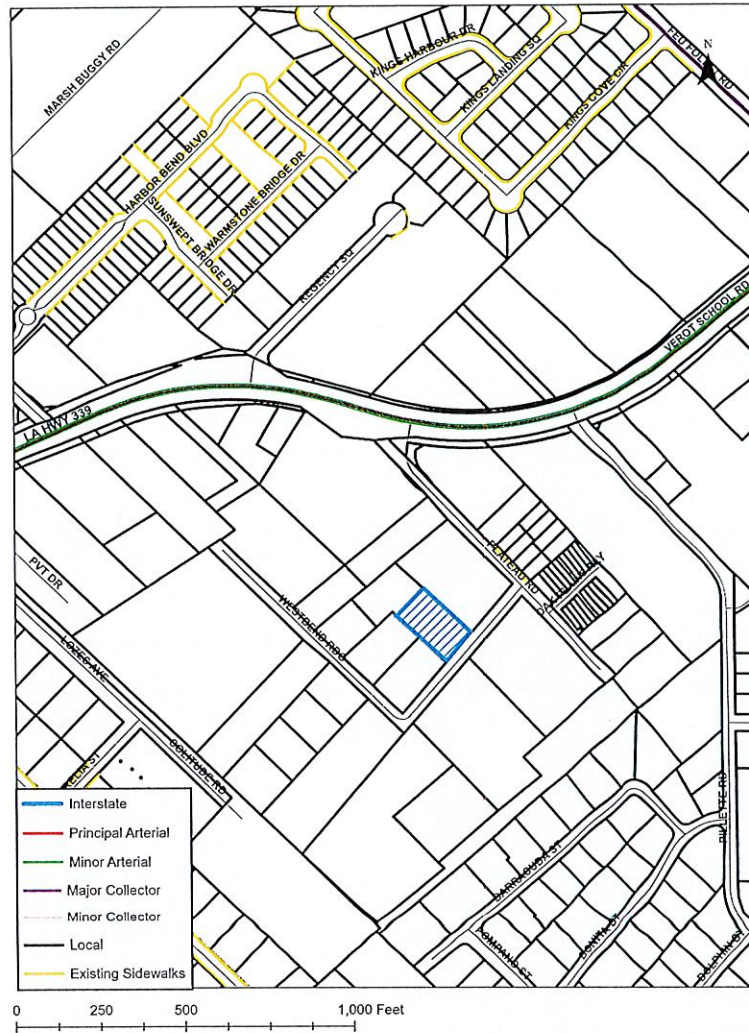
border. The CH (Commercial-Heavy) zoning district to the northwest is several commercial heavy uses off of South Beadle Road.



### ***Land Use Map***

The Land Use map indicates that the subject property is surrounded by other single-family residential uses, along with several residential medium density uses. There is a large civic private use to the north of the subject property and fronting Verot School Road; an assisted living facility. Along Verot School Road are several commercial mixed uses, including fast food restaurants, a print shop, small retail and a large nursery. There are several office uses also. Up to the northwest is a large industrial use, a hydraulic equipment supplier.

Infrastructure



**Street Classification and Sidewalk Inventory**

The subject property fronts Westbend Ridge, which is a local road. The subject property is a block away from Verot School Road, a minor arterial. All the other roads in the vicinity are local roads. There are sidewalks in some of the newer residential neighborhoods, but not around the subject property neighborhood.

**B. Recent cases and relevant trends**

N/A

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

The purpose of the requested zoning assignment of RS-1 (Residential Single-Family) is to allow for a single-family residence and to have access to LUS services. There is a large amount of residential development to the east, the north, the south and to the west of the subject property. Most of the properties immediately to the west are unincorporated, but they are part of a residential area. However, there are commercial properties following Verot School Road, but these are a short distance from the subject property.

**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.***

The vicinity of the subject property is primarily residential. There are commercial uses starting to develop along the nearby classified roadway, Verot School Road, a minor arterial. Denser residential development has come into 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. It is compatible with the many residential uses in that area. The applicant is requesting RS-1, which is single-family residential. RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) have been introduced to this area, but some there has been some resistance. A zoning classification of the most restrictive residential zoning district will be compatible.



## Internal Memorandum

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

**TO:** Rachel Godeaux

**DATE:** January 30, 2025

**FROM:** Tammy Luke


**SUBJECT:** Case No. 2024-41-REZ  
102 Westbend Ridge Annexation

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The attached ordinance would assign a zoning classification of RS-1 (Residential Single-Family) to property proposed for annexation into the city of Lafayette located generally north of Westbend Ridge, west of Plateau Road, and south of Verot School Road. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, January 27, 2025 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, February 18, 2025, with Final Adoption Tuesday, March 11, 2025.

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

  
\_\_\_\_\_  
Tammy Luke  
Director

RECEIVED

JAN 30 2025

OFFICE OF THE CAO

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 RS-1 (Residential Single-Family) for property proposed for annexation into the city of Lafayette located generally north of Westbend Ridge, west of Plateau Road, and south of Verot School Road.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign a zoning classification of RS-1 (Residential Single-Family) to property proposed for annexation into the city of Lafayette.
- 3) **REQUEST ACTION OF COUNCIL:**
  - A. INTRODUCTION: February 18, 2025
  - B. FINAL ADOPTION: March 11, 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 (9 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