

CITY ORDINANCE NO. CO-009-2025

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. 2024-42-REZ 3013 & 3015 NORTH UNIVERSITY AVENUE ANNEXATION, LOCATED GENERALLY NORTH OF DUGAS ROAD, WEST OF NORTH UNIVERSITY AVENUE, AND SOUTH OF MALAPART ROAD; 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. 2024-42-REZ 3013 & 3015 North University Avenue Annexation, located generally north of Dugas Road, west of North University Avenue, and south of Malapart Road; 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 3, T9S-R4E 3013 & 3015 N University Ave (Laynes Landing) 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. 1.

SECTION 3: The description of the property to be annexed is as follows:

Beginning at a point at the intersection of the centerline of W Butcher Switch Rd (60' R/W) and the centerline of LA Hwy 182 N University Ave (80' R/W), said point being known as the point of commencement (POC); thence proceed along the centerline of LA Hwy 182 N University Ave (80' R/W) N03°42'25"E, a distance of 144.00'; thence proceed N88°12'36"W, a distance of 40.00' to the point of beginning (P.O.B.),

Beginning at a point on the existing City of Lafayette corporate limits, said point is the northeasterly property corner of NELDA COMEAUX TRAVIS, TODD ANTHONY TRAVIS, TONI ALISON TRAVIS, TIFFANY ANNE TRAVIS, & TOBI ANNETTE TRAVIS, the southeasterly property corner of NELDA COMEAUX TRAVIS, TODD ANTHONY TRAVIS, TONI ALISON TRAVIS, TIFFANY ANNE TRAVIS, & TOBI ANNETTE TRAVIS, and the westerly right-of-way of LA Hwy 182 N University Ave,

thence S03°42'25"W, a distance of approximately 235.48', along the easterly property line of NELDA COMEAUX TRAVIS, TODD ANTHONY TRAVIS, TONI ALISON TRAVIS, TIFFANY ANNE TRAVIS, & TOBI ANNETTE TRAVIS, and the westerly right-of-way of LA Hwy 182 N University Ave, which is also the existing corporate limits to a point,

thence S03°42'25"W, a distance of approximately 898.09', along the easterly property line of LINDA ANN CONQUE GUIDRY, and the westerly right-of-way of LA Hwy 182 N University Ave, which is also the existing corporate limits to a point,

thence S03°55'25"W, a distance of approximately 212.24', along the easterly property line of LINDA ANN CONQUE GUIDRY, and the westerly right-of-way of LA Hwy 182 N University Ave, which is also the existing corporate limits to a corner point,

thence N86°18'58"W, a distance of approximately 551.34', along the southerly property line of LINDA ANN CONQUE GUIDRY, and the northerly property line of HONORA SUZANNE CONQUE HEBERT to a corner point,

thence N03°55'17"E, a distance of approximately 212.75', along the westerly property line of LINDA ANN CONQUE GUIDRY, and the easterly property line of HONORA SUZANNE CONQUE HEBERT to a corner point,

thence S86°21'20"E, a distance of approximately 133.88', along the northerly property line of LINDA ANN CONQUE GUIDRY, and the southerly property line of HONORA SUZANNE CONQUE HEBERT & AUSTIN JOHN HEBERT to a corner point,

thence N03°47'02"E, a distance of approximately 208.71', along the westerly property line of LINDA ANN CONQUE GUIDRY, and the easterly property line of HONORA SUZANNE CONQUE HEBERT & AUSTIN JOHN HEBERT to a corner point,

thence N86°14'02"W, a distance of approximately 365.79', along the southerly property line of LINDA ANN CONQUE GUIDRY, and the northerly property line of HONORA SUZANNE CONQUE HEBERT & AUSTIN JOHN HEBERT to a corner point,

thence N00°11'42"E, a distance of approximately 165.89', along the westerly property line of LINDA ANN CONQUE GUIDRY, and the easterly property line of ALBERT CHARLES REES & KAY LABAUVE to a corner point,

thence N89°28'55"W, a distance of approximately 318.30', along the southerly property line of LINDA ANN CONQUE GUIDRY, and the northerly property line of ALBERT CHARLES REES & KAY LABAUVE to a corner point,

thence N00°11'42"E, a distance of approximately 478.07', along the westerly property line of LINDA ANN CONQUE GUIDRY, and the easterly property line of LAWRENCE JUNIUS DAVIS & JANET DECLOUET DAVIS to a point,

thence N00°10'13"E, a distance of approximately 589.42', along the westerly property line of NELDA COMEAUX TRAVIS, TODD ANTHONY TRAVIS, TONI ALISON TRAVIS, TIFFANY ANNE TRAVIS, & TOBI ANNETTE TRAVIS, and the easterly property line of LAWRENCE JUNIUS DAVIS & JANET DECLOUET DAVIS to a corner point,

thence S88°58'39"E, a distance of approximately 355.73', along the northerly property line of NELDA COMEAUX TRAVIS, TODD ANTHONY TRAVIS, TONI ALISON TRAVIS, TIFFANY ANNE TRAVIS, & TOBI ANNETTE TRAVIS, and the southerly property lines of KENNETH WAYNE MILLER, and JEFFERY MICHAEL CECIL & AMANDA GENOVESE CECIL to a corner point,

thence S01°27'20"W, a distance of approximately 333.26', along the easterly property line of NELDA COMEAUX TRAVIS, TODD ANTHONY TRAVIS, TONI ALISON TRAVIS, TIFFANY ANNE TRAVIS, & TOBI ANNETTE TRAVIS, and the westerly property line of NELDA COMEAUX TRAVIS, TODD ANTHONY TRAVIS, TONI ALISON TRAVIS, TIFFANY ANNE TRAVIS, & TOBI ANNETTE TRAVIS to a corner point,

thence S88°12'36"E, a distance of approximately 808.61', along the northerly property line of NELDA COMEAUX TRAVIS, TODD ANTHONY TRAVIS, TONI ALISON TRAVIS, TIFFANY ANNE TRAVIS, & TOBI ANNETTE TRAVIS, and the southerly property line of NELDA COMEAUX TRAVIS, TODD ANTHONY TRAVIS, TONI ALISON TRAVIS, TIFFANY ANNE TRAVIS, & TOBI ANNETTE TRAVIS 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 9, 2024 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 3, T9S-R4E, 3013 & 3015 N UNIVERSITY AVE (LAYNES LANDING) ANNEXATION - APPROX. 29.66 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: 2024-42-REZ 3013 & 3015 North University Avenue Annexation
PETITIONER: Layne's Landing Development, LLC

DATE PETITION FILED: September 3, 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

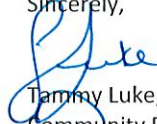
RECOMMENDATION: Deny the ordinance that would assign a zoning classification of RM-1 (Residential Mixed) to property proposed for annexation into the city of Lafayette because the Zoning Commission does not approve of the annexation. If the City Council approves the annexation, the Zoning Commission then recommends a zoning assignment of RM-1 (Residential Mixed) for the subject properties.

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

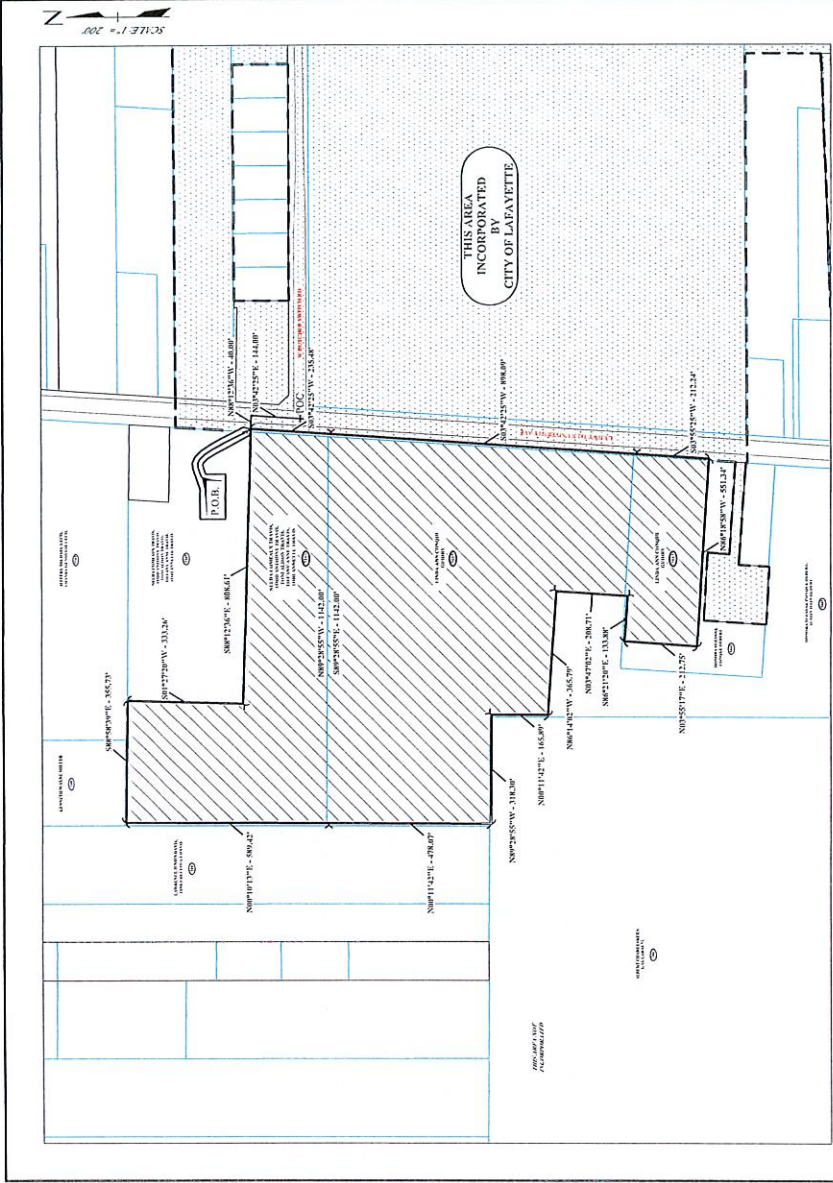
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Luke', written over the printed name.

Tammy Luke, Director
Community Development and Planning Dept.



**MAP OF
 PROPOSED EXTENSION
 FOR CITY OF LAFAYETTE,
 LOUISIANA, CORPORATE LIMITS,
 LOCATED IN
 SECTION 3, T9S-R4E
 3013 & 3015 N UNIVERSITY AVE
 (LAYNES LANDING) ANNEXATION
 APPROX. 29.66 ACRES**

LEGEND

- P.O.B. POINT OF BEGINNING
- PROPOSED CITY OF LAFAYETTE ANNEXATION AREA
- EXISTING CITY OF LAFAYETTE CORPORATE LIMITS EXTENSION
- EXISTING CITY OF LAFAYETTE CORPORATE LIMITS
- ROADWAY EDGE

NOTE: ALL GRASSY AREAS, PERMITS, INSURANCE, UTILITIES FROM
 NEARBY ARE TO BE PROVIDED BY LAYNES LANDING DEVELOPMENT, L.L.C.
 PROPERTY TO BE ACQUIRED BY LAYNES LANDING DEVELOPMENT, L.L.C.
 DATED AUGUST 19, 2024

Prepared by: Lafayette, City - Parish, Consolidated Government
 Department: Lafayette District System
 Date: October 9, 2024
 Drawn by: ELO

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 9/3/2024
Amended 1/30/2025

2024-42-REZ

City Council District: 1 – Elroy Broussard

Parish Council District: 1 – Bryan Tabor

Applicant: Layne’s Landing Development, LLC

Request: Zoning assignment of RM-1 (Residential Mixed) for a single-family residential development, *Layne’s Landing*, proposed for annexation into the city of Lafayette.

Location: 3013 & 3015 North University Avenue

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 RM-1 (Residential Mixed) for a residential development.

Recommendation:

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

Reasons for Recommendation:

This is an appropriate location for a residential development that provides lots smaller 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 RM-1 (Residential Mixed) lot is a minimum of 3000 square feet. (Layne’s Landing minimum lot size is 5640 SF) Although the RM-1 zoning assignment can also offer more choices for the residents; this development is for single-family residences. The proposed subdivision is surrounded by several other residential subdivisions, rural residential homes, and large areas of agricultural use. There is a school just across North University Avenue from the subject property, and small commercial properties also.

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 1 phone call, from someone who lives nearby, and who is concerned about a RM-1 zoning assignment (She would prefer RS-1). She will try to attend ZC meeting.

ZONING COMMISSION RECOMMENDATION

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 deny the request for a zoning classification of RM-1 (Residential Mixed) for property proposed for annexation into the city of Lafayette, because the Zoning Commission does not approve of the annexation. If the City Council approves the Annexation, the Zoning Commission then recommends a zoning assignment of RM-1 (Residential Mixed) for the subject properties.

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 0

Opposition: 1

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

Zoning Commission Meeting

January 27, 2025

2024-42-REZ

To: City Zoning Commission

From: Tammy Luke, Director
Cathie Gilbert, Planning Manager

City Council District: 1 – Elroy Broussard

Parish Council District: 1 – Bryan Tabor

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Layne’s Landing Development, LLC

Request: A request to assign a RM-1 (Residential Mixed) zoning classification to the property proposed for annexation in order to build a residential development.

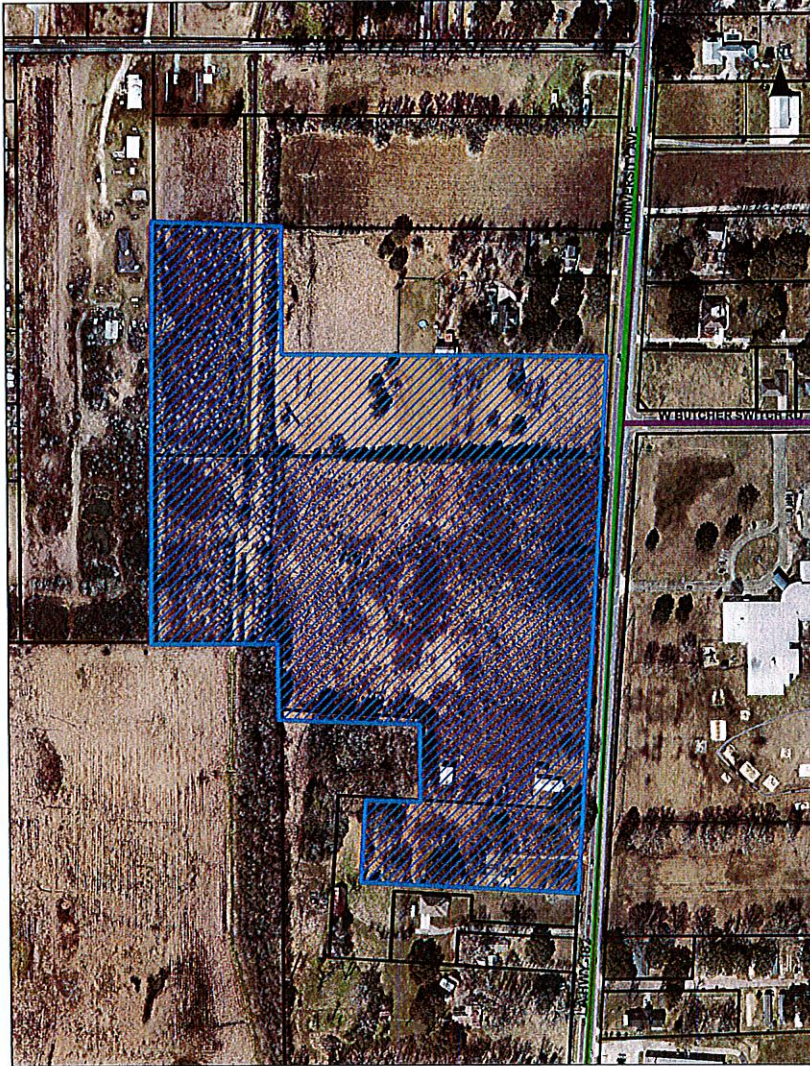
Location: 3013 & 3015 North University Avenue

Description: The petitioned property is approximately 29.6 acres. The property is located generally north of Dugas Road, west of North University Avenue, and south of Malapart Road. The applicant requests a residential zoning assignment of RM-1 (Residential Mixed).

Why is Zoning Commission action required?

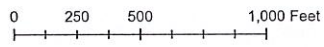
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council before council action, by Article 4 of the Lafayette Development Code.

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.



0 150 300 600 Feet

Subject property

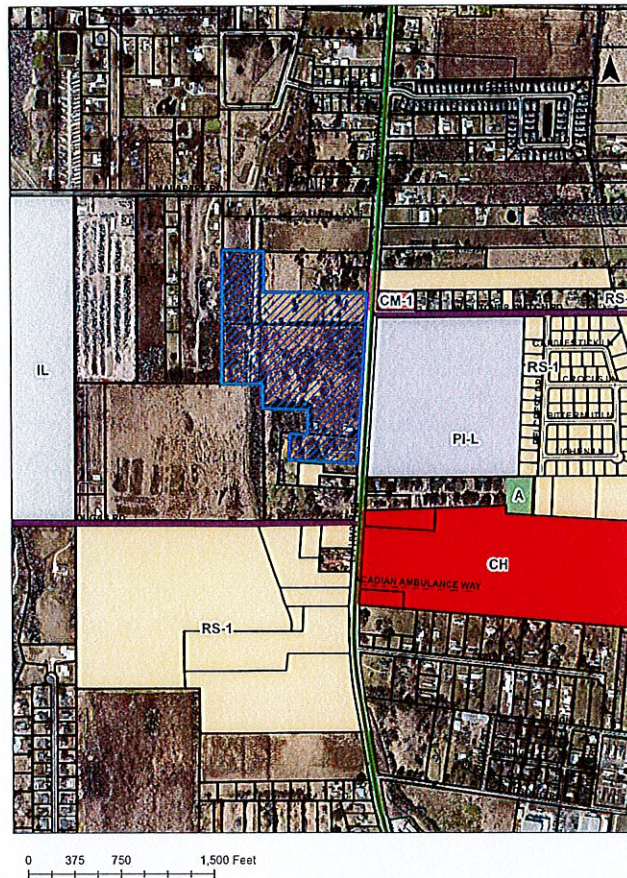


Vicinity Map

II. ANALYSIS

A. Existing conditions

Zoning

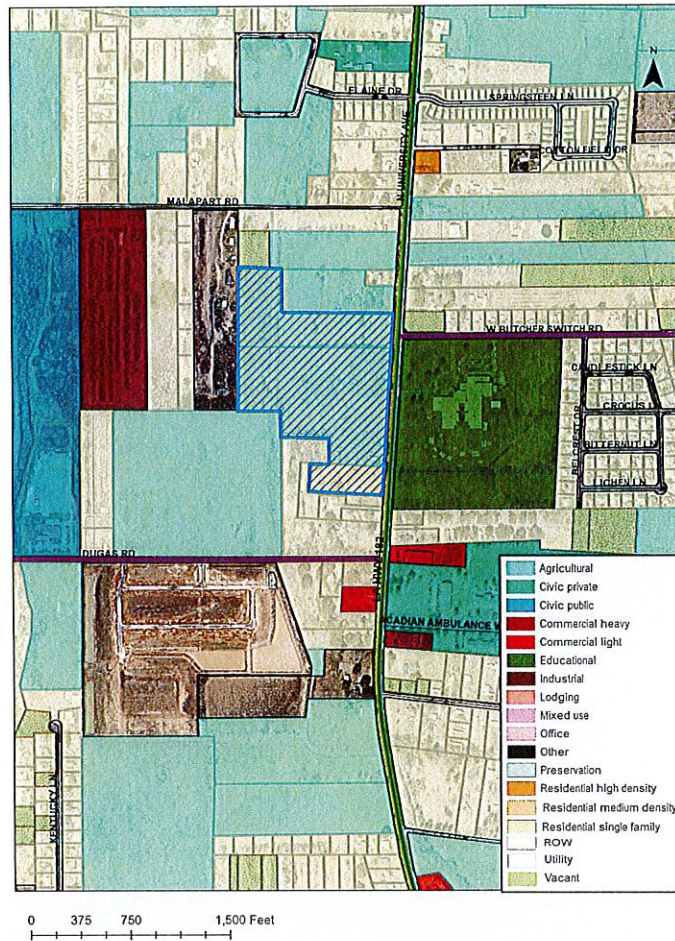


Zoning map of the area surrounding the petitioned site

The subject property is part of a large unincorporated area, surrounded by mostly unincorporated properties, but also adjacent to a PI-L (Public/Institutional Light) zoning district, which is Live Oak Elementary School. The subject property is also north of a large RS-1 (Residential Single-Family) zoning district, where another residential development has begun construction. There are additional RS-1 (Residential Single-Family) zoning districts to the east of the elementary school. To the south of the school is a large CH (Commercial-Heavy) zoning district, and to the west of the

subject property is an IL (Industrial-Light) zoning district, which is LCG property (Lafayette Fire Training Center, compost facility).

Land Use



Land uses surrounding the petitioned site

This is an area that is mostly residential uses and agricultural uses. There is a new residential development under construction, to the south of the subject property, with several others planned. There are also a large number of rural residential uses. There is an educational use right across North University Avenue from the subject property, and two large civic uses, one public, which is LCG property, and one private, which is office space for Acadian Ambulances and a safety training school. There is a large industrial use on Malapart Road (automobile auction

facility), west of the subject property, and several small commercial heavy uses following North University Avenue.

Infrastructure



Street classification and sidewalk inventory

The subject property fronts on a minor arterial, North University Avenue. West Butcher Switch Road, a major collector, dead ends into North University Avenue at the subject property. Dugas Road and Lebesque Road, to the south, are also major collectors. Pont des Mouton Road, also a

minor arterial, intersects with North University Avenue to the south. There are no sidewalk systems along these roads, but there are some within the newer residential developments. This development will be required to have them.

B. Recent cases and relevant trends

This area has been growing as the city of Lafayette expands to the north and to Carencro. There are a number of residential developments following North University Avenue. The property just south of the subject properties, Savannah Pointe, was an annexation case in 2022, and is under construction now (**ZON2022-0011 200 Block North Dugas Road Annexation**). Next to Savannah Pointe is another annexation from 2022, also to be a residential development (**ZON2022-0034 2800-2900 Blk North University Avenue Annexation**). This is an area close to an elementary school and a high school, and with easy access to a classified roadway. Carencro and Lafayette are both a short distance away.

C. Purpose of rezoning and effect on adjacent land uses

The applicant requests annexation to receive city services for a residential development. The applicant is asking for a zoning assignment of RM-1 (Residential Mixed). Nearby land uses are single-family residential and a few mixed residential developments, both within the city and in the parish. There are also many agricultural properties and some undeveloped properties. A new residential development with RM-1 zoning would be compatible with these and would also offer more density than a standard RS-1 (Residential Single-Family) zoning district.

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.

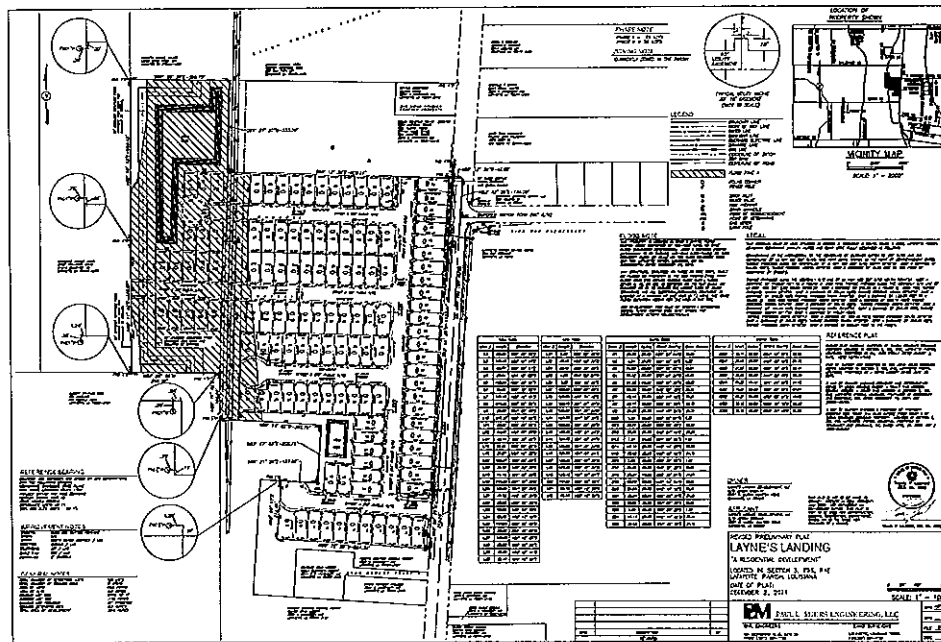
Yes. There are other residential developments in the area, and there will probably be more. The properties along North University Avenue, Dugas Road, West Butcher Switch Road and others are slowly being developed, with the northern portions of the city of Lafayette growing and expanding. The proposed 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 commercial uses and support systems for residential uses in the area, mainly along roadways such as North University Avenue.

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. There are two public schools in the vicinity.



Layne's Landing



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. 2024-42-REZ
3013 & 3015 North University Avenue Annexation

The attached ordinance would assign a zoning classification of RM-1 (Residential Mixed) for property proposed for annexation into the city of Lafayette located generally north of Dugas Road, west of North University Avenue, and south of Malapart 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 deny the attached ordinance as the Commission does not agree with the annexation. If the City Council approves the annexation, the Zoning Commission then recommends RM-1 (Residential Mixed) as a zoning assignment for the subject properties. 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 a zoning assignment of RM-1 (Residential Mixed) for properties proposed for annexation into the city of Lafayette located generally north of Dugas Road, west of North University Avenue, and south of Malapart Road.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign the zoning classification of RM-1 (Residential Mixed) to properties proposed for annexation in 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 (2 pages)
 - 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