

**CITY ORDINANCE NO. CO-013-2025**

**AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. 2025-2-AZON DUGAS SUBDIVISION AND CLIFTON CHENIER CENTER ADMINISTRATIVE REZONING, LOCATED GENERALLY NORTH OF WEST WILLOW STREET, EAST OF PATTERSON STREET, AND SOUTH OF MARTIN LUTHER KING, JR DRIVE; 220 WEST WILLOW STREET BEING REZONED FROM CH (COMMERCIAL-HEAVY) TO PI-L (PUBLIC/INSTITUTIONAL LIGHT), 230, 302, 306, 310 & 314 WEST WILLOW STREET, 102, 103 & 160 ESSIE STREET, 918 NORTH PIERCE STREET, 1200, 1300, 1302, 1304, 1306, 1308, 1318, 1320 & 1322 MARTIN LUTHER KING, JR DRIVE, AND 110, 120, 122, 124, 126, 128, 156 & 162 JOHNNY STREET BEING REZONED FROM CH (COMMERCIAL-HEAVY) TO MN-1 (MIXED-USE NEIGHBORHOOD), 106, 107, 109, 110, 112 & 115 ESSIE STREET, 919, 920, 921, 923 & 1000 NORTH PIERCE STREET, 114, 116 & 118 WHITNEY STREET, AND 306 & 308 PATTERSON STREET BEING REZONED FROM CH (COMMERCIAL-HEAVY) TO RM-1 (RESIDENTIAL MIXED), AND 900 & 910 MARTIN LUTHER KING, JR DRIVE BEING REZONED FROM RM-1 (RESIDENTIAL MIXED) AND MN-1 (MIXED-USE NEIGHBORHOOD) TO MN-1 (MIXED-USE NEIGHBORHOOD)**

**BE IT ORDAINED** by the Lafayette City Council, that:

**SECTION 1:** The Lafayette Development Code is hereby amended so as to reclassify Case No. 2025-2-AZON Dugas Subdivision and Clifton Chenier Center Administrative Rezoning, located generally north of West Willow Street, east of Patterson Street, and south of Martin Luther King Jr Drive; 220 West Willow Street being rezoned from CH (Commercial-Heavy) to PI-L (Public/Institutional Light), 230, 302, 306, 310 & 314 West Willow Street, 102, 103 & 160 Essie Street, 918 North Pierce Street, 1200, 1300, 1302, 1304, 1306, 1308, 1318, 1320 & 1322 Martin Luther King Jr Drive, and 110, 120, 122, 124, 126, 128, 156 & 162 Johnny Street being rezoned from CH (Commercial-Heavy) to MN-1 (Mixed-Use Neighborhood), 106, 107, 109, 110, 112 & 115 Essie Street, 919, 920, 921, 923 & 1000 North Pierce Street, 114, 116 & 118 Whitney Street, and 306 & 308 Patterson Street being rezoned from CH (Commercial-Heavy) to RM-1 (Residential Mixed), and 900 & 910 Martin Luther King Jr Drive being rezoned from RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) to MN-1 (Mixed-Use Neighborhood), the said parcels being shown and identified on a map titled, “ Map for Ordinance-Dugas Subdivision and Clifton Chenier Center,” 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:** 2024-2-AZON Dugas Subdivision and the Clifton Chenier Center Administrative Rezoning

**PETITIONER:** Lafayette Consolidated Government

**DATE PETITION FILED:** December 1, 2024

**DATE OF PUBLIC HEARING:** February 17, 2025

**DATES OF PUBLICATIONS:** February 2, 2025  
February 12, 2025  
February 16, 2025

**DATE OF ZONING COMMISSION RECOMMENDATION:** February 17, 2025

**RECOMMENDATION:** Approve the ordinance that would rezone property from CH (Commercial-Heavy) to MN-1 (Mixed-Use Neighborhood), RM-1 (Residential Mixed) and PI-L (Public/Institutional Light), and from RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) to MN-1 (Mixed-Use Neighborhood).

Motion: Hebert  
Second: Lehman  
Vote: 3-0-2-0  
Ayes: German, Hebert, Lehman  
Nays: None  
Absent: Pritchard, Pontiff  
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.



## Zoning Commission

Community Development and Planning Staff Report

### EXECUTIVE SUMMARY

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Drafted 12/1/2024  
Amended 2/21/2025

#### 2025-2-AZON

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

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

**Applicant:** Lafayette Consolidated Government

**Request:** This is a staff-led request for the administrative rezoning of 45 selected properties from 220-314 **West Willow Street**, 102-115, 160 **Essie Street**, 918-1000 **North Pierce Street**, 114-118 **Whitney Street**, 306 & 308 **Patterson Street**, 1200-1322 **Martin Luther King Jr Drive** and 110-162 **Johnny Street**, from **CH** (Commercial-Heavy) zoning districts to **MN-1** (Mixed-Use Neighborhood), **RM-1** (Residential Mixed), one property to **PI-L** (Public/Institutional Light) zoning districts (220 West Willow Street-the Clifton Chenier Center) and two properties (900 & 910 Martin Luther King Jr Drive) recommended to be rezoned from **RM-1** (Residential Mixed) and **MN-1** (Mixed-Use Neighborhood) to **MN-1** (Mixed-Use Neighborhood) only. These properties are mainly from the Dugas Subdivision and adjacent areas.

**Location:** There are 45 properties:

220 **West Willow Street (Clifton Chenier Center)** recommended to be rezoned from **CH** (Commercial-Heavy) to **PI-L** (Public/Institutional Light) (1 property).

900 & 910 **Martin Luther King Jr Drive** are incorrectly shown as having two zoning districts, **RM-1** (Residential Mixed) and **MN-1** (Mixed-Use Neighborhood). They will both be recommended to be rezoned to only **MN-1** (Mixed-Use Neighborhood) (2 properties).

230, 302, 306, 310 & 314 **West Willow Street**, 102, 103, & 160 **Essie Street**, 918 **North Pierce Street**, 1200, 1300, 1302, 1304, 1306, 1308, 1318, 1320 & 1322 **Martin Luther King Jr Drive**, and 110, 120, 122, 124, 126, 128, 156 & 162 **Johnny Street** recommended to be rezoned from **CH** (Commercial-Heavy) to **MN-1** (Mixed-Use Neighborhood) (26 properties).

106, 107, 109, 110, 112, 115 **Essie Street**, 919, 920, 921, 923 & 1000 **North Pierce Street**, 114, 116 & 118 **Whitney Street**, and 306 & 308 **Patterson Street** recommended to be rezoned from **CH** (Commercial-Heavy) to **RM-1**

(Residential Mixed) (16 properties).

**Address Map and List on final page of report for zoning classifications & existing uses.**

**Summary of Proposal:**

The purpose of this rezoning is to correct outdated and/or inappropriate zoning districts. These properties (except for 900 & 910 Martin Luther King Jr Drive) are all currently CH (Commercial-Heavy) zoning districts, but only a few addresses are commercial uses, and most of those commercial uses are light commercial uses (offices, barbershop, beauty salon and childcare). Most of the subject properties are residential uses, and much of this area is an established neighborhood (Dugas Subdivision). Most of the residential properties are single-family residential, with a few mixed residential uses throughout the neighborhood. 128 Johnny Street is the only commercial-heavy use of the subject properties (automobile repair). 128 Johnny Street will become a legal non-conforming use. There is one civic use; the government buildings at 220 West Willow Street. These are recommended to be rezoned PI-L (Public/Institutional Light). 900 & 910 Martin Luther King Jr Drive are composed of two zoning districts by error: RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood). They are recommended to be rezoned to only one zoning district: MN-1 (Mixed-Use Neighborhood).

**Recommendation:**

Staff recommends approval of this recommendation to rezone these properties from CH (Commercial-Heavy) zoning districts to MN-1 (Mixed-Use Neighborhood), RM-1 (Residential Mixed) and PI-L (Public/Institutional Light) zoning districts. Staff also recommends correcting the two zoning districts at 900 & 910 Martin Luther King Jr Drive to one zoning district, MN-1 (Mixed-Use Neighborhood).

**Reasons for Recommendation:**

Staff considers the CH (Commercial-Heavy) zoning districts at the entrance to Dugas Subdivision, and at the entrance to Johnny Street, too intense for the uses in this area, which are mostly residential uses. CH (Commercial-Heavy) also no longer allows single-family residential uses, and the majority of the subject properties are single-family or mixed residential. Staff recommends that a light residential use (RS-1, for example) would not work well fronting a minor arterial (West Willow Street) or a major collector; commercial zoning districts are more appropriate, but these districts don't need to be CH (Commercial-Heavy) or IL (Industrial-Light). A border of MN-1 (Mixed-Use Neighborhood) will work at these locations, and can accommodate residential uses also. The lots behind the MN-1 zoning districts will be recommended to be rezoned to RM-1, to be consistent with the rest of Dugas Subdivision. All of the lots to be rezoned on Johnny Street are recommended to be rezoned to MN-1, as there are several offices, and personal services businesses there. Another consideration for this area is the future extension of the Clifton Chenier Access Road north up to Martin Luther King Jr Drive. Again, CH (Commercial-Heavy) would be too intense for this area along the new roadway. Johnny Street and Martin Luther King Jr Drive in this area have mostly residential uses, along with personal services uses, or light retail. MN-1 (Mixed-Use Neighborhood) would be the most accommodating of the zoning districts for this area.

Just before our briefing on this subject, staff decided to add 900 & 910 Martin Luther King Jr Drive to this administrative rezoning. These two properties have incorrect zoning of two districts, possibly due to a map error, and need to be corrected. As they are properties bordering Martin Luther King Drive they can

fit in with this administrative rezoning and get corrected. These two zoning districts are not a problem for these properties now, but could become a problem when the vacant property is developed or if the existing medical clinic at 910 Martin Luther King Jr Drive needed changes or renovations.

**Summary of Public Comment:**

Prior to the briefing, staff received no calls. At the time of publication of the preliminary report, staff has received no calls.

**Briefing: January 27, 2025**

A briefing on this case was presented to the Zoning Commission on Monday, January 27, 2025 and it was determined that it would move forward as a case on February 17, 2025, at the next Zoning Commission meeting.

## ZONING COMMISSION RECOMMENDATION

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The Zoning Commission held a public hearing regarding this matter at its February 17, 2025, meeting and approved a motion to recommend that the City Council approve the request to rezone the subject properties from CH (Commercial-Heavy) to MN-1 (Mixed-Use Neighborhood), RM-1 (Residential Mixed) and PI-L (Public/Institutional Light), and from RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) to MN-1 (Mixed-Use Neighborhood) only.

### **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**

**February 17, 2025**

**2025-2-AZON**

**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

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**PRELIMINARY STAFF REPORT**

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**Applicant:** Lafayette Consolidated Government

**Request:** This is a staff-led request for the administrative rezoning of **45** selected properties from **220-314 West Willow Street**, **102-115, 160 Essie Street**, **918-1000 North Pierce Street**, **114-118 Whitney Street**, **306 & 308 Patterson Street**, **1200-1322 Martin Luther King Jr Drive** and **110-162 Johnny Street**, from **CH** (Commercial-Heavy) zoning districts to **MN-1** (Mixed-Use Neighborhood), **RM-1** (Residential Mixed), one property to **PI-L** (Public/Institutional Light) zoning districts (220 West Willow Street-the Clifton Chenier Center) and two properties (900 & 910 Martin Luther King Jr Drive) recommended to be rezoned from **RM-1** (Residential Mixed) and **MN-1** (Mixed-Use Neighborhood) to only **MN-1** (Mixed-Use Neighborhood). These properties are mainly from the Dugas Subdivision and adjacent areas.

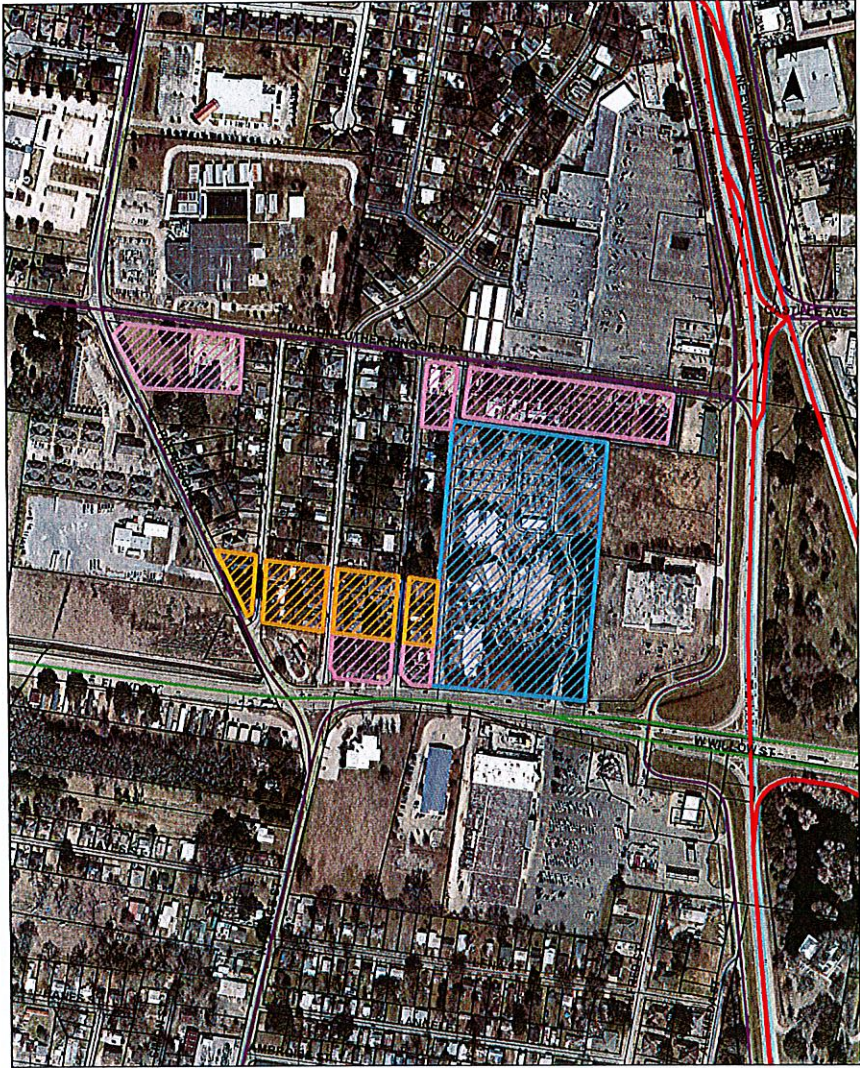
**Location:** There are **45** properties:  
**220, 230, 302, 306, 310 & 314 West Willow Street**, **102, 103, 106, 107, 109, 110, 112, 115 & 160 Essie Street**, **918, 919, 920, 921, 923 & 1000 North Pierce Street**, **114, 116 & 118 Whitney Street**, **306 & 308 Patterson Street**, **900, 910, 1200, 1300, 1302, 1304, 1306, 1308, 1318, 1320 & 1322 Martin Luther King Jr Drive**, and **110, 120, 122, 124, 126, 128, 156 & 162 Johnny Street**.

**Description:** The subject properties are located generally north of West Willow Street, east of Patterson Street, and south of Martin Luther King Jr Drive. The subject properties are approximately 8.98 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.



0 250 500 1,000 Feet

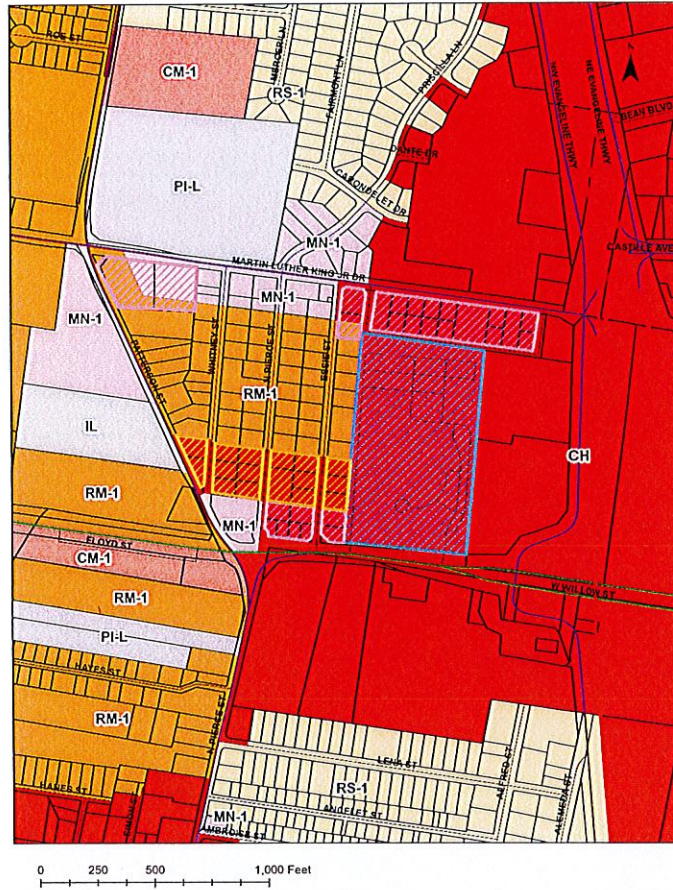
*Subject Property Map*



## II. ANALYSIS

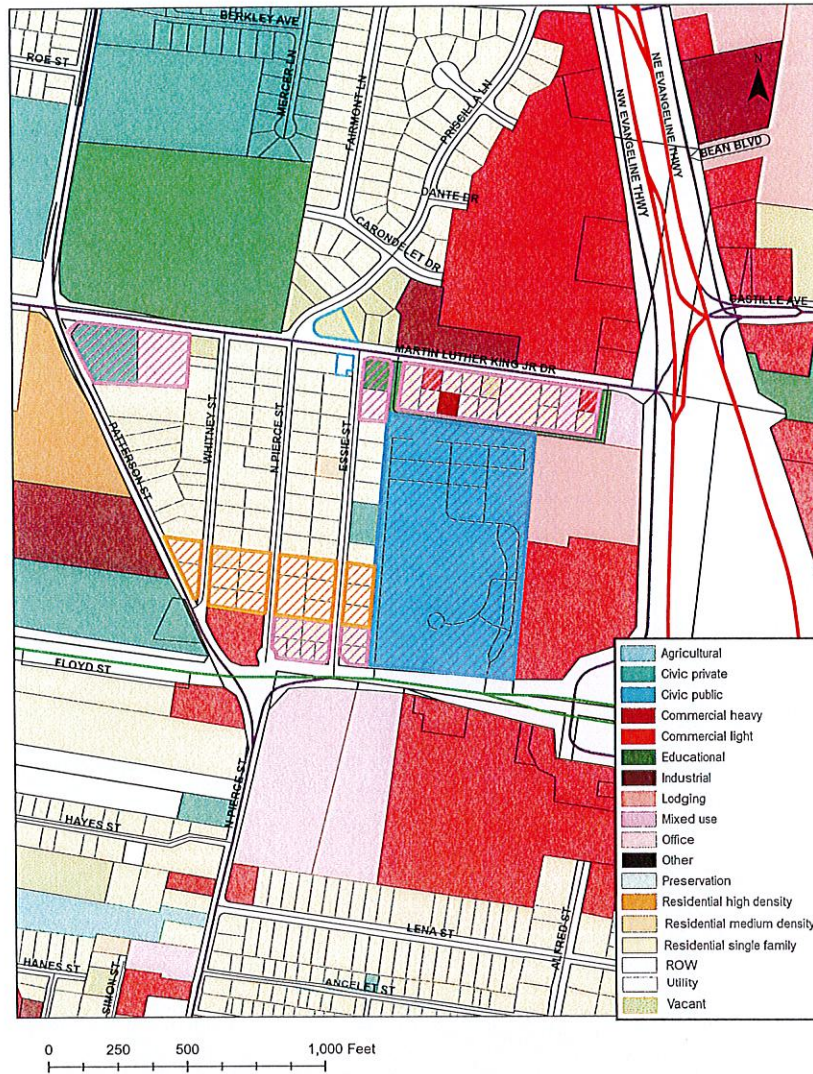
### A. Existing conditions

#### Zoning



#### Zoning Map of the area surrounding the petitioned site

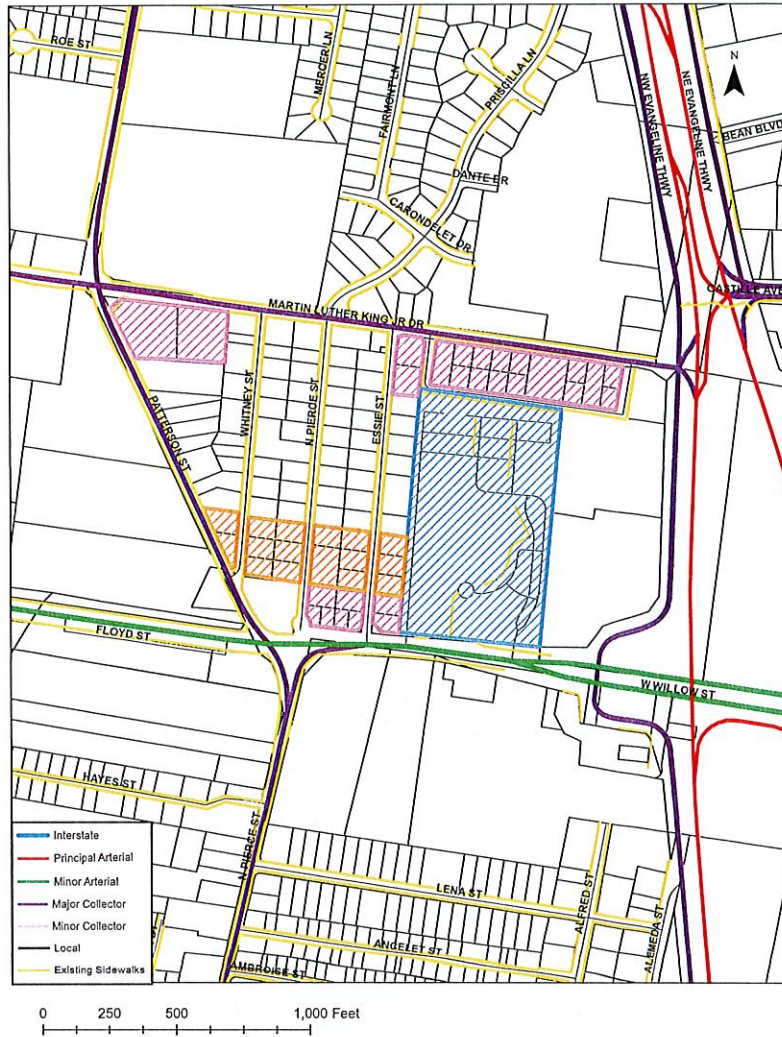
The subject properties are part of a large band of CH (Commercial-Heavy) zoning districts that follow the Evangeline Thruway. The CH (Commercial-Heavy) zoning districts extend west beyond the Clifton Chenier Center at 220 West Willow, and comprise the southern third of the residential subdivision there, Dugas Subdivision. There are also more CH (Commercial-Heavy) zoning districts north of the Clifton Chenier building. There are a variety of zoning districts following North Pierce Street and Patterson Street; RS-1 (Residential Single-Family) and RM-1 (Residential Mixed) neighborhoods, CM-1 (Commercial Mixed), CH (Commercial-Heavy) and IL (Industrial-Light) areas, several PI-L (Public/Institutional Light) zoning districts representing schools and recreation areas, and MN-1 (Mixed-Use Neighborhood) zoning districts. Two lots at the corner of Patterson Street and Martin Luther King Jr Drive have two zoning districts on the lots, apparently by error.



**Land Use Map**

The land use map shows a mix of uses; single-family residential uses, office uses, commercial light and commercial heavy uses, education and a number of civic public and private uses. The civic public uses include the Clifton Chenier Center at 220 West Willow Street, and many civic private uses, generally churches and church property. There are at least two industrial/commercial heavy uses; self-service storage facilities on Martin Luther King Jr Drive and a trucking company on Patterson Street.

Infrastructure



**Street Classification and Sidewalk Inventory Map**

These subject properties are bordered by two major collectors, Martin Luther King Jr Drive and Patterson Street. They also front West Willow Street, a minor arterial, and are bordered on the east side by the Evangeline Thruway/I-49, an interstate highway. Sidewalks are shown throughout these neighborhoods but are not present in Dugas Subdivision, where most of the subject properties are located. There are sidewalks along West Willow Street, Patterson Street and part of North Pierce Street. Sidewalks are planned to be improved and/or constructed on MLK from the frontage road to the MLK Recreation Center.

## **B. Recent cases and relevant trends**

Staff has had several recent administrative rezoning cases very similar to this one. Generally, these cases are residential areas that were originally permitted in CH (Commercial-Heavy) or IL (Industrial-Light) zoning districts. Now, neither CH (Commercial-Heavy) or IL (Industrial-Light) supports single-family residential or residential mixed uses other than multi-family or community homes. This means vacant lots in a neighborhood will stay vacant, and that renovations or expansions to existing homes get more complicated than they need to be. In spring of 2024 **2024-1-AZON Reid Street Administrative Rezoning** Staff recommended rezoning a block in an industrial area to MN-2 (Mixed-Use Neighborhood), a zoning district that allows residential uses and light commercial uses. This block (Reid Street) was zoned IL (Industrial-Light) but was almost completely residential uses.

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

The purpose of this staff-led rezoning is to eliminate inappropriate zoning for residential properties in order to help preserve and maintain older neighborhoods. CH (Commercial-Heavy) is too intense for a neighborhood and does not allow any kind of housing except multi-family and group living. This is inappropriate for an established residential neighborhood. It is not unreasonable to have commercial businesses fronting West Willow Street, but CH (Commercial-Heavy) is too intense as most of the area being administratively rezoned is residential uses.

## **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 while reducing the intrusion of heavy commercial/industrial businesses within the neighborhood.

***There was a mistake in the original zoning map or text.***

900 & 910 Martin Luther King Jr Drive are currently comprised of two zoning districts: MN-1 (Mixed-Use Neighborhood) and RM-1 (Mixed-Use Neighborhood). This was most likely an error that can be corrected by rezoning the two properties to one zoning district, MN-1 (Mixed-Use Neighborhood).

***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, and creating the opportunity for reinvestment and livability in an area in need of revitalization. These neighborhoods surrounding the Clifton Chenier building can and should be walkable areas. Martin Luther King Jr Drive will be having sidewalks installed in this area, which is a big step forward for walkability of 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. Most of the properties on these subject property blocks are residential uses along with a large civic use (Clifton Chenier Center). There are a few commercial uses in the northern section of Dugas Subdivision; a barbershop, two beauty parlors, a childcare facility, and one commercial heavy use; an auto repair shop.

**List of CH (Commercial-Heavy) properties to be rezoned by address:**

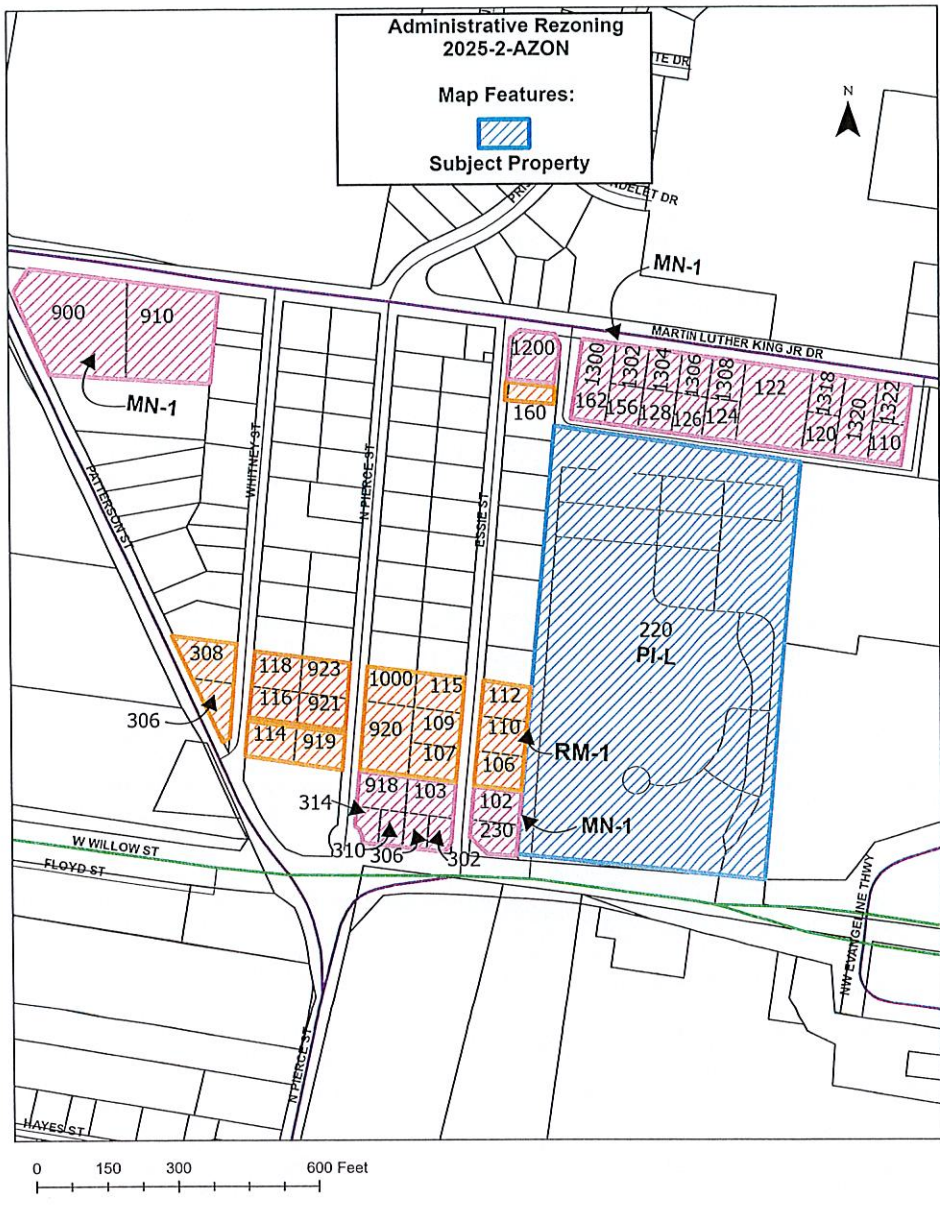
1. 220 West Willow Street – Government facility: to be rezoned to **PI-L**
2. 230 West Willow Street – Residential Single-Family: to be rezoned to **MN-1**
3. 302 West Willow Street – Residential Single-Family: to be rezoned to **MN-1**
4. 306 West Willow Street – Residential Single-Family: to be rezoned to **MN-1**
5. 310 West Willow Street – Residential Single-Family: to be rezoned to **MN-1**
6. 314 West Willow Street – Vacant/Unused building: to be rezoned to **MN-1**
7. 102 Essie Street – Residential Single-Family: to be rezoned to **RM-1**
8. 103 Essie Street – Vacant Lot: to be rezoned to **RM-1**
9. 106 Essie Street – Residential Single-Family: to be rezoned to **RM-1**
10. 107 Essie Street – Residential Single-Family: to be rezoned to **RM-1**
11. 109 Essie Street – Residential Single-Family: to be rezoned to **RM-1**
12. 110 Essie Street – Residential Single-Family: to be rezoned to **RM-1**
13. 112 Essie Street – Residential Single-Family: to be rezoned to **RM-1**
14. 115 Essie Street – Residential Single-Family: to be rezoned to **RM-1**
15. 160 Essie Street – Residential Single-Family/Office: to be rezoned to **MN-1**
16. 918 North Pierce Street – Residential Single-Family with separate apartment: to be rezoned to **MN-1**
17. 919 North Pierce Street – Residential Single-Family: to be rezoned to **RM-1**
18. 920 North Pierce Street – Residential Single-Family : to be rezoned to **RM-1**
19. 921 North Pierce Street – Residential Single-Family/Detached storage/workshop: to be rezoned to **RM-1**
20. 923 North Pierce Street – Residential Single-Family: to be rezoned to **RM-1**
21. 1000 North Pierce Street – Residential Single-Family: to be rezoned to **RM-1**
22. 114 Whitney Street – Residential Single-Family/Storage: to be rezoned to **RM-1**
23. 116 Whitney Street – Residential Single-Family: to be rezoned to **RM-1**
24. 118 Whitney Street – Residential Mixed-two separate residences on 1 lot: to be rezoned to **RM-1**
25. 306 Patterson Street – Residential Single-Family: to be rezoned to **RM-1**
26. 308 Patterson Street – Residential Single-Family: to be rezoned to **RM-1**
27. 1200 Martin Luther King Jr Drive – Child care facility, commercial: to be rezoned to **MN-1**
28. 1300 Martin Luther King Jr Drive – Two trailers: to be rezoned to **MN-1** (will still be a legal non-conforming use as trailers are not permitted in the city of Lafayette)
29. 1302 Martin Luther King Jr Drive – Barber shop/Beauty parlor: to be rezoned to **MN-1**
30. 1304 Martin Luther King Jr Drive – Residential Single-Family: to be rezoned to **MN-1**

31. 1306 Martin Luther King Jr Drive – Residential Single-Family: to be rezoned to **MN-1**
32. 1308 Martin Luther King Jr Drive – Vacant Property: to be rezoned to **MN-1**
33. 1318 Martin Luther King Jr Drive – Residential Single-Family: to be rezoned to **MN-1**
34. 1320 Martin Luther King Jr Drive – Beauty parlor/Gift shop: to be rezoned to **MN-1**
35. 1322 Martin Luther King Jr Drive – Beauty salon: to be rezoned to **MN-1**
36. 110 Johnny Street – Residential Single-Family: to be rezoned to **MN-1**
37. 120 Johnny Street – Residential Single-Family: to be rezoned to **MN-1**
38. 122 Johnny Street – Two trailers: to be rezoned to **MN-1** (will still be a legal non-conforming use as trailers are not permitted in the city of Lafayette)
39. 124 Johnny Street – Residential Single-Family: to be rezoned to **MN-1**
40. 126 Johnny Street – Residential Single-Family: to be rezoned to **MN-1**
41. 128 Johnny Street – **Auto Repair**: to be determined
42. 156 Johnny Street – Residential Single-Family: to be rezoned to **MN-1**
43. 162 Johnny Street – Residential Single-Family: to be rezoned to **MN-1**

**List of RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) properties recommended to be rezoned by address:**

44. 900 Martin Luther King Jr Drive – Vacant: to be rezoned to **MN-1**
45. 910 Martin Luther King Jr Drive – Medical Clinic: to be rezoned to **MN-1**

**Address Map on following page:**



Address Map



## Internal Memorandum

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

**TO:** Rachel Godeaux

**DATE:** February 21, 2025

**FROM:** Tammy Luke

**SUBJECT:** Case No. 2025-2-AZON  
Dugas Subdivision and the Clifton Chenier Center Administrative Rezoning

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The attached ordinance would rezone, from CH (Commercial-Heavy) to MN-1 (Mixed-Use Neighborhood), RM-1 (Residential Mixed) and PI-L (Public/Institutional Light), and from RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) to MN-1 (Mixed-Use Neighborhood), properties located generally north of West Willow Street, east of Patterson Street, and south of Martin Luther King Jr Drive. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, February 17, 2025 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, March 11, 2025, with Final Adoption Tuesday, March 25, 2025.

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

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

RECEIVED

FEB 18 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 rezone properties located generally north of West Willow Street, east of Patterson Street, and south of Martin Luther King Jr Drive.
  
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject properties from CH (Commercial-Heavy) to MN-1 (Mixed-Use Neighborhood), RM-1 (Residential Mixed) and PI-L (Public/Institutional Light), and from RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) to MN-1 (Mixed-Use Neighborhood).
  
- 3) **REQUEST ACTION OF COUNCIL:**
  - A. INTRODUCTION:      March 11, 2025
  - B. FINAL ADOPTION:    March 25, 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 (1 page)
  - E. Map (1 page)
  - F. Final Evaluation of Zoning Considerations (15 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