

CITY ORDINANCE NO. CO-029-2025

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. 2025-3-REZ 434 ERASTE LANDRY ROAD REZONING, LOCATED GENERALLY NORTH OF ERASTE LANDRY ROAD, EAST OF CAJUNDOME BOULEVARD, AND SOUTH OF BUTTIGIG STREET; BEING REZONED FROM IL (INDUSTRIAL-LIGHT) TO CM-1 (COMMERCIAL 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. 2025-3-REZ 434 Eraste Landry Road Rezoning located generally north of Eraste Landry Road, east of Cajundome Boulevard, and south of Buttigig Street, the particular parcel being rezoned from IL (Industrial-Light) to CM-1 (Commercial Mixed); the said parcel being shown and identified on a map titled, "A Map of Survey showing .53 acres of West End Acres to be rezoned from IL to CM-1", prepared by Montagnet and Domingue, Inc., dated December 31, 2024, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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.

* * * * *

This page intentionally left blank

**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City Council

FROM: Lafayette Zoning Commission and Community Development & Planning Dept.

SUBJ: 2025-3-REZ 434 Eraste Landry Road Rezoning

PETITIONER: Kishbaugh Properties, LLC, c/o Keith Kishbaugh

DATE PETITION FILED: December 31, 2024

DATE OF PUBLIC HEARING: March 17, 2025

DATES OF PUBLICATIONS: March 2, 2025
March 12, 2025
March 16, 2025

DATE OF ZONING COMMISSION RECOMMENDATION: March 17, 2025


RECOMMENDATION: Approve the ordinance that would rezone property from IL (Industrial-Light) to CM-1 (Commercial Mixed).

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

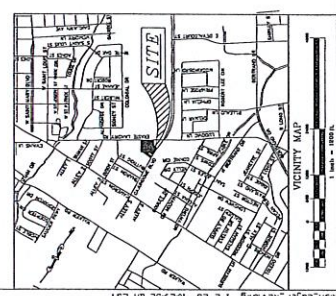
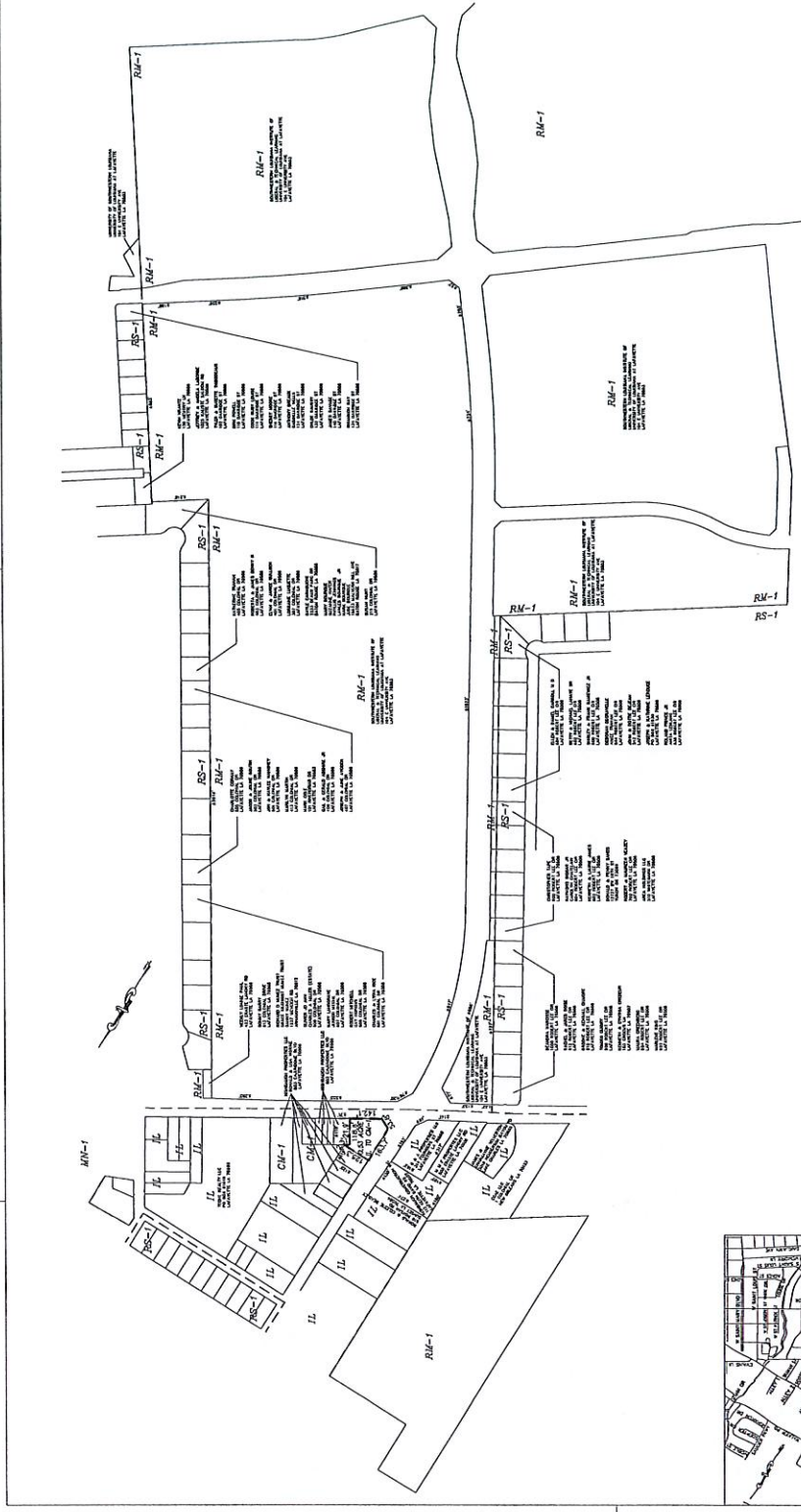
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,



Tammy Luke, Director
Community Development and Planning Dept.



A MAP OF SURVEY SHOWING 2.92 ACRES OF
WEST END ACRES TO BE
REZONED FROM IL TO RM-1
INCLUDING ALL OR PORTIONS OF
LOTS 33, 34, 35, 36,
37 & 38, PARCELS 1 & 2, MAP NO. 100-100-0000
STREET ADDRESS: ESTATE LANDRY ROAD
CAJUNDOME BOULEVARD
LA FAYETTE, LA 70506
LOCATED IN THE CITY OF LA FAYETTE
SECTION 70, T-9-S, R-4-E
LA FAYETTE PARISH, LOUISIANA
PREPARED BY: [Signature]
C. E. MONTAGNET
MONTAGNET AND DOMINGUE, INC.
115 E. BAYOU BOULEVARD
LA FAYETTE, LOUISIANA 70503
Phone: (337) 981-2130 Fax: (337) 981-3282
DATE: DECEMBER 31, 2024 SCALE: 1" = 200'

CONVEYANCE
HOSBROUGH PROPERTIES LLC
HOSBROUGH PROPERTIES LLC
LA FAYETTE, LA 70506
(337) 278-8877

GRAPHIC SCALE
1" = 100 FEET
1" = 200 FEET



Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 12/31/2024

Amended 3/21/2025

2025-3-REZ

City Council District: 1 – Elroy Broussard

Parish Council District: 1 – Bryan Tabor

Applicant: Kishbaugh Properties, LLC, c/o Keith Kishbaugh

Request: This is a request to rezone a property from IL (Industrial-Light) to CM-1 (Commercial Mixed) in order to add the subject property to an adjacent planned townhouse complex. The townhouse complex was a rezoning case in January of last year, **2023-39-REZ Eraste Landry & Cajundome Boulevard Rezoning**.

Location: 434 Eraste Landry Road

Note: This case was originally scheduled for February 17, 2025. One commissioner had to recuse himself from the case, which left only two commissioners, which is not a quorum. The case was rescheduled to March 17, 2025.

Summary of Proposal:

The purpose of this rezoning is to include the subject property in the planned townhouse complex adjacent to the subject property. The lots for the planned townhouse complex were rezoned last year from IL (Industrial-Light) to CM-1 (Commercial Mixed). The applicant had originally wanted to include 434 Eraste Landry Road in this townhouse project, but was only recently able to acquire it.

Recommendation:

Staff recommends approval of this rezoning from IL (Industrial-Light) to CM-1 (Commercial Mixed) in order for the subject property to be a part of the adjacent planned townhouse complex.

Reasons for Recommendation:

The original townhouse rezoning case addressed an increase in housing types to help satisfy demand and affordability. This area is just a short drive away from Downtown Lafayette, and fairly close to UL also. (The applicant mentioned that the existing UL lighted sidewalk would be extended to an area near the subject properties.) This portion of the IL (Industrial-Light) zoning district could be reduced and/or modified easily as the more intense industrial uses are bordering Cameron Street, to the north. Staff has studied this area for an administrative rezoning but it is difficult to address as the variation of uses that often predate zoning and are historic industrial areas where housing was in close proximity to

commercial/industrial uses. It is further complicated by the transition away from cumulative zoning that no longer allows residential uses in industrial zoning.

There are quite a few residential areas, light commercial and office spaces within this IL (Industrial-Light) area; it is too intense a zoning classification for some of the areas. However, there are certain areas that definitely require an IL (Industrial-Light) zoning district due to the use. The subject property, though, is across Eraste Landry Road from a RM-1 (Residential Mixed) zoning district, it also adjacent to the newly rezoned CM-1 (Commercial Mixed) zoning districts for the proposed townhouse complex, and is near two residential areas: an isolated RS-1 (Residential Single-Family) neighborhood, and a RM-1 (Residential Mixed) affordable housing development. The subject property is in a position to benefit the townhouse complex and to not disrupt any existing uses.

Summary of Public Comment:

At the time of publication of the preliminary report, staff received one call asking about the proposed rezoning. The caller did not express a preference.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its March 17, 2025, meeting and approved a motion to recommend that the City Council approve the request to rezone the subject property from IL (Industrial-Light) to CM-1 (Commercial Mixed).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 1

Public Comment during the Zoning Commission meeting

Support: 1

Opposition: 0

Neutral: 0

Zoning Commission Meeting

March 17, 2025

2025-3-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

Applicant: Kishbaugh Properties, LLC

Request: This is a request for rezoning the subject property from IL (Industrial-Light) to CM-1 (Commercial Mixed) in order to include the subject property in the planned townhouse complex adjacent to the subject property.

Location: 434 Eraste Landry Road

Description: The properties are located generally north of Eraste Landry Road, east of Cajundome Boulevard, and south of Buttigig Street. The subject property is approximately 0.53 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 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/or conditional uses.



Subject Property Map

Dotted line indicates 2023-39-REZ Eraste Landry Road and Cajundome Boulevard Rezoning, rezoning case from early 2024.

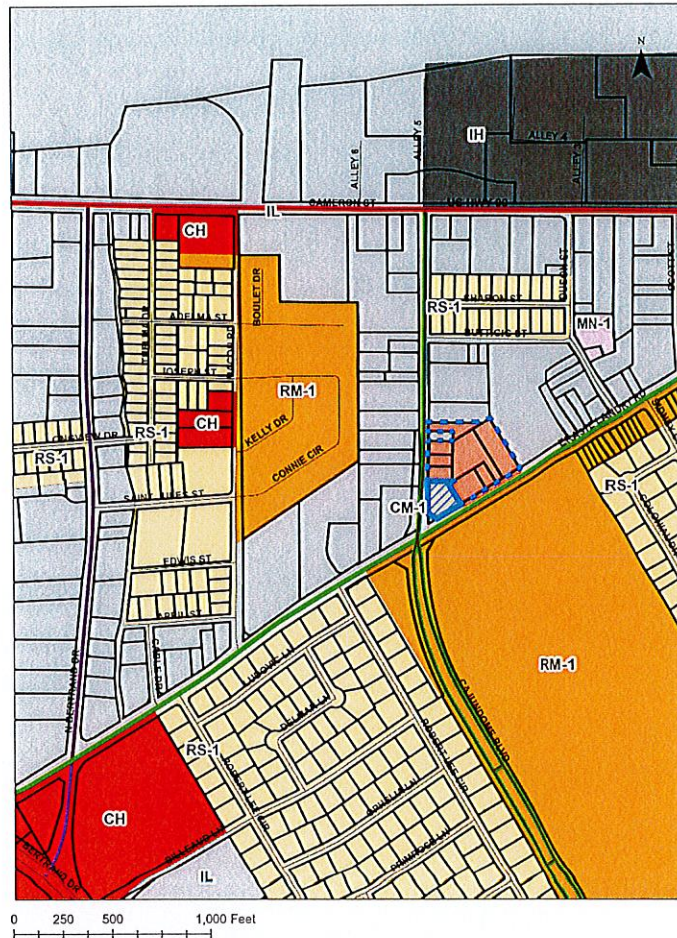


Vicinity Map

II. ANALYSIS

A. Existing conditions

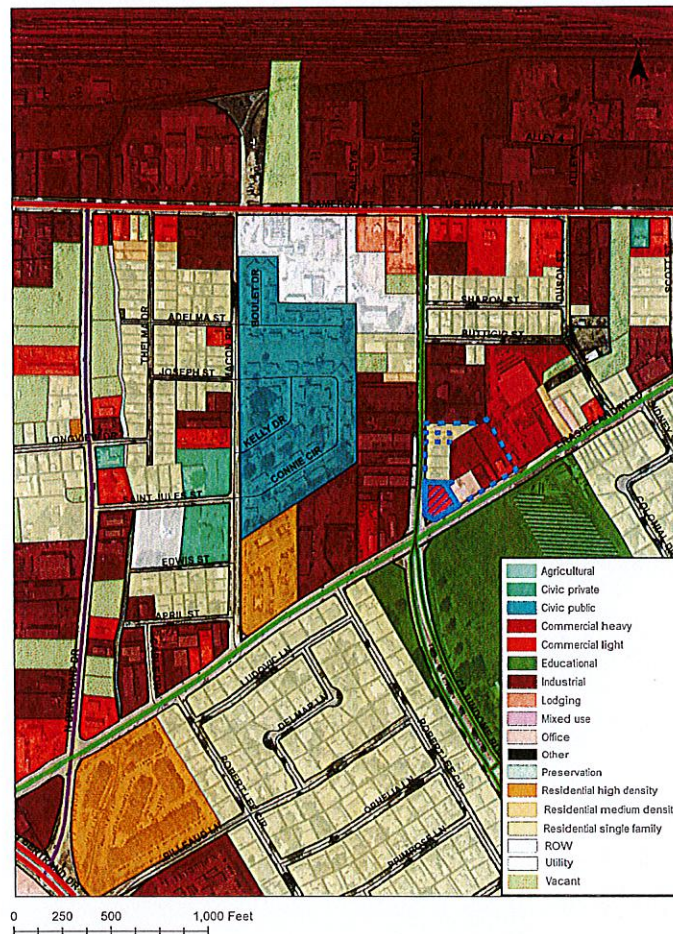
Zoning



Zoning Map of the area surrounding the petitioned site

The subject property, currently an IL (Industrial-Light) zoning district, is part of a large IL zoning district that follows Cameron Street and Eraste Landry Road. The subject property is also next to CM-1 (Commercial Mixed) zoning districts that were rezoned from IL (Industrial-Light) to CM-1 (Commercial Mixed) last January (**2023-39-REZ Eraste Landry Road and Cajundome Boulevard Rezoning**), in order to build a townhouse complex. The subject property is south of an isolated RS-1 (Residential Single-Family) neighborhood at Sharon Street, and is east of a larger RS-1 zoning district between North Bertrand Drive and Macon Road. To the north are large IH (Industrial-Heavy) zoning districts and IL (Industrial-Light) that front Cameron Street from the north. There are more IL

(Industrial-Light) zoning districts to the west, along with an RM-1 (Residential Mixed) zoning district that is an affordable housing complex. There are also IL (Industrial-Light) zoning districts to the east, along with a group of MN-1 (Mixed-Use Neighborhood) zoning districts, which are former IL (Industrial-Light) districts rezoned in 2023 (**2023-8-REZ 207, 213 & 307 Duson Street Rezoning**) to MN-1 (Mixed-Use Neighborhood) to accommodate residential and light commercial uses. To the south, across Eraste Landry, there are many RS-1 (Residential Single-Family) zoning districts (Oaklawn Heights neighborhood and Tanglewood Terrace) and one large RM-1 (Residential Mixed) zoning district which is property belonging to the University.



Land Use Map

This map shows the mixture of uses within the large IL (Industrial-Light) zoning district. There are a number of single-family neighborhoods and dwellings and a few mixed residential uses, such as apartments, townhouses, etc. There are a few office uses, civic private uses, a lodging use, and commercial light uses mixed in with commercial heavy warehouses and storage yards, and utility

yards. A number of industrial uses follow Cajundome Boulevard. To the north of Cameron Street is almost completely industrial. To the south of Eraste Landry Road is mostly residential, along with UL properties.



Street Classification and Sidewalk Inventory Map

The subject property fronts Eraste Landry, a minor arterial, and Cajundome Boulevard, another minor arterial. Cameron Street, a short distance to the north, is a principal arterial. There are some sidewalks shown along Eraste Landry and parts of Cajundome Boulevard, but they are not complete. Some of the neighborhoods shown have sidewalks but not many.

B. Recent cases and relevant trends

Staff had a case adjacent to the subject property early in 2024. **2023-39-REZ Eraste Landry Road and Cajundome Boulevard Rezoning** rezoned IL (Industrial-Light) zoning districts to CM-1 (Commercial Mixed) zoning districts in order to build a townhouse complex. This case will be part of that complex. Staff also had an administrative rezoning in this general area: **2024-3-AZON Norine Street and Alex Street Administrative Rezoning**, where IL (Industrial-Light) zoning districts were rezoned to RM-1 (Residential Mixed), in an area that was clearly residential. This IL (Industrial-Light) zoning district has many pockets of uses throughout that are less than industrial; single-family residential, mixed residential, office uses, restaurants, and grocery stores. But there are many industrial and commercial-heavy uses also.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to eliminate outdated and/or inappropriate zoning for a neighborhood to help create much-needed housing in an area of Lafayette that is close to Downtown and to UL. The relevant zoning district of CM-1 (Commercial Mixed) is appropriate for the subject property which is adjacent to and will become part of the Eraste Landry/Cajundome Boulevard townhouse site. There are commercial uses near this site, but they don't preclude the idea of a townhouse complex. The "CM" districts implement the Commercial/Office future land use category of PlanLafayette. This district provides for compact development patterns and pedestrian-friendly design features.

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

The comprehensive plan also sees urban neighborhoods as opportunities for reinvestment and livability. Reducing intense zoning districts in existing neighborhoods will strengthen the character of this neighborhood. This neighborhood provides a diverse range of housing opportunities and choices and rezonings of this type protect and revitalize the neighborhood and its assets, which are also goals of the comprehensive plan. Diverse sizes of housing, lot sizes and even different zoning districts (RM-1 (Residential Mixed), MN-1 (Mixed-Use Neighborhood), RS-1 (Residential Single-Family) can also attract an older population, looking to downsize, while still attracting young adults and offering properties and opportunities they can afford.

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

The end of cumulative or pyramidal zoning meant that these smaller, residential-type lots could no longer be used for single-family residential uses. It is difficult to see what else they could be used for, especially in an industrial zoning district. Most of the industrial uses in this area require a lot of property for large warehouses and outdoor storage.

The proposed amendment is compatible with current development trends, if any, in the vicinity of the subject property.

N/A.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

Again, this area has a parcel by parcel mix of uses. In this case, the area surrounding the subject property is residential land use and office space, but industrial and commercial uses are nearby also. Some of the commercial uses are of benefit to the residential units: restaurants, a coffee shop, a Mexican grocery store, a barbershop, and a sports bar.



Internal Memorandum

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

TO: Rachel Godeaux

DATE: March 21, 2025

FROM: Tammy Luke

SUBJECT: Case No. 2025-3-REZ
434 Eraste Landry Road Rezoning

The attached ordinance would rezone, from IL (Industrial-Light) to CM-1 (Commercial Mixed), property located generally north of Eraste Landry Road, east of Cajundome Boulevard, and south of Buttigig Street. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, March 17, 2025 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, April 8, 2025, with Final Adoption Tuesday, April 22, 2025.

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



Tammy Luke
Director

RECEIVED

MAR 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 property located generally north of Eraste Landry Road, east of Cajundome Boulevard, and south of Buttigig Street.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from IL (Industrial-Light) to CM-1 (Commercial Mixed).
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: April 8, 2025
 - B. FINAL ADOPTION: April 22, 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 (1 page)
 - 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