

CITY ORDINANCE NO. CO-042-2025

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. 2025-8-REZ 400 BLOCK BARKHILL DRIVE ANNEXATION (WALKERS VILLAGE PHASE 3 AND 4), LOCATED GENERALLY NORTH OF LA NEUVILLE ROAD, EAST OF TOWNE DRIVE, AND SOUTH OF FAWN CREST DRIVE; 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. 2025-8-REZ 400 Block Barkhill Drive Annexation (Walkers Village Phase 3 and 4), located generally north of La Neuville Road, east of Towne Drive, and south of Fawn Crest Drive; 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 Sections 25/86, T10S-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. 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 southwesterly property corner of WALKERS VILLAGE LLC, the northeasterly property corner of AUSTIN VILLAGE SOUTH, and the southeasterly property of AUSTIN VILLAGE PHASE II,

thence N39°27'20"E, a distance of approximately 337.90', along the northwesterly property line of WALKERS VILLAGE LLC, and the southeasterly property line of AUSTIN VILLAGE PHASE II, which is also the existing City of Lafayette corporate limits to a point,

thence N39°27'20"E, a distance of approximately 221.84', along the northwesterly property line of WALKERS VILLAGE LLC, and the southeasterly property line of AUSTIN VILLAGE PHASE II, which is also the existing City of Lafayette corporate limits to a point,

thence S46°19'44"E, a distance of approximately 4.13', along the northwesterly property line of WALKERS VILLAGE LLC, and the southeasterly property line of AUSTIN VILLAGE PHASE II, which is also the existing City of Lafayette corporate limits to a corner point,

thence N41°58'59"E, a distance of approximately 164.30', along the northwesterly property line of WALKERS VILLAGE LLC, and the southeasterly property line of WALKERS VILLAGE PHASE II, which is also the existing City of Lafayette corporate limits to a corner point,

thence S46°18'09"E, a distance of approximately 922.95', along the northeasterly property line of WALKERS VILLAGE LLC, and the southwesterly property line of WALKERS VILLAGE PHASE I, which is also the existing City of Lafayette corporate limits to a point,

thence S45°59'34"E, a distance of approximately 418.02', along the northeasterly property line of WALKERS VILLAGE LLC, and the southwesterly property line of COUNTRY LANE ESTATES, which is also the existing City of Lafayette corporate limits to a point,

thence S45°39'34"E, a distance of approximately 536.00', along the northeasterly property line of

WALKERS VILLAGE LLC, and the southwesterly property line of SANDEST PLAZA and SANDEST TERRACE, which is also the existing City of Lafayette corporate limits to a corner point, thence S48°37'32"W, a distance of approximately 152.02', along the southeasterly property line of WALKERS VILLAGE LLC, and the northwesterly property line of HENRY JAMES MENARD & NITA BROUSSARD MENARD to a point,

thence S47°54'41"W, a distance of approximately 229.65', along the southeasterly property line of WALKERS VILLAGE LLC, and the northwesterly property line of DARRELL LYNN MENARD & PATRICIA ANN MENARD to a corner point,

thence N46°11'57"W, a distance of approximately 1,225.49', along the southwesterly property line of WALKERS VILLAGE LLC, and the northeasterly property line of JUDY ANN GARBER, which is also the existing City of Lafayette corporate limits, and the northeasterly property line of DONALD JAMES GARBER to a corner point,

thence S43°48'03"W, a distance of approximately 337.42', along the southeasterly property line of WALKERS VILLAGE LLC, and the northwesterly property line of DONALD JAMES GARBER to a corner point,

thence N46°09'07"W, a distance of approximately 578.70', along the southwesterly property line of WALKERS VILLAGE LLC, and the northeasterly property line of AUSTIN VILLAGE SOUTH 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 November 13, 2024 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTIONS 25/86, T10S-R4E, 400 BLK BARKHILL DR (TRACT 3) WALKERS VILLAGE, PHASE 3 & 4 ANNEXATION - APPROX. 20.89 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.*

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**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City Council

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

SUBJ: 2025-8-REZ 400 Block Barkhill Drive Annexation (Walkers Village Phase 3 & 4)

PETITIONER: Austin-Clement Enterprises, LLC

DATE PETITION FILED: March 19, 2025

DATE OF PUBLIC HEARING: April 21, 2025

DATES OF PUBLICATIONS: April 6, 2025
April 16, 2025
April 20, 2025

DATE OF ZONING COMMISSION RECOMMENDATION: April 21, 2025

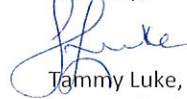
RECOMMENDATION: Approve the ordinance that would assign a zoning assignment of RS-1 (Residential Single-Family) to properties proposed for annexation into the city of Lafayette.

Motion: Pritchard
Second: Lehman
Vote: 3-0-1-1
Ayes: German, Lehman, Pritchard
Nays: None
Absent: Hebert
Abstain: Pontiff

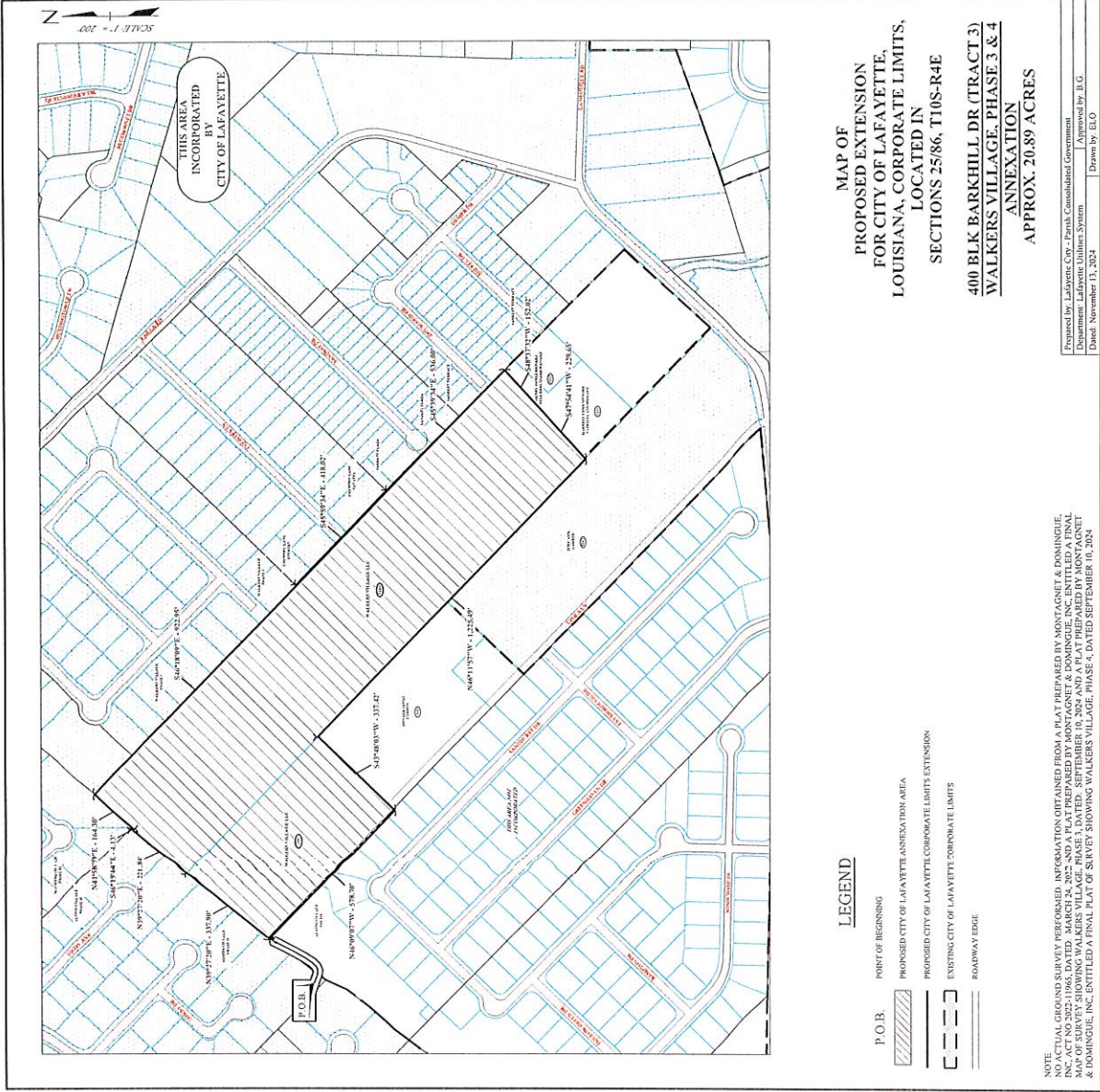
ATTACHMENTS: Executive Summary and Preliminary Staff Report

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

Drafted 3/19/2025
Amended 4/22/2025

2025-8-REZ

City Council District: 4 – Thomas Hooks

Parish Council District: 3 – Ken Stansbury

Applicant: Austin-Clement Enterprises, LLC c/o Brian Clement

Request: Zoning assignment of RS-1 (Residential Single-Family) for a single-family residential development, *Walkers Village, Phase 3 & 4*, proposed for annexation into the city of Lafayette.

Location: 400 Block Barkhill Drive (Tract 3)

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 RS-1 (Residential Single-Family) for a single-family residential development.

Recommendation:

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

Reasons for Recommendation:

The subject properties are part of an area of single-family residential development. To the north of the subject properties are Phases 1 and 2 for the *Walkers Village* subdivision. The subject properties will be Phases 3 and 4. There are several other single-family residential developments close to the subject property, including *Austin Village*, *Heritage Trace* and *Walkers Lake*. This development will be accessed from Failla Road and La Neuville Road, and from there is easy access to Verot School Road and Ambassador Caffery Parkway, classified roadways which connect and access many parts of the city.

This is an appropriate area for the next phases of a residential development that has established Phases 1 and 2 already at this location. This property is almost completely surrounded by single-family residential properties, both within the city and unincorporated. There is one area of RM-1

(Residential Mixed) zoning districts, to the southeast of the subject properties (*Country Lane Estates, Sandest Plaza & Sandest Terrace*). These RM-1 (Residential Mixed) properties front a minor collector, Failla Road, and with access to a major collector, La Neuville Road. There is also one unincorporated single-family residential development, *Austin Village South*. The subject properties are compatible with these surrounding land uses.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received one phone call, asking for general information.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its April 21, 2025, meeting and approved a motion to recommend that the City Council approve the request for a zoning classification of RS-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: 1

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

Zoning Commission Meeting

April 21, 2025

2025-8-REZ

To: City Zoning Commission

From: Tammy Luke, Director
Cathie Gilbert, Planning Manager

City Council District: 4 – Thomas Hooks

Parish Council District: 3 – Ken Stansbury

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Austin-Clement Enterprises, LLC

Request: A request to assign a RS-1 (Residential Single-Family) zoning classification to the the properties proposed for annexation in order to build phases 3 and 4 of a single-family residential development, *Walkers Village*.

Location: 400 Block Barkhill Drive (Tract 3)

Description: The petitioned property is approximately 20.89 acres. The property is located generally north of La Neuville Road, east of Towne Drive, and south of Fawn Crest Drive. The applicant requests a residential zoning assignment of RS-1 (Residential Single-Family).

Why is Zoning Commission action required?

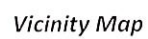
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council before council action, by Article 4 of the Lafayette Development Code.

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

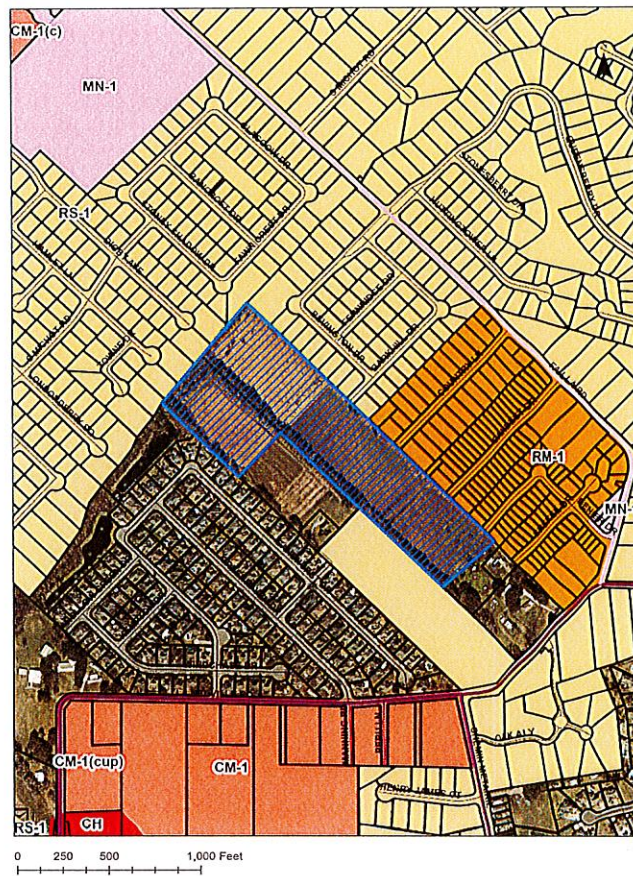


Vicinity Map

II. ANALYSIS

A. Existing conditions

Zoning

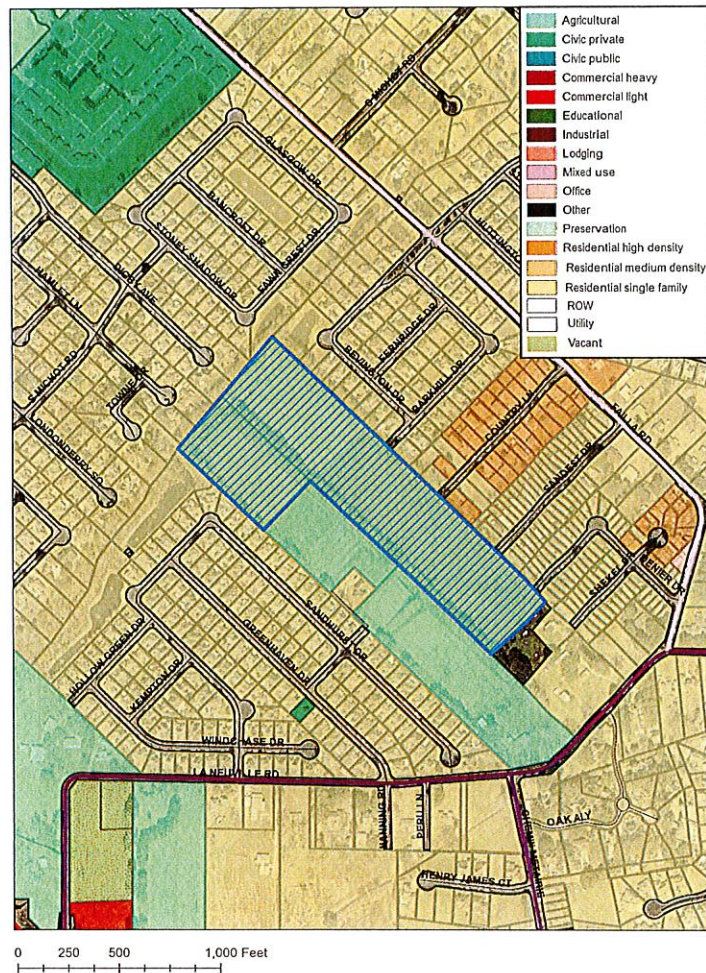


Zoning map of the area surrounding the petitioned site

The subject properties are surrounded by residential zoning districts, including RS-1 (Residential Single-Family), RM-1 (Residential Mixed) and an unincorporated single-family residential development. To the south is a chain of CM-1 (Commercial Mixed) zoning districts and a CH (Commercial-Heavy) zoning district that follow La Neuville Road as it comes north from the intersection with Ambassador Caffery Parkway. To the north are more RS-1 (Residential Single-Family) zoning districts, with one large MN-1 (Mixed-Use Neighborhood) zoning district that is

senior living units and a CM-1 (Commercial Mixed) zoning district that fronts Verot School Road. There are more unincorporated properties to the south and east.

Land Use

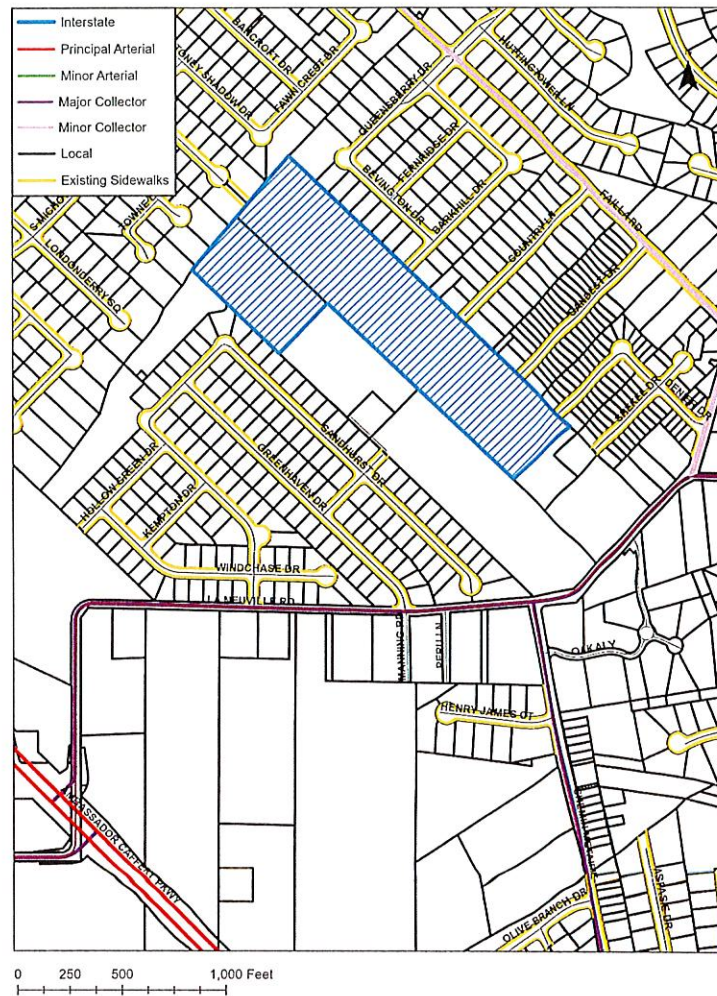


Land uses surrounding the petitioned site

Again, this is an area of primarily residential land uses. Most of these are residential single-family, but there are a few areas of residential medium density. The civic use to the northwest is a residential high density development for senior living. There are a few areas of agricultural uses

to the south, along with vacant property and a commercial use near Ambassador Caffery Parkway.

Infrastructure



Street classification and sidewalk inventory

The subject properties will have access to Failla Road, which is a minor collector. Failla Road connects with La Neuville Road, a major collector, then La Neuville Road intersects with Ambassador Caffery Parkway, a principal arterial. To the north, Failla Road connects with Verot

School Road, which is a minor arterial. Most of the new residential developments in the area have sidewalk systems.

B. Recent cases and relevant trends

This case is Phase 3 and 4 of a single-family residential development called *Walkers Village*. There is also an adjacent residential development called *Walkers Lake*, which was annexed into the city of Lafayette in 2011 with a zoning assignment of R-1-B (Single-Family Residential). This is an area with a high density of single-family residential developments, and one smaller residential mixed development.

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 RS-1 (Residential Single-Family). Nearby land uses are many single-family residential and one mixed residential development, both within the city and in the parish. There are also agricultural properties and commercial properties that follow the classified roadways in the area; Verot School Road and Ambassador Caffery Parkway. A new residential development with RS-1 (Residential Single-Family) zoning would be compatible with these land uses.

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.

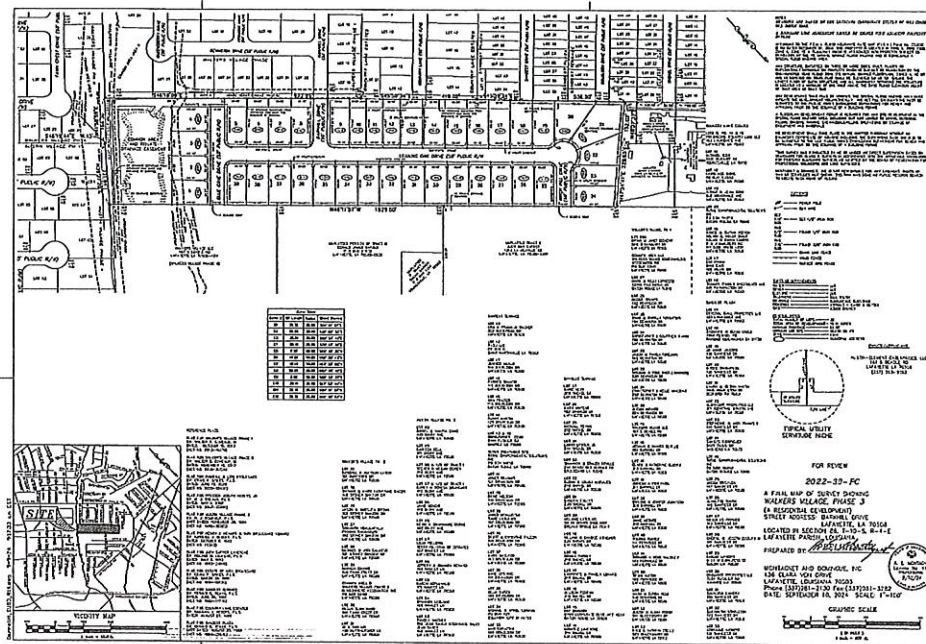
The proposed amendment is compatible with current development trends, if any, in the vicinity of the subject property.

Yes. There are many other residential developments in the area, and there will probably be more. The proposed amendment would be compatible with current development trends in the area as this is a proposed residential development, which is typical for this area. There has been 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 classified roadways such as Verot School Road, La Neuville Road, and Ambassador Caffery Parkway.

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

N/A.

Yes. The uses in the area of the subject property are almost completely residential with commercial businesses on nearby classified roadways.



Phase 3 Walkers Village





Internal Memorandum

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

TO: Rachel Godeaux

DATE: April 17, 2025


FROM: Tammy Luke

SUBJECT: Case No. 2025-8-REZ
400 Block Barkhill Drive Annexation (Walkers Village Phase 3 & 4)

The attached ordinance would assign a zoning classification of RS-1 (Residential Single-Family) for properties proposed for annexation into the city of Lafayette located generally north of La Neuville Road, east of Towne Drive, and south of Fawn Crest Drive. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, April 21, 2025 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, May 6, 2025, with Final Adoption Tuesday, May 20, 2025.

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




Tammy Luke
Director

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 properties proposed for annexation into the city of Lafayette located generally north of La Neuville Road, east of Towne Drive, and south of Fawn Crest Drive.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign a zoning assignment of RS-1 (Residential Single-Family) for the subject properties proposed for annexation into the city of Lafayette.
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: May 6, 2025
 - B. FINAL ADOPTION: May 20, 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 (12 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