

CITY ORDINANCE NO. CO-039-2025

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. 2025-4-AZON SOHO CIRCLE ADMINISTRATIVE REZONING, LOCATED GENERALLY NORTH OF KALISTE SALOOM ROAD, WEST OF NORTH BEADLE ROAD, AND SOUTH OF LEICESTER LANE; 100-114 SOHO CIRCLE BEING REZONED FROM CM-1 (COMMERCIAL MIXED) TO RS-2 (RESIDENTIAL SINGLE-FAMILY)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. 2025-4-AZON Soho Circle Administrative Rezoning located generally north of Kaliste Saloom Road, west of North Beadle Road, and south of Leicester Lane, 100-114 Soho Circle being rezoned from CM-1 (Commercial Mixed) to RS-2 (Residential Single-Family), the said parcels being shown and identified on a map titled, "Address Map for Ordinance," 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: 2025-4-AZON Soho Circle Administrative Rezoning

PETITIONER: Lafayette Consolidated Government

DATE PETITION FILED: December 19, 2024

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

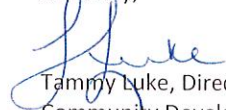
RECOMMENDATION: Approve the ordinance that would rezone property from CM-1 (Commercial Mixed) to RS-2 (Residential Single-Family).

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

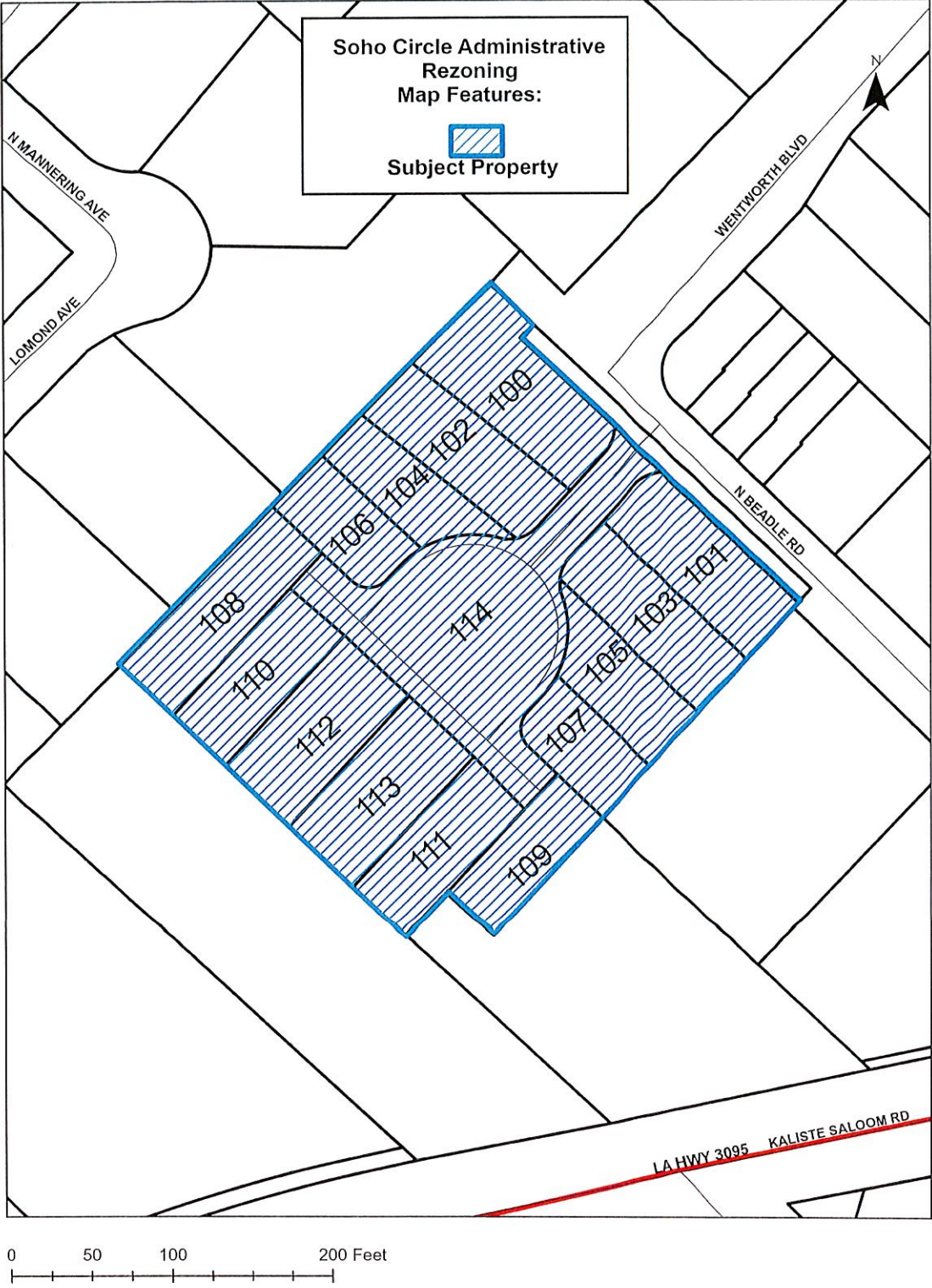
ATTACHMENTS: Executive Summary and Preliminary Staff Report

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

Drafted 2/10/2025

Amended 4/22/2025

2025-4-AZON

City Council District: 4 – Thomas Hooks

Parish Council District: 4 – John Guilbeau

Applicant: Lafayette Consolidated Government

Request: This is a staff-led request for the administrative rezoning of **15** selected properties within the **Cottages at Wentworth** development on Soho Circle from CM-1 (Commercial Mixed) zoning districts to RS-2 (Residential Single-Family) zoning districts. This is a development with 14 lots and a common area. Nine (9) lots have single-family residences built on them, but 5 lots are vacant.

Location: There are **15** properties:
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, and 114 Soho Circle.

Summary of Proposal:

The purpose of this rezoning is to correct outdated and/or inappropriate zoning districts. These properties are all currently CM-1 (Commercial Mixed) zoning districts, but CM-1 does not permit single-family residences. For now, the lots with residences on them are legal non-conforming, but there are 5 vacant lots. Single-family residences cannot be built on these vacant lots as long as they remain a CM-1 (Commercial Mixed) zoning district.

Recommendation:

Staff recommends approval of this recommendation to rezone these properties from CM-1 (Commercial Mixed) zoning districts to RS-2 (Residential Single-Family) zoning district.

Reasons for Recommendation:

This development was started in 2013, and the lots vary in size from approximately 6400 SF to 3450 SF. Soho Circle was originally zoned B-T (Transitional Business), which permitted single-family residences. The zoning classification was changed to CM-1 (Commercial Mixed) in 2015, and these properties became legal non-conforming when CM-1 no longer permitted single-family residences. As CM-1 (Commercial Mixed) does not permit single-family residences, staff is recommending RS-2 (Residential

Single-Family) for a new zoning classification for the development. **RS-2 (Residential Single-Family) will limit the uses in this neighborhood to only single-family residences; no businesses will be permitted.** At present, with a CM-1 (Commercial Mixed) zoning classification, these 5 vacant lots could never be built on, at least, not with a single-family residence.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received 1 call, from one of the property owners on Soho Circle. He is in favor of this rezoning.

Briefing: March 17, 2025

A briefing on this case was presented to the Zoning Commission on Monday, March 17, 2025 and it was determined that it would move forward as a case on April 21, 2025, at the next Zoning Commission meeting.

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 to rezone the subject properties from CM-1 (Commercial Mixed) to RS-2 (Residential Single-Family).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 1

Opposition: 0

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

Zoning Commission Meeting

April 21, 2025

2025-4-AZON

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

PRELIMINARY STAFF REPORT

Applicant: Lafayette Consolidated Government

Request: This is a staff-led request for a rezoning from CM-1 (Commercial Mixed) to RS-2 (Residential Single-Family).

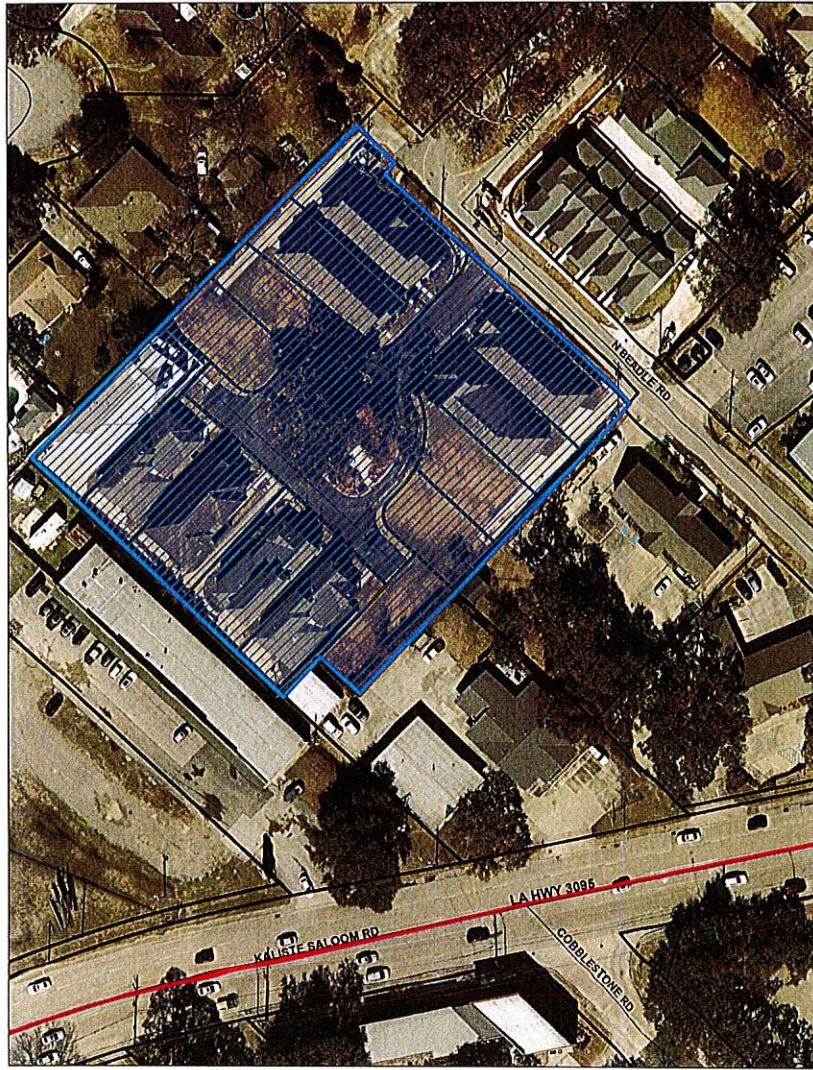
Location: There are **15** properties:
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, and 114
Soho Circle. Note: 114 Soho Circle is a common area. The others are all
residential lots. There are 9 lots that have been built on, and 5 vacant lots.

Description: The subject properties are located generally north of Kaliste Saloom Road, west of North Beadle Road, and south of Leicester Lane. The subject properties are approximately 2.117 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.



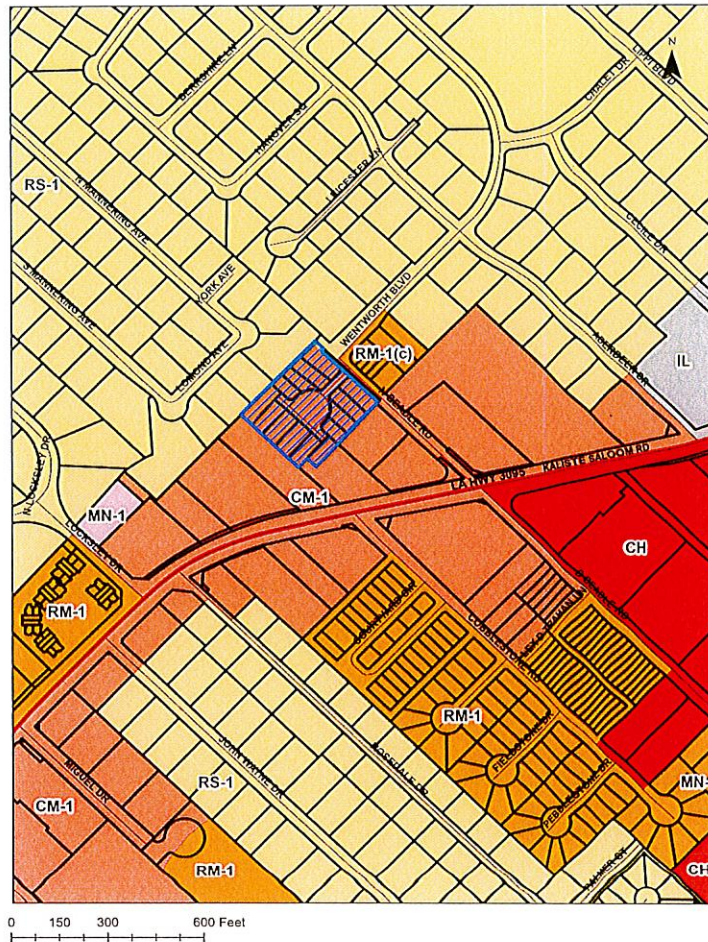
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Subject Property Map

II. ANALYSIS

A. Existing conditions

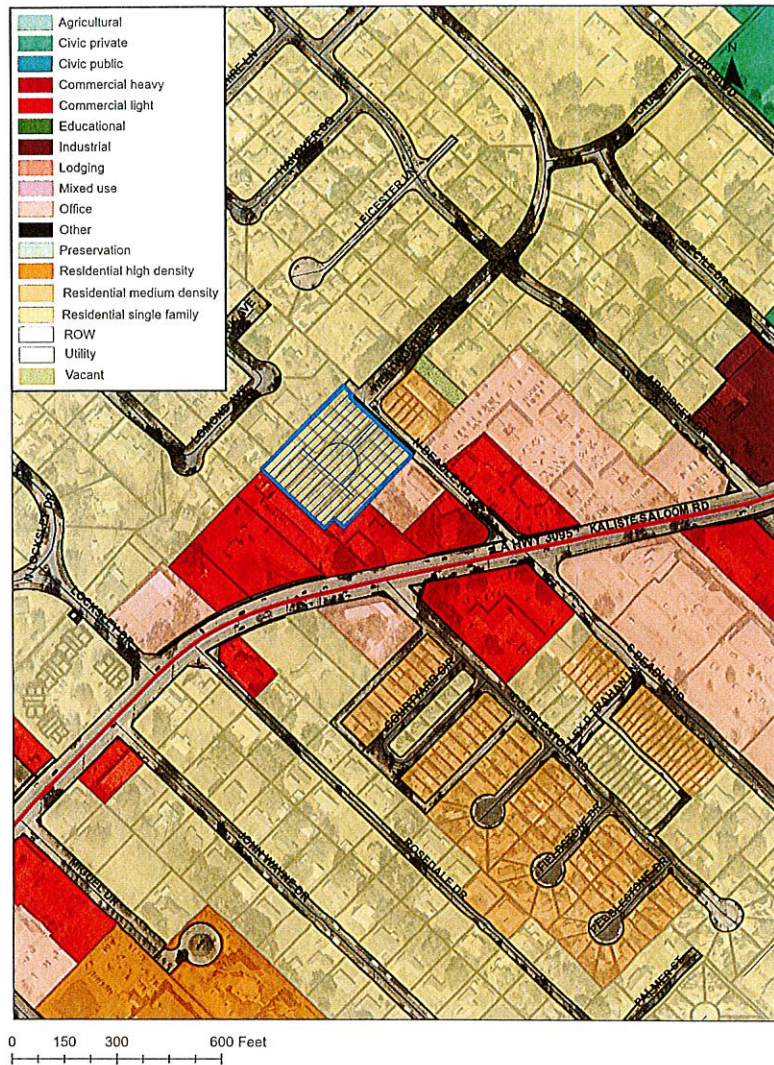
Zoning



Zoning Map of the area surrounding the petitioned site

The subject properties are part of a CM-1 (Commercial Mixed) border that follows Kaliste Saloom Road. They are also adjacent to a very large area of RS-1 (Residential Single-Family) zoning districts. There are other zoning districts along Kaliste Saloom Road, including RM-1 (Residential Mixed), MN-1 (Mixed-Use Neighborhood) and an IL (Industrial-Light) zoning district at the former Acadiana Bottling plant. There are also many CH (Commercial-Heavy) zoning districts that follow Kaliste Saloom Road along its length. On the south side of Kaliste Saloom Road, the CM-1 (Commercial

Mixed) and CH (Commercial-Heavy) border give way to RS-1 (Residential Single-Family) and RM-1 (Residential Mixed) zoning districts further south.



Land Use Map

The land use map shows that the border properties along Kaliste Saloom Road are mainly office uses and commercial mixed uses, at least at this location. There was an industrial use at the Acadiana Bottling Plant site, but it is now a truck rental and self-storage use; a commercial heavy use rather than industrial. There are a great many residential single-family uses adjacent to and north of the

The subject properties front North Beadle Road, which is a local road. North Beadle Road connects with Kaliste Saloom Road, which is a principal arterial. All other roads in this vicinity are local roads.

There is a sidewalk system along Kaliste Saloom Road. There are sidewalks in some of the newer residential subdivisions, but not in most of the older ones.

B. Recent cases and relevant trends

N/A.

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 an existing neighborhood. The plat for this neighborhood is dated 2013, and the zoning classification is listed as "B-T" (Transitional Business Zoning District). At that time, single-family residences were permitted in B-T. However, when the zoning was changed to CM-1 (Commercial Mixed), single-family residences could no longer be permitted due to amendment changes in CM-1 (Commercial Mixed). There are still 5 vacant lots in this small neighborhood that will not be developed unless this property is rezoned.

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 by once again allowing single-family residences on the vacant subject property lots while reducing the possibility of intrusion of commercial businesses within the neighborhood. Staff has had several similar cases in the last few years, recommending rezoning residential use properties in commercial/industrial zoning districts to a residential zoning district.

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.

Townhouses in a RM-1 (Residential Mixed) zoning district were added across North Beadle Road from the subject properties just a few years ago with **ZON2018-0029 108 North Beadle Road Rezoning**. This trend toward smaller lots and slightly less intense zoning districts first began with the Cottages at Wentworth (Soho Circle) and were also utilized with the 2018 townhouse case. Also, these types of buffer areas between the classified roadway and the more intense border districts along Kaliste Saloom Road make a good transition from CH (Commercial-Heavy) or CM-1 (Commercial Mixed) properties to buffer districts like MN-1 (Mixed-Use Neighborhood), RM-1 (Residential Mixed), and RS-2 (Residential Single-Family) to the single-family districts of RS-1 (Residential Single-Family).

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

N/A.

The proposed amendment is compatible with surrounding land uses.

Yes. All developed lots in this subdivision are single-family residences. The properties across North Beadle Road from the subject properties are townhouses, in a RM-1 (Residential Mixed) zoning district. To the north of the subject properties is a very large area of RS-1 (Residential Single-Family) zoning districts which reaches all the way north to the Vermilion River. The commercial properties to the south consist of office spaces, a strip mall with two restaurants, and a bank. This small neighborhood is compatible with these uses.

List of 15 properties to be rezoned by address:

1. 100 Soho Circle – Residential Single-Family
2. 101 Soho Circle – Residential Single-Family
3. 102 Soho Circle - Residential Single-Family
4. 103 Soho Circle - Residential Single-Family
5. 104 Soho Circle – Vacant Lot
6. 105 Soho Circle – Vacant Lot
7. 106 Soho Circle – Vacant Lot
8. 107 Soho Circle – Vacant Lot
9. 108 Soho Circle - Residential Single-Family
10. 109 Soho Circle – Vacant Lot
11. 110 Soho Circle - Residential Single-Family
12. 111 Soho Circle- Residential Single-Family
13. 112 Soho Circle - Residential Single-Family
14. 113 Soho Circle - Residential Single-Family
15. 114 Soho Circle - Common Area



Address Map

Site Photo





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. 2025-4-AZON
Soho Circle Administrative Rezoning

The attached ordinance would rezone, from CM-1 (Commercial Mixed) to RS-2 (Residential Single-Family), properties located generally north of Kaliste Saloom Road, west of North Beadle Road, and south of Leicester Lane. 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 rezone properties located generally north of Kaliste Saloom Road, west of North Beadle Road, and south of Leicester Lane.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject properties from CM-1 (Commercial Mixed) to RS-2 (Residential Single-Family).
- 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 (1 page)
 - E. Map (1 page)
 - F. Final Evaluation of Zoning Considerations (13 pages)
- 5) **FISCAL IMPACT:**
☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)
☒ No Fiscal Impact

RECOMMENDED BY:



TAMMY LYKE, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER