

CITY ORDINANCE NO. CO-058-2025

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. 2025-5-AZON RAMSGATE TOWNHOUSES ADMINISTRATIVE REZONING, LOCATED GENERALLY NORTH OF PARIS STREET, WEST OF SAINT GERMAINE CIRCLE, AND SOUTH OF PAMELA DRIVE; 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122-135, 137, 141, 143, 145, 147 & 149 EAST PAMELA DRIVE BEING REZONED FROM RS-1 (RESIDENTIAL SINGLE-FAMILY) TO RM-1 (RESIDENTIAL 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. 2025-5-AZON Ramsgate Townhouses Administrative Rezoning, located generally north of Paris Street, west of Saint Germaine Circle, and south of Pamela Street; 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122-135, 137, 141, 143, 145, 147 & 149 East Pamela Drive being rezoned from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed), the said parcels being shown and identified on a map titled, "Ramsgate Townhouses Administrative Rezoning," 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: 2025-5-AZON Ramsgate Townhouses Administrative Rezoning

PETITIONER: Lafayette Consolidated Government

DATE PETITION FILED: July 18, 2024

DATE OF PUBLIC HEARING: May 19, 2025

DATES OF PUBLICATIONS: May 4, 2025
May 14, 2025
May 18, 2025

DATE OF ZONING COMMISSION RECOMMENDATION: May 19, 2025

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

Motion: Lehman
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,


Tammy Luke, Director
Community Development and Planning Dept.



Zoning Commission

Community Development and Planning Department Staff Report

EXECUTIVE SUMMARY

Drafted 3/6/2025
Amended 5/20/2025

2025-5-AZON

City Council District: 2 – Andy Naquin

Parish Council District: 2 – Donald Richard

Applicant: Lafayette Consolidated Government

Request: This is a staff-led request for the rezoning of **31** subject properties (Ramsgate Townhomes) from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed) in order to correct inappropriate zoning.

Location: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122-135, 137, 141, 143, 145, 147 & 149 East Pamela Drive. There are three properties in the neighborhood that staff is excluding from this rezoning. These properties are: 98, 100 Block and 121 East Pamela Drive. 98 and 121 East Pamela Drive are not townhouses but single-family residences. 100 block East Pamela Drive is a vacant, adjudicated property. Staff recommends that these two single-family residences and the adjudicated property remain as RS-1 (Residential Single-Family).

Summary of Proposal:

The purpose of the proposed rezoning of the subject properties from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed) is to revise a zoning classification that is not reflect the current use of the property. The townhouse lots do NOT meet the minimum requirements for a lot in RS-1, which is 6000 SF.

Recommendation:

Staff recommends approval of the request to rezone the subject properties from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed).

Reason for Recommendation:

This existing neighborhood, Ramsgate Townhouses, was annexed in 1981, with a zoning classification of R-1-C (single-family residential and two-family residential) which allowed townhouses. When the UDC was instituted in 2015, the neighborhood was assigned a RS-1 (Residential Single-Family) zoning classification, even though all residences but two were townhouses. Townhouses are allowed in RS-1,

but are conditional, and the lots must be a minimum of 6000 SF. Most of these lots are much smaller than 6000 SF. Staff feels that the zoning classification should have been RM-1 (Residential Mixed), but there may have been a reason at that time for selecting the more restrictive zoning district. RM-1 also allows more housing choice integrated into the neighborhood.

Ramsgate Townhouses are also adjacent to a large area of RM-1 (Residential Mixed) zoning districts, consisting of apartment complexes, elderly housing, and townhouses. The uses are compatible.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received 6 phone calls, 5 from neighboring subdivisions. Four are ok with this zoning change as long as it doesn't increase traffic. The fifth caller is very much against this rezoning; he does NOT want short-term rentals anywhere around his house. Another caller from Ramsgate just wanted information; he is ok with it also. (Five for, 1 against)

Briefing: April 21, 2025

A briefing on this case was presented to the Zoning Commission on April 21, 2025. One person spoke for the approval of this administrative rezoning, and one person spoke against it. It was determined that the proposed administrative rezoning would move forward as a case on May 19, 2025, at the next Zoning Commission meeting.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its May 19, 2025, meeting and approved a motion to recommend that the City Council approve the request to rezone the subject properties from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 5

Opposition: 2

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 1

Opposition: 0

Neutral: 0

Zoning Commission Meeting

May 19, 2025

2025-5-AZON

To: City Zoning Commission

From: Tammy Luke, Director
Cathie Gilbert, Planning Manager

City Council District: 2 – Andy Naquin

Parish Council District: 2– Donald Richard

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Lafayette Consolidated Government

Request: This is a request for rezoning the subject properties (Ramsgate Townhomes) from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed) in order to revise incorrect zoning classifications.

Location: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122-135, 137, 141, 143, 145, 147 & 149 East Pamela Drive. There are three properties in the neighborhood that staff is excluding from this rezoning. These properties are: 98, 100 Block and 121 East Pamela Drive. 98 and 121 East Pamela Drive are not townhouses but single-family residences. 100 block East Pamela Drive is a vacant, adjudicated property. Staff recommends that these two single-family residences and the adjudicated property remain as RS-1 (Residential Single-Family).

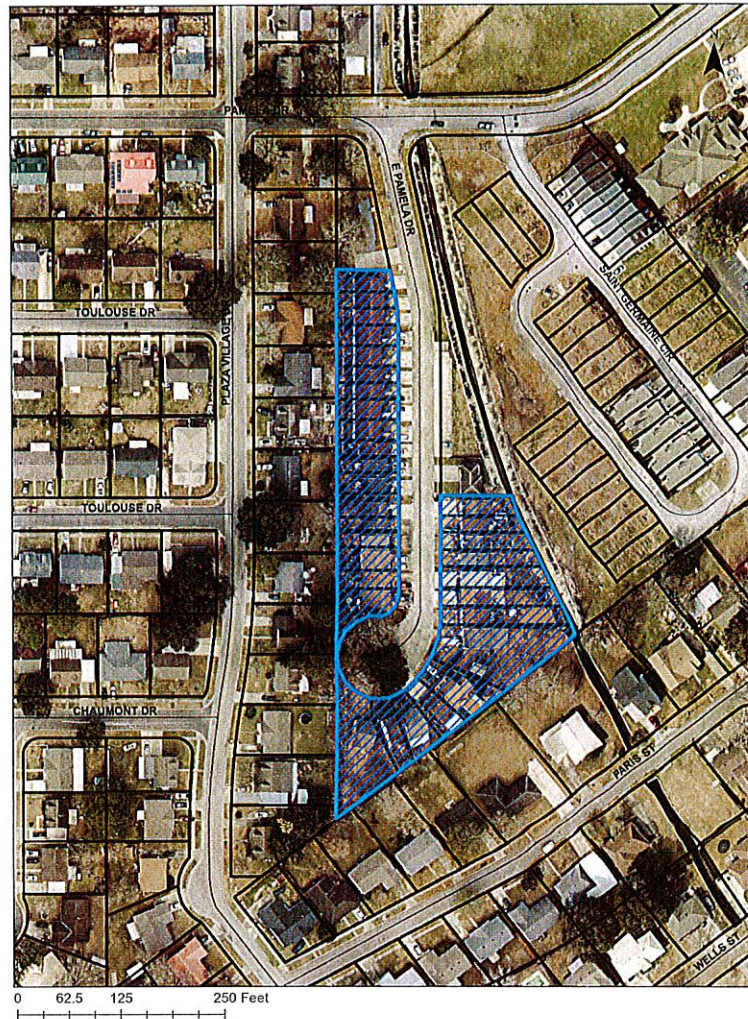
Description: The property is located generally north of Paris Street, west of Saint Germaine Circle, and south of Pamela Drive, and is approximately 2.34 acres.

Why is Zoning Commission action required?

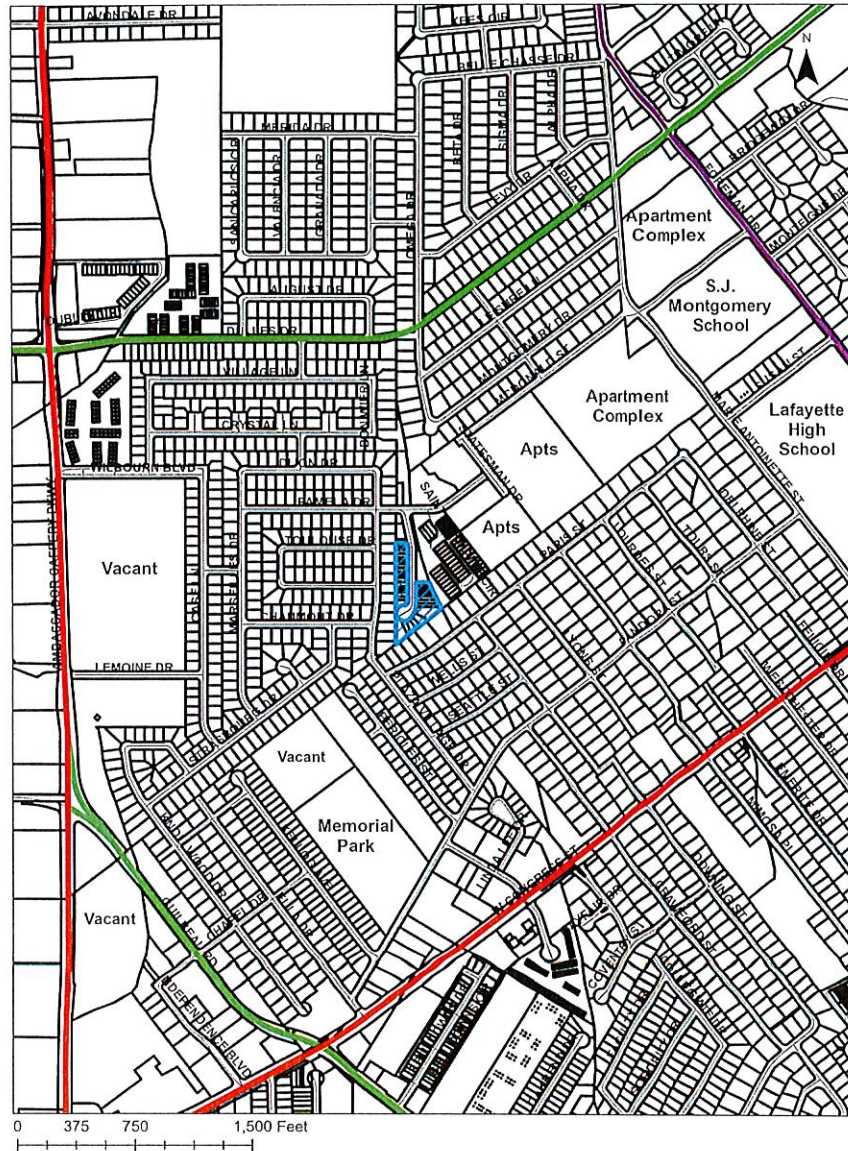
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council before council action, by Article 4 of the Lafayette Development Code.

The LDC establishes procedures for making land development decisions. To obtain a certificate of occupancy, building permit or 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.



Subject Property

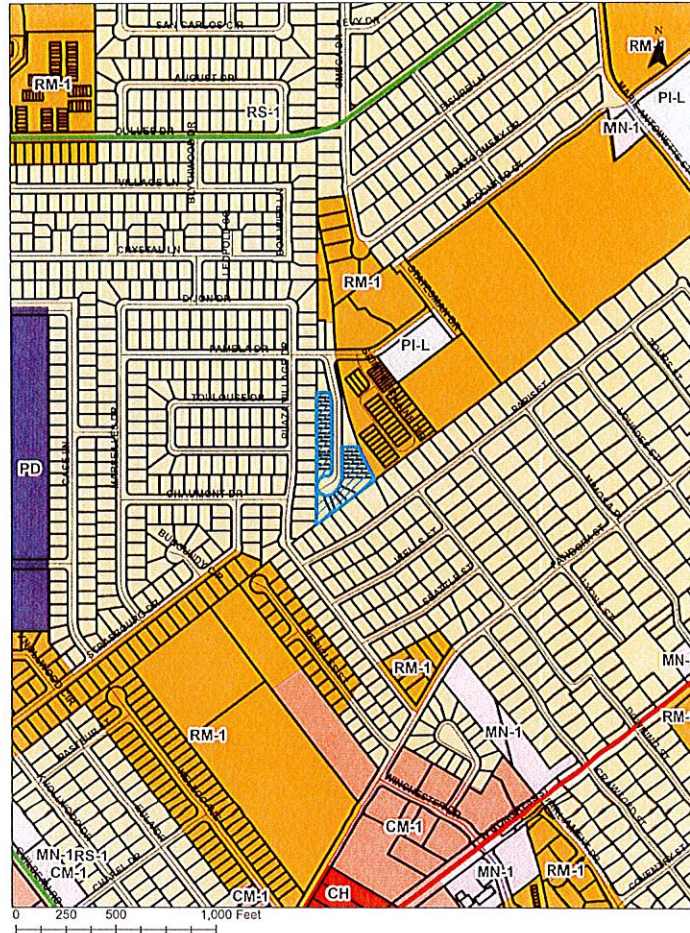


Vicinity Map

II. ANALYSIS

A. Existing conditions

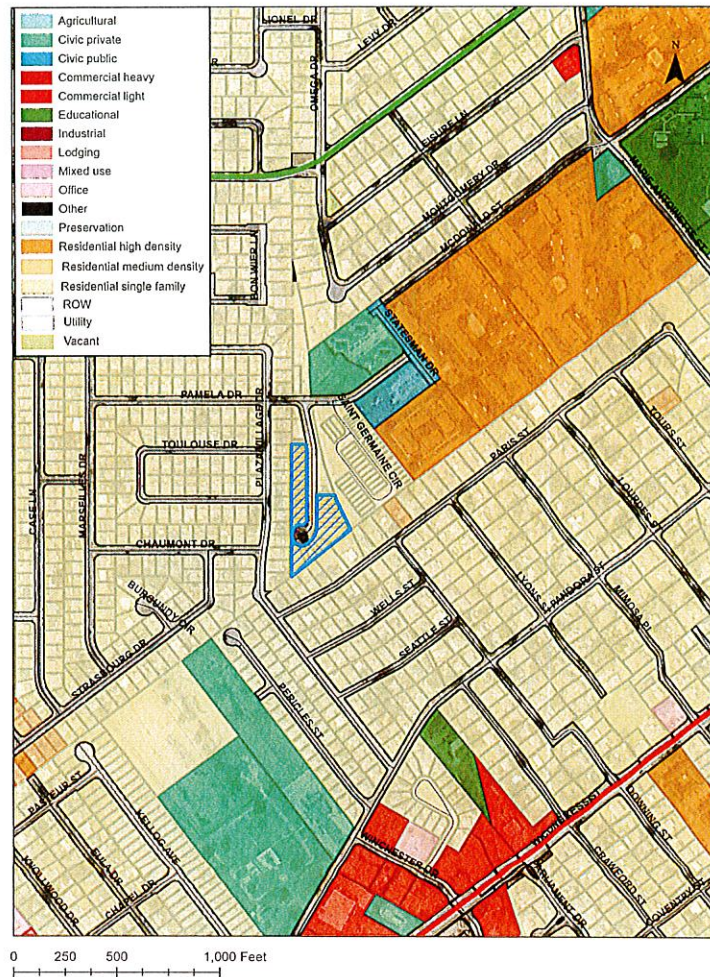
Zoning



Zoning Map of the Area Surrounding the Petitioned Site

The subject properties are currently zoned RS-1 (Residential Single-Family). They are adjacent to a large area of RM-1 (Residential Mixed) zoning districts, and are northeast of another large area of RM-1 (Residential Mixed). The remaining properties are in RS-1 (Residential Single-Family) zoning districts, with the exception of three PI-L (Public/Institutional Light) zoning districts (Lafayette High School, S. J. Montgomery School and a senior center), and CM-1 (Commercial Mixed) and MN-1 (Mixed-Use

Neighborhood) zoning districts following West Congress Street. There is also a PD (Planned Development) that is not yet developed on the western edge of this area.



Land Use Map

The Land Use map indicates that the subject property is in the middle of residential uses; primarily single-family residential, but also with a large area of residential high density. There are several civic private uses; an affordable housing development to the north of the subject properties, and a cemetery to the south. The civic public use to the north of the subject properties is a senior center, next to housing for the elderly.



Street Classification and Sidewalk Inventory

The subject properties front a local road, East Pamela Drive. Except for Dulles Drive to the north, which is a minor arterial, and West Congress Street to the south, which is a principal arterial, all the roads near the subject properties are local roads. There are sidewalks shown in every residential development, but most shown are not existing.

B. Recent cases and relevant trends

N/A

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to correct an inappropriate zoning classification. This neighborhood, Ramsgate Townhouses, is in a RS-1 (Residential Single-Family), even though all buildings are townhouses, except for two single-family dwellings. Townhouses are only conditional in RS-1, and these townhouses cannot meet the minimum lot requirements in RS-1. RM-1 (Residential Mixed) would be a more appropriate zoning classification. The adjacent land uses are almost all residential uses, ranging from single-family residential to residential high density. The subject properties are directly adjacent to a large RM-1 (Residential Mixed) zoning district.

D. Evaluation of approval standards

The proposed use is consistent with the comprehensive plan.

N/A

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

The previous zoning district, **R-1-C**, allowed single-family and two-family residences, and townhouses. This neighborhood, Ramsgate Townhouses, probably should have been given a zoning classification of RM-1 (Residential Mixed) instead of RS-1 (Residential Single-Family) when the zoning was updated. The subject properties are all townhouses, and townhouses are only conditional in RS-1 (Residential Single-Family), and are required to have a minimum lot size of 6000 SF. These townhouses have much smaller lots, most ranging from the smallest, at 1400 SF, up to 2300 SF, one of the biggest.

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

N/A.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

Yes. As stated above, this area is primarily residential in use. Ramsgate Townhouses are adjacent to a site that is building townhouses. Beyond that are blocks of apartment complexes, including housing for the elderly. To the west are blocks of single-family residential residences.

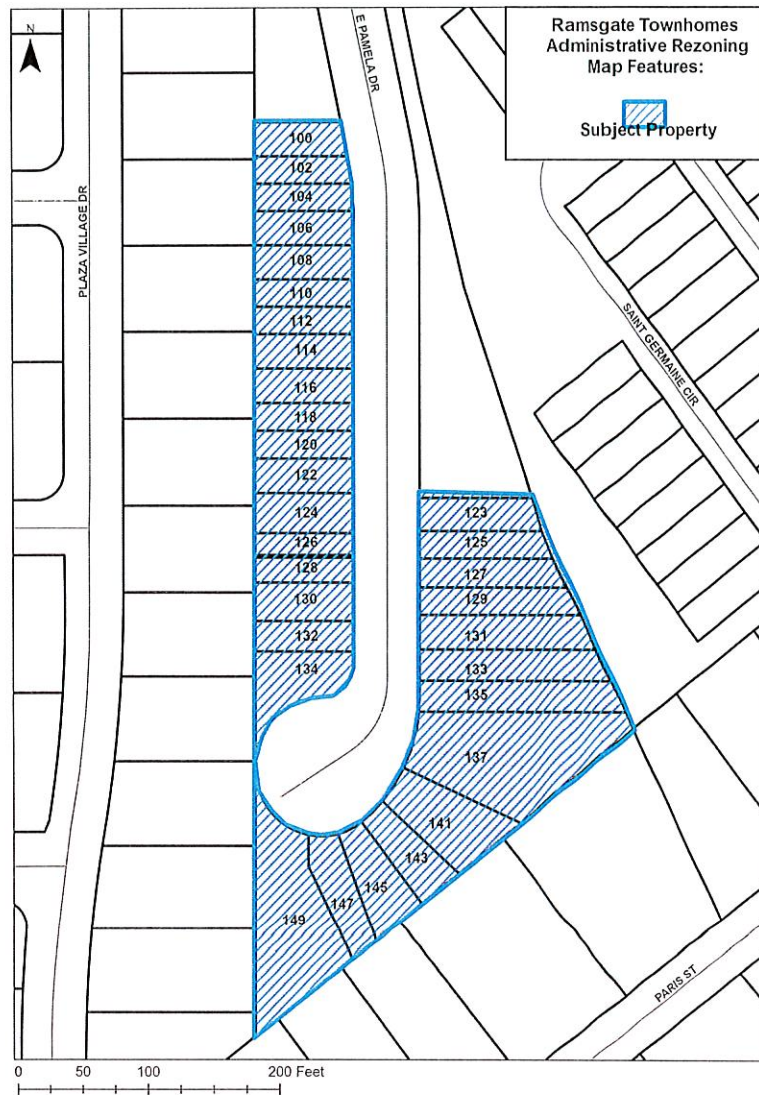
List of properties in Ramsgate Townhouses

98 East Pamela Drive – Single-Family Residence: to remain RS-1

100 Block East Pamela Drive – Vacant and adjudicated: to remain RS-1

1. 100 East Pamela Drive – Townhouse: to be rezoned to RM-1
2. 102 East Pamela Drive – Townhouse: to be rezoned to RM-1
3. 104 East Pamela Drive – Townhouse: to be rezoned to RM-1
4. 106 East Pamela Drive – Townhouse: to be rezoned to RM-1
5. 108 East Pamela Drive – Townhouse: to be rezoned to RM-1
6. 110 East Pamela Drive – Townhouse: to be rezoned to RM-1
7. 112 East Pamela Drive – Townhouse: to be rezoned to RM-1
8. 114 East Pamela Drive – Townhouse: to be rezoned to RM-1
9. 116 East Pamela Drive – Townhouse: to be rezoned to RM-1
10. 118 East Pamela Drive – Townhouse: to be rezoned to RM-1
11. 120 East Pamela Drive – Townhouse: to be rezoned to RM-1
- 121 East Pamela Drive – Single-Family Residence and common area: to remain RS-1
12. 122 East Pamela Drive – Townhouse: to be rezoned to RM-1
13. 123 East Pamela Drive – Townhouse: to be rezoned to RM-1
14. 124 East Pamela Drive – Townhouse: to be rezoned to RM-1
15. 125 East Pamela Drive – Townhouse: to be rezoned to RM-1
16. 126 East Pamela Drive – Townhouse: to be rezoned to RM-1
17. 127 East Pamela Drive – Townhouse: to be rezoned to RM-1
18. 128 East Pamela Drive – Townhouse: to be rezoned to RM-1
19. 129 East Pamela Drive – Townhouse: to be rezoned to RM-1
20. 130 East Pamela Drive – Townhouse: to be rezoned to RM-1
21. 131 East Pamela Drive – Townhouse: to be rezoned to RM-1
22. 132 East Pamela Drive – Townhouse: to be rezoned to RM-1
23. 133 East Pamela Drive – Townhouse: to be rezoned to RM-1
24. 134 East Pamela Drive – Townhouse: to be rezoned to RM-1
25. 135 East Pamela Drive – Townhouse: to be rezoned to RM-1
26. 137 East Pamela Drive – Townhouse: to be rezoned to RM-1
27. 141 East Pamela Drive – Townhouse: to be rezoned to RM-1
28. 143 East Pamela Drive – Townhouse: to be rezoned to RM-1
29. 145 East Pamela Drive – Townhouse: to be rezoned to RM-1
30. 147 East Pamela Drive – Townhouse: to be rezoned to RM-1
31. 149 East Pamela Drive – Townhouse: to be rezoned to RM-1

Address Map





Internal Memorandum

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

TO: Rachel Godeaux **DATE:** May 16, 2025


FROM: Tammy Luke

SUBJECT: Case No. 2025-5-AZON
Ramsgate Townhouses Administrative Rezoning

The attached ordinance would rezone, from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed), properties located generally north of Paris Street, west of Saint Germaine Circle, and south of Pamela Drive. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, May 19, 2025 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, June 3, 2025, with Final Adoption Tuesday, June 17, 2025.

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




Tammy Luke
Director *for Tammy Luke*

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 Paris Street, west of Saint Germaine Circle, and south of Pamela Drive.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject properties from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed).
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: June 3, 2025
 - B. FINAL ADOPTION: June 17, 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 (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