

CITY ORDINANCE NO. CO-069-2025

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. 2025-12-REZ LOT 8-A EAST BLUEBIRD DRIVE REZONING, WITH A CONDITIONAL USE PERMIT (CUP) FOR A BAR/LOUNGE IN A CM-1 (COMMERCIAL MIXED) ZONING DISTRICT, LOCATED GENERALLY NORTH OF BOB WHITE LOOP, WEST OF EAST BLUEBIRD DRIVE, AND SOUTH OF CAMELLIA BOULEVARD; BEING REZONED FROM MN-2 (MIXED-USE NEIGHBORHOOD) TO CM-1 (CUP) (COMMERCIAL MIXED, WITH A CONDITIONAL USE PERMIT (CUP) FOR A BAR/LOUNGE IN A CM-1 (COMMERCIAL MIXED) ZONING DISTRICT)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. 2025-12-REZ Lot 8-A East Bluebird Drive Rezoning, with a Conditional Use Permit (CUP) for a bar/lounge in a CM-1 (Commercial Mixed) zoning district, located generally north of Bob White Loop, west of East Bluebird Drive, and south of Camellia Drive, the particular parcel being rezoned from MN-2 (Mixed-Use Neighborhood) to CM-1 (CUP) (Commercial Mixed with a Conditional Use Permit (CUP) for a bar/lounge in a CM-1 (Commercial Mixed) zoning district); the said parcel being shown and identified on a map titled, "Commercial Resubdivision of a Portion of Unplatted Lot 7 and Lot 8", prepared by Duplantis Design Group, dated April 4, 2025, and, a "Commercial Rezone of Lot 8-A of Pine Farm Phase 1-B" prepared by Ritter Maher Architects, dated April 11, 2025, copies of which is attached hereto and made a part thereof.

SECTION 2: The following conditions are to apply:

1. There will be no live outdoor music.

SECTION 3: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 4: 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: 2025-12-REZ Lot 8-A East Bluebird Drive Rezoning with a Conditional Use Permit (CUP)

PETITIONER: BE Holdings, LLC

DATE PETITION FILED: May 6, 2025

DATE OF PUBLIC HEARING: June 16, 2025

DATES OF PUBLICATIONS: June 1, 2025
June 11, 2025
June 15, 2025

DATE OF ZONING COMMISSION RECOMMENDATION: June 16, 2025

RECOMMENDATION: Approve the ordinance that would rezone property from MN-2 (Mixed-Use Neighborhood) to CM-1 (CUP) (Commercial Mixed, with a Conditional Use Permit (CUP) for a bar/lounge in a CM-1 (Commercial Mixed) zoning district), with the condition that there be no live outdoor music.

Motion: Hebert motioned for approval
Second: Pritchard
Motion: Lehman amended motion to add condition that there be no live outdoor music
Second: Pritchard
Vote: 3-2-0-0
Ayes: German, Lehman, Pritchard
Nays: Hebert, Pontiff
Absent: None
Abstain: None

ATTACHMENTS: Executive Summary and Preliminary Staff Report

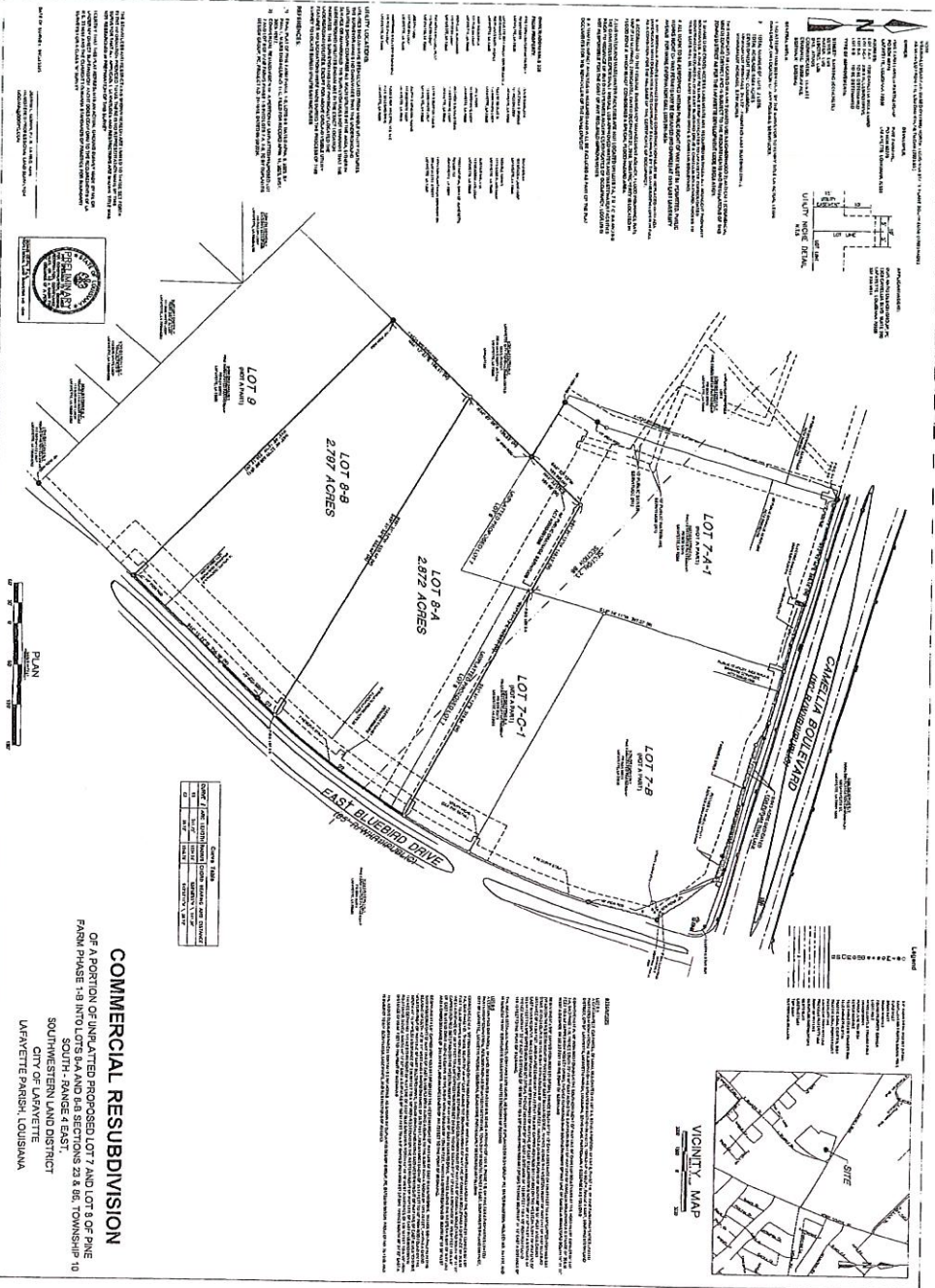
REASONS FOR RECOMMENDATION:

Executive Summary including Zoning
Commission Recommendation

Sincerely,

A handwritten signature in blue ink, appearing to read "Tommy Luke".

Tommy Luke, Director
Community Development and Planning Dept.



COMMERCIAL RESUBDIVISION
 OF A PORTION OF UNPLATTED PROPOSED LOT 7 AND LOT 8 OF PINE
 FAIR PHASE 1-3 INTO LOTS 7-A-1 AND 8-4 AND SECTIONS 23 & 85, TOWNSHIP 10
 SOUTHWESTERN LAND DISTRICT
 CITY OF LAFAYETTE
 LAFAYETTE PARISH, LOUISIANA

Lot	Area (Acres)
LOT 7-A-1	2.872
LOT 7-B	2.872
LOT 7-C-1	2.872
LOT 8-4	2.872
LOT 8-8	2.872
LOT 9	2.872

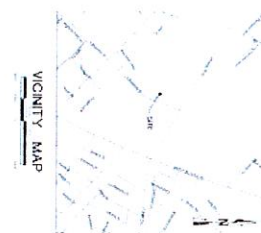
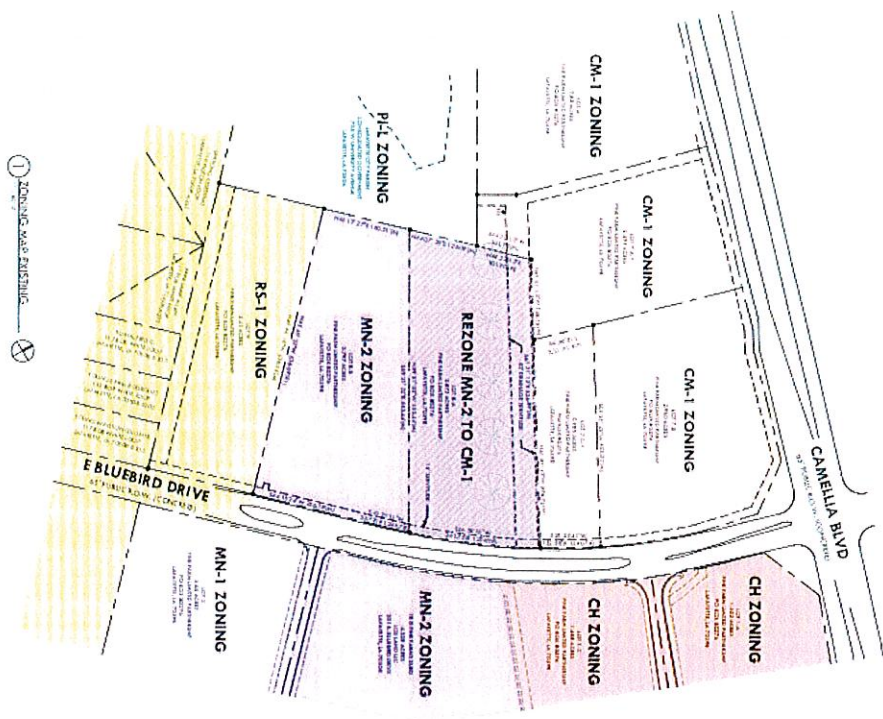


NOTES:
 1. THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF LAFAYETTE, LOUISIANA, AND IS BEING OFFERED FOR SALE BY THE CITY OF LAFAYETTE, LOUISIANA.
 2. THE CITY OF LAFAYETTE, LOUISIANA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THIS PLAN.
 3. THE CITY OF LAFAYETTE, LOUISIANA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THIS PLAN.
 4. THE CITY OF LAFAYETTE, LOUISIANA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THIS PLAN.
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 9. THE CITY OF LAFAYETTE, LOUISIANA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THIS PLAN.
 10. THE CITY OF LAFAYETTE, LOUISIANA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THIS PLAN.

DATE: 11/11/2011
 11:11 AM
 25-518-1-1-2000-114
 SHEET NO. 1-1



COMMERCIAL RESUBDIVISION
 LAFAYETTE, LOUISIANA
 LAFAYETTE PARISH
 PINE FAIR, etc



LAND USES

Zone	Permitted Land Uses
CM-1	Office, Professional, Retail, Service, and other uses compatible with the surrounding residential neighborhood.
MN-2	Medium-Density Residential, Single-Family Detached, and other uses compatible with the surrounding residential neighborhood.
RS-1	Single-Family Detached, Single-Family Attached, and other uses compatible with the surrounding residential neighborhood.
CH	Community Center, Church, Day Care, and other uses compatible with the surrounding residential neighborhood.
MN-1	Medium-Density Residential, Single-Family Detached, and other uses compatible with the surrounding residential neighborhood.

REFERENCES

1. PLAN, MAP OF PINEFARM PHASE 1-B, SECTIONS 23 & 86 OF TOWNSHIP 10 SOUTH - RANGE 4 EAST, SOUTHWESTERN LAND DISTRICT, CITY OF LAFAYETTE, LOUISIANA, 2023.

COMMERCIAL REZONE
 OF LOT B-A OF PINE FARM, PHASE 1-B, SECTIONS 23 & 86
 TOWNSHIP 10 SOUTH - RANGE 4 EAST, SOUTHWESTERN
 LAND DISTRICT
 CITY OF LAFAYETTE
 LAFAYETTE PARISH, LOUISIANA

ATTY. GENERAL

20.1

20.1

Zoning Commission

Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 4/8/2025
Amended 6/17/2025

2025-12-REZ

City Council District: 4 – Thomas Hooks

Parish Council District: 4 – John Guilbeau

Applicant: BE Holdings, LLC

Request: This is a request to rezone the subject property from MN-2 (Mixed-Use Neighborhood) to CM-1 (Commercial Mixed) and to grant a Conditional Use Permit (CUP) to allow a *bar/lounge* in a CM-1 (Commercial Mixed) zoning district. A *bar/lounge* is a use under the category **Food and Beverage Sales/Service**, and is conditional in a CM-1 zoning district.

Location: Lot 8-A East Bluebird Drive

Summary of Proposal:

The purpose of this proposal is to rezone from MN-2 (Mixed-Use Neighborhood) to CM-1 (CUP) (Commercial Mixed, with a Conditional Use Permit (CUP) to allow a *bar/lounge* in a CM-1 (Commercial Mixed) zoning district). As a *bar/lounge* is a conditional use in CM-1, a CUP (Conditional Use Permit) will be required. The LDC recognizes that a *bar/lounge* could be a desirable use in a CM district, but should be permitted on a case-by-case basis in order to mitigate any adverse effects to nearby uses. The applicants are planning for a beer garden with food truck vendors.

Recommendation:

Staff recommends approval of the request to rezone this property from MN-2 (Mixed-Use Neighborhood) to CM-1 (CUP) (Commercial Mixed, with a Conditional Use Permit (CUP) for a *bar/lounge* in a CM-1 (Commercial Mixed) zoning district). This CUP would allow the applicant to build a *bar/lounge* in a CM-1 zoning district.

Reasons for Recommendation:

The subject property is part of the Pine Farm properties, south of Camellia Boulevard, and located between Kaliste Saloom Road and Verot School Road. It is across East Bluebird Drive from the LOS Surgery Center at 301 East Bluebird Drive. This former agricultural land has been carefully studied and master-planned, and development has begun on several properties. Owners have been developing the property while remaining sensitive to residential properties south of Pine Farm. Properties that have

been developed so far are: a grocery store fronting Camellia Boulevard, an outpatient surgery facility fronting East Bluebird, and medical offices, law offices, hotels, clinics, restaurants and banking facilities along Camellia Boulevard.

Camellia Boulevard is a divided minor arterial and is developing into a commercial corridor. The subject property location, on a major collector (East Bluebird Drive) that connects to Camellia Boulevard is a convenient and easy destination for residents in the area. Thus far, Pine Farm has protected the residents of Quail Hollow, to the south, with low intensity residential zoning districts placed adjacent to their properties. In this case, there is a band of RS-1 (Residential Single-Family) zoning districts/buffer directly next to the Quail Hollow houses, with a MN-2 (Mixed-Use Neighborhood) zoning district to the north of that. The applicant has consulted on the applicable noise regulations for the outdoor portion of this bar. They intend to be aware of and to follow all rules set forth by the ANC and the LDC as regards the responsibilities of a bar/lounge owner to neighboring residential districts.

This area (Pine Farm properties) is in a good location to be developed responsibly and with benefits to the residents, workers, customers and owners. It is important to consider the effects of new development on an area, and to consider all factors present before, during and after development has begun.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received no calls asking for information.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its June 16, 2025, meeting and approved a motion to recommend that the City Council approve the request to rezone the subject properties from MN-2 (Mixed-Use Neighborhood) to CM-1 (CUP) (Commercial Mixed, with a Conditional Use Permit (CUP) for a bar/lounge in a CM-1 (Commercial Mixed) zoning district), with the condition that there be no live outdoor music.

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: 1

Opposition: 2

Neutral: 0

Zoning Commission Meeting

June 16, 2025

2025-12-REZ

To: City Zoning Commission

From: Tammy Luke, Director
Neil LeBouef, Development Manager

City Council District: 4 – Thomas Hooks

Parish Council District: 4 – John Guilbeau

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: BE Holdings, LLC

Request: This is a request to rezone the subject property from MN-2 (Mixed-Use Neighborhood) to CM-1 (Commercial Mixed) and to obtain a Conditional Use Permit (CUP) to allow a *bar/lounge* in a CM-1 (Commercial Mixed) zoning district.

Location: Lot 8-A East Bluebird Drive

Description: The property is located generally north of Bob White Loop, west of East Bluebird Drive, and south of Camellia Boulevard. The subject property is approximately 2.872 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 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.



Subject Property Map

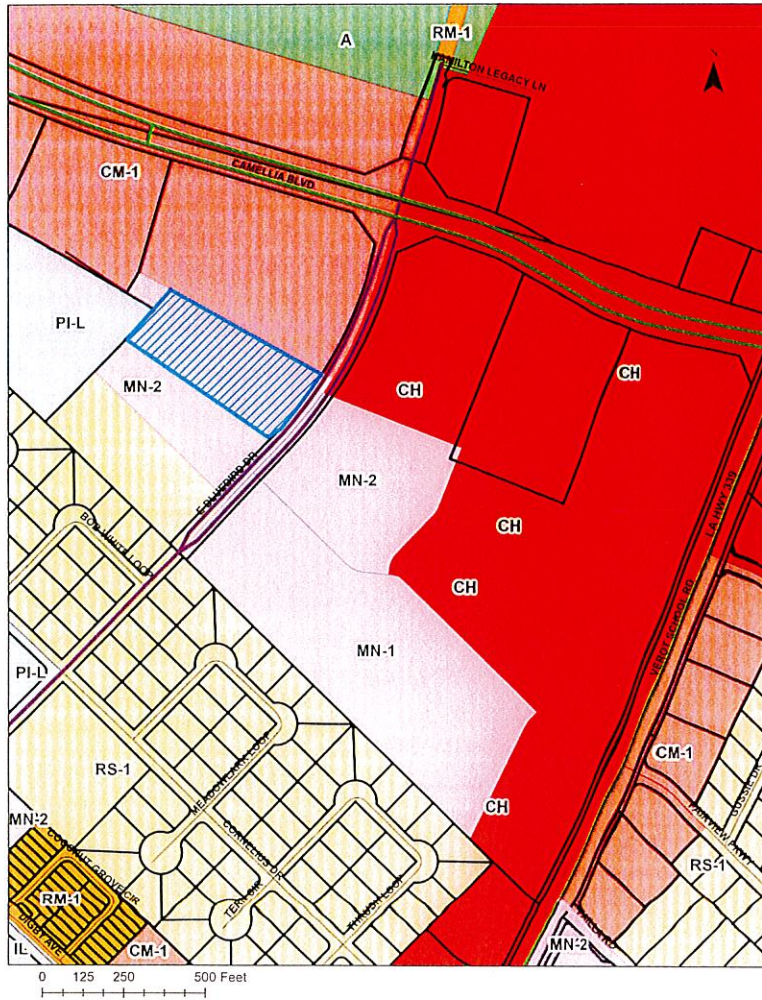


Vicinity Map

II. ANALYSIS

A. Existing conditions

Zoning



Zoning map of the area surrounding the petitioned site

The subject property fronts East Bluebird Drive, a short distance away from Camellia Boulevard. It is south of a border of CM-1 (Commercial Mixed) zoning districts that follow Camellia Boulevard. From East Bluebird Drive to Verot School Road, the border consists of all CH (Commercial-Heavy) zoning districts, which then continue along Verot School Road to the north and south. The subject property is adjacent to a PI-L (Public/Institutional Light) zoning district, which has been developed into a community park and stormwater retention area. The property is also adjacent to an undeveloped MN-2 (Mixed-Use Neighborhood) zoning district, and is just north of a RS-1 (Residential Single-

Family) zoning district that is also part of stormwater design and a buffer. There are more MN-2 (Mixed-Use Neighborhood) and MN-1 districts across East Bluebird Drive from the subject property, while the rest of that area is made up of CH (Commercial-Heavy) zoning districts, in order to provide commercial lots for properties along Camellia Boulevard or Verot School Road. To the south of all of the Pine Farm area are RS-1 (Residential Single-Family) zoning districts; the neighborhood Quail Hollow, and other neighborhoods including Ashland Park, Coconut Grove Court, and La Vil.



Land Use Map

The Land Use map indicates that most of the Pine Farm properties are still undeveloped. There is a commercial heavy use (grocery store) following Camellia Boulevard, with commercial light and mixed uses (bank, coffee shop) across Camellia Boulevard. The rest of the Pine Farm area next to Verot School Road is shown as undeveloped, though it has recently been rezoned and the outpatient surgery center at 300 East Bluebird Drive is near completion. The opposite side of East Bluebird Drive

is also undeveloped, but there are office uses, retail, and lodging uses to the west along Camellia Boulevard. Single-family residential uses are the most dominant uses to the south. There are other commercial uses following Verot School Road, both light and heavy.



Street Classification and Sidewalk Inventory Map

The subject property fronts East Bluebird Drive, a divided major collector. East Bluebird Drive intersects with Camellia Boulevard to the north, a divided minor arterial. Verot School Road is also a minor arterial. There are sidewalks on all three of these roadways, as they are still fairly new construction. There are sidewalks in most of the single-family neighborhoods shown here.

B. Recent cases and relevant trends

Staff has been involved in a number of cases at Pine Farm. The property was once agricultural/rural uses, and is now being developed for more urban uses as the city of Lafayette expands around the property. Our case in 2020 (**ZON2020-0012 1500 Blk Camellia Boulevard**) rezoned properties for office buildings and a financial institution. In 2021, properties were rezoned to commercial zoning districts in order to establish a grocery store on this end of Lafayette (**ZON2021-0037 400 Blk East Bluebird Drive Rezoning**). An orthopedic surgery center was accommodated by rezoning to MN-2 (Mixed-Use Neighborhood) in 2023 (**2023-27-REZ 300 Blk East Bluebird Drive**). Last year in 2024, a large portion of the Pine Farm properties were master planned and rezoned to provide flexibility for future cases (**2024-19-REZ 1924 Verot School Road**). Camellia Boulevard is fast becoming a commercial corridor with these and other properties being developed. It has been developed with uses such as office space, financial institutions, restaurants, retail and residential. South of Pine Farms is a large residential district that needs to be considered in these developing projects.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to obtain a CUP (Conditional Use Permit) in order to allow a *bar/lounge* in a CM-1 (Commercial Mixed) zoning district. Properties on both sides of Camellia Boulevard are being rezoned from agricultural uses to various commercial uses, along with residential uses. Camellia Boulevard has become the site for many office uses, medical, financial, law, and other. As a mixed-use center, Camellia Boulevard is also drawing retail, restaurants, and residential uses. This bar/lounge should be complimentary to this grouping of mixed uses.

Hours of operation

Monday – 4p-12a

Tuesday - 4p-12a

Wednesday - 4p-12a

Thursday - 4p-12a

Friday - 2p-2a

Saturday 11a-2a

Sunday 11a-11p

Estimated building capacity

Total seating 388 (This includes outdoor seating)

Parking

Total number of provided spots will be 159, if overflow is needed, shared parking with future northern retailers will be put in place.

Site wide revenue projections

70% beer, wine, liquor

30% food

No admissions fees will be charged

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

The comprehensive plan promotes direct growth through mixed-use centers and major corridors. Parc Lafayette has established a mixed-use center at this location which can be expanded throughout this area. The subject property is offering a mixed center use; a bar/lounge sited among other mixed center uses such as office space, medical clinics and offices, retail, restaurants and residential. This area also has potential for multi-family housing, as evidenced by Parc Gardens across Camellia Boulevard from the subject property, and by the proposed multi-family housing on the Hamilton properties. The existing Saloom Family Community Park is an established example of the comprehensive plan-offering recreational area and a buffering from commercial areas to residential areas. **Also, these particular parcels have considerable established tree canopies from the number of lovely live oak trees on the property. It should be a priority to maintain as many of these trees as possible.**

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. A bar/lounge is an appropriate use for a mixed-use center. It will be compatible with other uses present and proposed: office and clinic uses, retail, restaurants, mixed commercial uses and more. Care has been taken to lessen any impact of noise or crowds from residential areas. The applicant has consulted on the applicable noise regulations for the outdoor portion of this bar. They intend to be aware of and to follow all rules set forth by the ANC and the LDC as regards the responsibilities of a bar/lounge owner to neighboring residential districts.

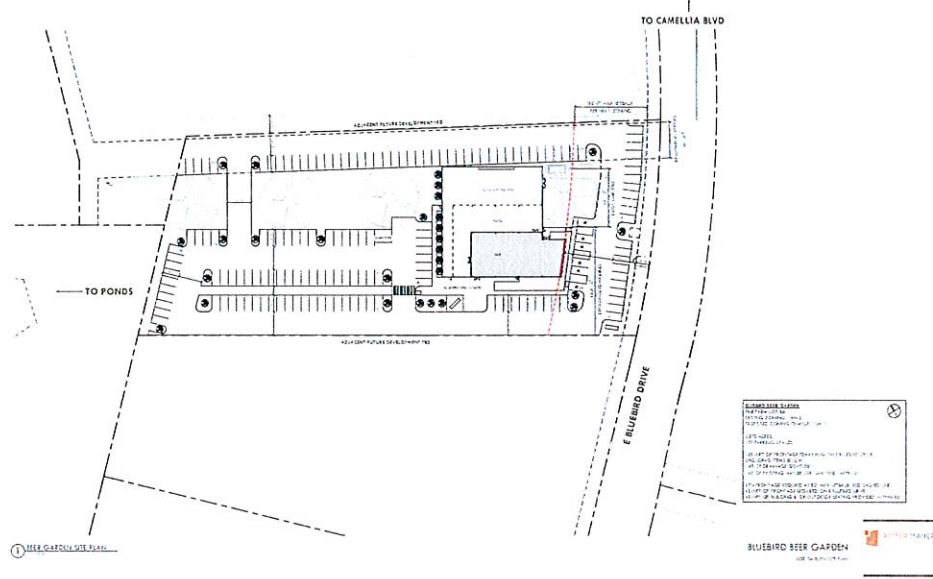
The proposed amendment promotes the public health, safety, morals, and general welfare.

N/A.

The proposed amendment is compatible with surrounding land uses.

Yes, this use is compatible to surrounding land uses. At this time, a large portion of the Pine Farm is still undeveloped, but existing zoning districts and master planning should help prevent any problems with poor siting of uses. Current neighboring uses include a bank, a coffee shop, a grocery store, a clinic, and a string of offices along Camellia Boulevard. There is a large, single-family residential neighborhood to the south, and care has been taken with the zoning of districts adjacent to the development. There is a RS-1 (Residential Single-Family) buffer directly south of the subject property, with a MN-2 (Mixed-Use Neighborhood) zoning district also. The applicant has also understood restrictions on noise as a concern for the residents, and has consulted ANC for rules and regulations.

Site Plan





Internal Memorandum

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

TO: Rachel Godeaux **DATE:** June 13, 2025


FROM: Tammy Luke

SUBJECT: Case No. 2025-12-REZ
Lot 8-A East Bluebird Drive Rezoning with a Conditional Use Permit

The attached ordinance would rezone, from MN-2 (Mixed-Use Neighborhood) to CM-1 (CUP) (Commercial Mixed, with a Conditional Use Permit for a bar/lounge in a CM-1 (Commercial Mixed) zoning district), property located generally north of Bob White Loop, west of East Bluebird Drive, and south of Camellia Boulevard. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, June 16, 2025 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, July 1, 2025, with Final Adoption Tuesday, July 15, 2025.

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



Tammy Luke
Director

RECEIVED

JUN 13 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 Bob White Loop, west of East Bluebird Drive, and south of Camellia Boulevard.

- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from MN-2 (Mixed-Use Neighborhood) to CM-1 (CUP) (Commercial Mixed, with a Conditional Use Permit (CUP) for a bar/lounge in a CM-1 (Commercial Mixed) zoning district).

- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: July 1, 2025
 - B. FINAL ADOPTION: July 15, 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 (2 pages)
 - 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