

CITY ORDINANCE NO. CO-099-2025

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. 2025-9-AZON PARK AVENUE TO LOUISIANA AVENUE, AND EAST SIMCOE STREET TO MUDD AVENUE ADMINISTRATIVE REZONING WITH CUP, LOCATED GENERALLY NORTH OF EAST SIMCOE STREET, EAST OF PARK AVENUE, AND SOUTH OF MUDD AVENUE; 819, 900 BLOCK, 903, 915, 925, 943, 945, 1001, 1007, 1023 & 1113 EAST SIMCOE STREET, 106, 112, 115, 117, 118, 120, 123, 124, 125, 126, 133, 134, 137, 200 BLOCK, 203, 205, 211, 215 & 217 WEST FOCH STREET, 1010, 1100, 1200, 1204, 1208, 1210, 1212, 1214 & 1216 MUDD AVENUE, 118, 122, 130 & 136 PARK AVENUE, 109 & 201 DUVAL STREET, 1202, 1206, 1208 & 1212 EIGHTH STREET, AND 1003 & 1101 LOUISIANA AVENUE, BEING REZONED FROM CH (COMMERCIAL-HEAVY) AND RS-1 (RESIDENTIAL SINGLE-FAMILY) TO MN-2 (MIXED-USE NEIGHBORHOOD), RM-1 (RESIDENTIAL MIXED), CM-2 (COMMERCIAL MIXED) AND PI-L (PUBLIC/INSTITUTIONAL LIGHT), AND WITH A CONDITIONAL USE PERMIT (CUP) FOR A BAR/LOUNGE IN A CM-2 (COMMERCIAL MIXED) ZONING DISTRICT FOR 945 AND 1001 EAST SIMCOE STREET

**BE IT ORDAINED** by the Lafayette City Council, that:

**SECTION 1:** The Lafayette Development Code is hereby amended so as to reclassify Case No. 2025-9-AZON Park Avenue to Louisiana Avenue, and East Simcoe Street to Mudd Avenue Administrative Rezoning with CUP, located generally north of East Simcoe Street, east of Park Avenue, and south of Mudd Avenue; 819, 900 Block, 903, 915, 925, 943, 945, 1001, 1007, 1023 & 1113 East Simcoe Street, 106, 112, 115, 117, 118, 120, 123, 124, 125, 126, 133, 134, 137, 200 Block, 203, 205, 211, 215 & 217 West Foch Street, 1010, 1100, 1200, 1204, 1208, 1210, 1212, 1214 & 1216 Mudd Avenue, 118, 122, 130 & 136 Park Avenue, 109 & 201 Duval Street, 1202, 1206, 1208 & 1212 Eighth Street, and 1003 & 1101 Louisiana Avenue, being rezoned from CH (Commercial-Heavy) and RS-1 (Residential Single-Family) to MN-2 (Mixed-Use Neighborhood), RM-1 (Residential Mixed), CM-2 (Commercial Mixed) and PI-L (Public/Institutional Light), and with a Conditional Use Permit (CUP) for a bar/lounge in a CM-2 (Commercial Mixed) zoning district for 945 and 1001 East Simcoe Street, the said parcels being shown and identified on a map titled, "Park Avenue to Louisiana Avenue 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**SECTION 2:** All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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:** 2025-9-AZON Park Avenue to Louisiana Avenue, and East Simcoe Street to Mudd Avenue Administrative Rezoning with a CUP

**PETITIONER:** Lafayette Consolidated Government

**DATE PETITION FILED:** May 6, 2025

**DATE OF PUBLIC HEARING:** August 18, 2025

**DATES OF PUBLICATIONS:** August 3, 2025  
August 13, 2025  
August 17, 2025

**DATE OF ZONING COMMISSION RECOMMENDATION:** August 18, 2025

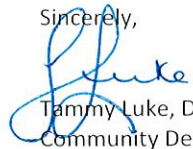
**RECOMMENDATION:** Approve the ordinance that would rezone property from CH (Commercial-Heavy) and RS-1 (Residential Single-Family) to MN-2 (Mixed-Use Neighborhood), RM-1 (Residential Mixed), CM-2 (Commercial Mixed) and PI-L (Public/Institutional Light), with a Conditional Use Permit (CUP) for a bar/lounge in a CM-2 (Commercial Mixed) zoning district, for 945 and 1001 East Simcoe Street.

Motion: Pontiff  
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,

A handwritten signature in blue ink that reads "Luke". The signature is stylized with a large, looped initial "L" and a cursive "uke".

Tammy Luke, Director  
Community Development and Planning Dept.

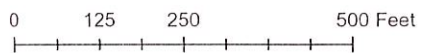
Park Ave to La Ave  
Administrative Rezoning  
Map Features:



Subject Property



- RM-1 - RESIDENTIAL MIXED
- PI-L - PUBLIC/INSTITUTIONAL LIGHT
- CM-2 - COMMERCIAL MIXED
- MN-2 - MIXED-USE NEIGHBORHOOD



## Zoning Commission

Community Development and Planning Department Staff Report

### EXECUTIVE SUMMARY

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Drafted 6/5/2025  
Amended 8/19/2025

#### 2025-9-AZON

**City Council District:** 5 – Kenneth Boudreaux

**Parish Council District:** 5 – AB Rubin

**Applicant:** Lafayette Consolidated Government

**Request:** This is a staff-led request for administratively rezoning subject properties from **Park Avenue** east to **Louisiana Avenue**, and from **East Simcoe Street** north to **Mudd Avenue**. Staff recommends rezoning from **CH** (Commercial-Heavy) and **RS-1** (Residential Single-Heavy) to **MN-2** (Mixed-Use Neighborhood), **RM-1** (Residential Mixed), **CM-2** (Commercial Mixed) and **PI-L** (Public/Institutional Light) as shown on the attached maps. The two existing *bar/lounges* on the north side of East Simcoe Street (945 East Simcoe Street, **Club Real**, and 1001 East Simcoe Street, **Da Flamingo**) are to be issued a Conditional Use Permit for a *bar/lounge* in a CM-1 zoning district. (Note: A CUP will be issued only if the *bar/lounge* is open and operating at this time.) Any new bars after this proposed rezoning will have to go through the CUP process. **52** properties are recommended to be rezoned.

**Location:** 819, 900 Blk, 903, 915, 925, 943, 945, 1001, 1007, 1023 & 1113 **East Simcoe Street**, 100 Block, 106, 112, 115, 117, 118, 120, 123, 124, 125, 126, 133, 134, 137, 200 Blk, 203, 205, 211, 215 & 217 **West Foch Street**, 1010, 1100, 1200, 1204, 1208, 1210, 1212, 1214 & 1216 **Mudd Avenue**, 118, 122, 130 & 136 **Park Avenue**, 109 & 201 **Duval Street**, 1202, 1206, 1208 & 1212 **Eighth Street**, and 1003 & 1101 **Louisiana Avenue**.

#### Summary of Proposal:

The purpose of the proposed rezoning of the subject properties from CH (Commercial-Heavy) and RS-1 (Residential Single-Family) to MN-2 (Mixed-Use Neighborhood), RM-1 (Residential Mixed), CM-2 (Commercial Mixed) and PI-L (Public/Institutional Light) is to update/correct inappropriate zoning, increase residential density, and thereby protect and revitalize this area by reducing the intrusion of heavy commercial businesses into this residential/commercial mixed neighborhood. There will be only three properties recommended to remain as CH (Commercial-Heavy): 1111 Mudd Avenue (Circle K), 1013 & 1019 East Simcoe Street (Pee Wee's Paint & Body Shop) and 1009 East Simcoe Street (warehouse/office). The RS-1 (Residential Single-Family) zoning districts at the 200 Block of West Foch Street are recommended to remain as RS-1. The two city of Lafayette properties (1010 & 1100 Mudd

Avenue) will be recommended to rezone to PI-L (Public/Institutional) for consistency with other city properties.

**Recommendation:**

Staff recommends approval of the request to rezone the subject properties from CH (Commercial-Heavy) and RS-1 (Residential Single-Family) to MN-2 (Mixed-Use Neighborhood), RM-1 (Residential Mixed), CM-2 (Commercial Mixed) and PI-L (Public/Institutional Light) in order to update inappropriate zoning. **Rezoning to:** CM-2 (Commercial Mixed), MN-2 (Mixed-Use Neighborhood) and RM-1 (Residential Mixed) **will more accurately reflect the existing land uses in the area.** PI-L (Public/Institutional Light) is recommended for the existing city of Lafayette properties, and a select few CH (Commercial-Heavy) properties in this area will remain as is and are not included in this administrative rezoning.

**Reason for Recommendation:**

The subject properties are part of the McComb-Veazey neighborhood and the area between McComb-Veazey and Sterling Grove, moving east to Louisiana Avenue. Staff has been studying the McComb-Veazey/Sterling Grove/Nickerson/Parkdale/Veazey Addition neighborhoods area for the last few years in order to undergo a comprehensive rezoning of the area. Previous administrative rezoning cases for this area include:

- **2024-2-AZON East Simcoe Street Administrative Rezoning**
- **2025-7-AZON Surrey Street: Jefferson Boulevard to Louisiana Avenue Administrative Rezoning**
- **2025-8-AZON Jefferson Boulevard Administrative Rezoning**
- The current case will concentrate on the CH (Commercial-Heavy) zoning districts between Park Avenue and Louisiana Avenue, and from East Simcoe Street to Mudd Avenue. This area is almost completely made up of CH (Commercial-Heavy) zoning districts, which are too intense for an area consisting of single-family residential, mixed residential, educational uses, personal services, small retail businesses, offices, light and mixed commercial, and with only 3 true heavy commercial uses. Staff feels this area will be better served with more moderate zoning districts with greater density and more choices, so we are recommending CM-2 (Commercial Mixed) for the more commercial areas, with MN-2 (Mixed-Use Neighborhood) and RM-1 (Residential Mixed) for the more residential areas. There are two existing *bar/lounges* along the north side of East Simcoe Street, and they will remain. Staff's meeting with the coterie representatives indicated that the residents have always had bars in these general areas, and expect this area to remain as such. The existing bars are recommended to be granted a CUP for *bar/lounges* in CM zoning districts in order to maintain these uses. A new bar would have to apply for a new CUP.

Staff hopes to continue to recommend downzoning most of the CH (Commercial-Heavy) zoning districts in inappropriate areas in McComb-Veazey, particularly in residential areas. CH (Commercial-Heavy) used to allow residential uses, even single-family residential. This area, between Park Avenue and Louisiana Avenue, and between East Simcoe Street and Mudd Avenue, is a mixture of uses, but with few heavy commercial uses. There is a convenience store/gas station (1111 Mudd Avenue), a paint & body shop (1013 & 1019 East Simcoe Street) and a large, older warehouse building (1009 East Simcoe Street), but the majority of uses tend to be less intense uses. **These three (3) heavy commercial uses are recommended to stay CH and will not be part of this administrative rezoning.** East Simcoe Street has a

greater concentration of mixed and heavy commercial uses, and, according to the coterie representatives, should remain that way. East Simcoe Street is the commercial corridor of McComb-Veazey. MN-2 (Mixed-Use Neighborhood), RM-1 (Residential Mixed) and CM-2 (Commercial Mixed) were proposed because of the options available to the residents, but also to allow density on a road (East Simcoe Street), that is a central/gathering point for the neighborhoods adjacent to it. Jefferson Boulevard and East Simcoe Street are the more commercial streets for McComb-Veazey, Sterling Grove and other adjacent neighborhoods.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff has received 2 phone calls, looking for information, and asking to have this rezoning explained to them. Once staff did, they both supported the rezoning.

**Briefing: July 21, 2025**

A briefing on this case was presented to the Zoning Commission on Monday, July 21, 2025 and it was determined that it would move forward as a case on August 18, 2025, at the next Zoning Commission meeting. The two callers came to the briefing, and were supportive of the proposed rezoning.

## ZONING COMMISSION RECOMMENDATION

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The Zoning Commission held a public hearing regarding this matter at its August 18, 2025, meeting and approved a motion to recommend that the City Council approve the request to rezone the subject properties from CH (Commercial-Heavy) and RS-1 (Residential Single-Family) to MN-2 (Mixed-Use Neighborhood), RM-1 (Residential Mixed), CM-2 (Commercial Mixed) and PI-L (Public/Institutional Light).

### **Summary of Public Comment:**

#### Public Comment before the Zoning Commission meeting

Support: 2

Opposition: 0

Neutral: 0

#### Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

**Zoning Commission Meeting**

**August 18, 2025**

**2025-9-AZON**

**To:** City Zoning Commission

**From:** Tammy Luke, Director  
Neil LeBouef, Development Manager

**City Council District:** 5 – Kenneth Boudreaux

**Parish Council District:** 5 – AB Rubin

**Prepared by:** Carol Vermillion Robbins

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**PRELIMINARY STAFF REPORT**

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**I. GENERAL INFORMATION**

**Applicant:** Lafayette Consolidated Government

**Request:** This is a staff-led request for administratively rezoning subject properties from **Park Avenue** east to **Louisiana Avenue**, and from **East Simcoe Street** north to **Mudd Avenue**. Staff recommends rezoning from **CH** (Commercial-Heavy) and **RS-1** (Residential Single-Heavy) to **MN-2** (Mixed-Use Neighborhood), **RM-1** (Residential Mixed), **CM-2** (Commercial Mixed) and **PI-L** (Public/Institutional Light) as shown on the attached maps. The two existing bar/lounges (945 East Simcoe Street, **Club Real**, and 1001 East Simcoe Street, **Da Flamingo**) are to be issued a Conditional Use Permit for a *bar/lounge* in a CM-1 zoning district. Any new *bar/lounge* would have to apply for a CUP. **52** properties are recommended to be rezoned.

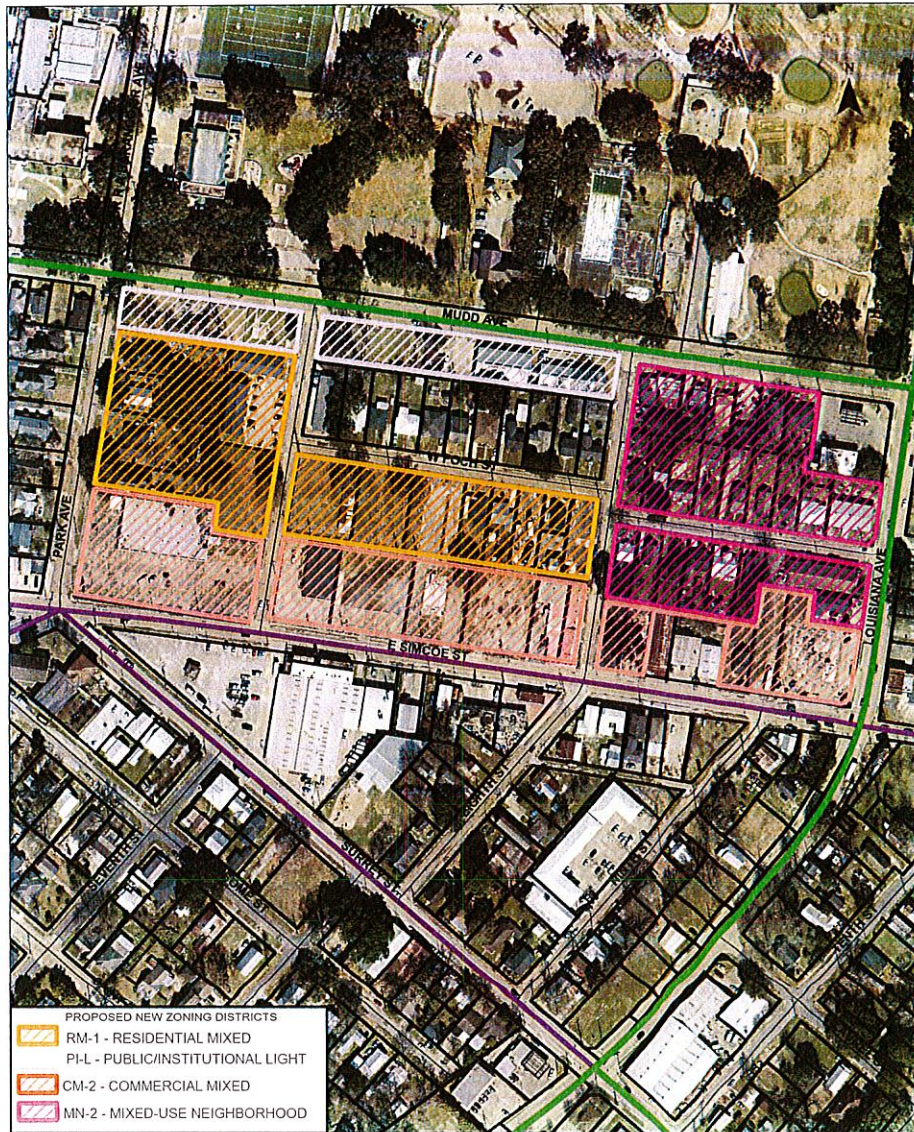
**Location:** 819, 900 Blk, 903, 915, 925, 943, 945, 1001, 1007, 1023 & 1113 **East Simcoe Street**, 100 Block, 106, 112, 115, 117, 118, 120, 123, 124, 125, 126, 133, 134, 137, 200 Blk, 203, 205, 211, 215 & 217 **West Foch Street**, 1010, 1100, 1200, 1204, 1208, 1210, 1212, 1214 & 1216 **Mudd Avenue**, 118, 122, 130 & 136 **Park Avenue**, 109 & 201 **Duval Street**, 1202, 1206, 1208 & 1212 **Eighth Street**, and 1003 & 1101 **Louisiana Avenue**.

**Description:** The property is located generally north of East Simcoe Street, east of Park Avenue and south of Mudd Avenue, and is approximately 15.52 acres.

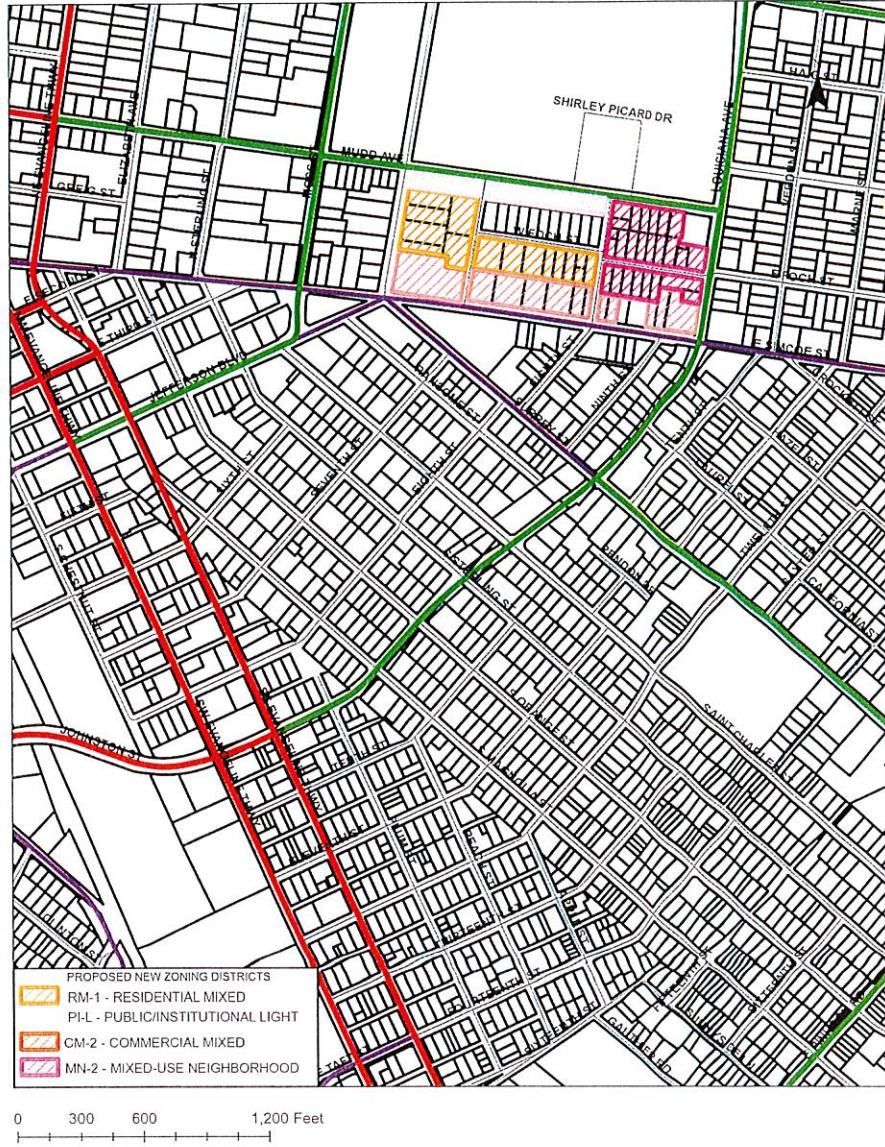
**Why is Zoning Commission action required?**

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*

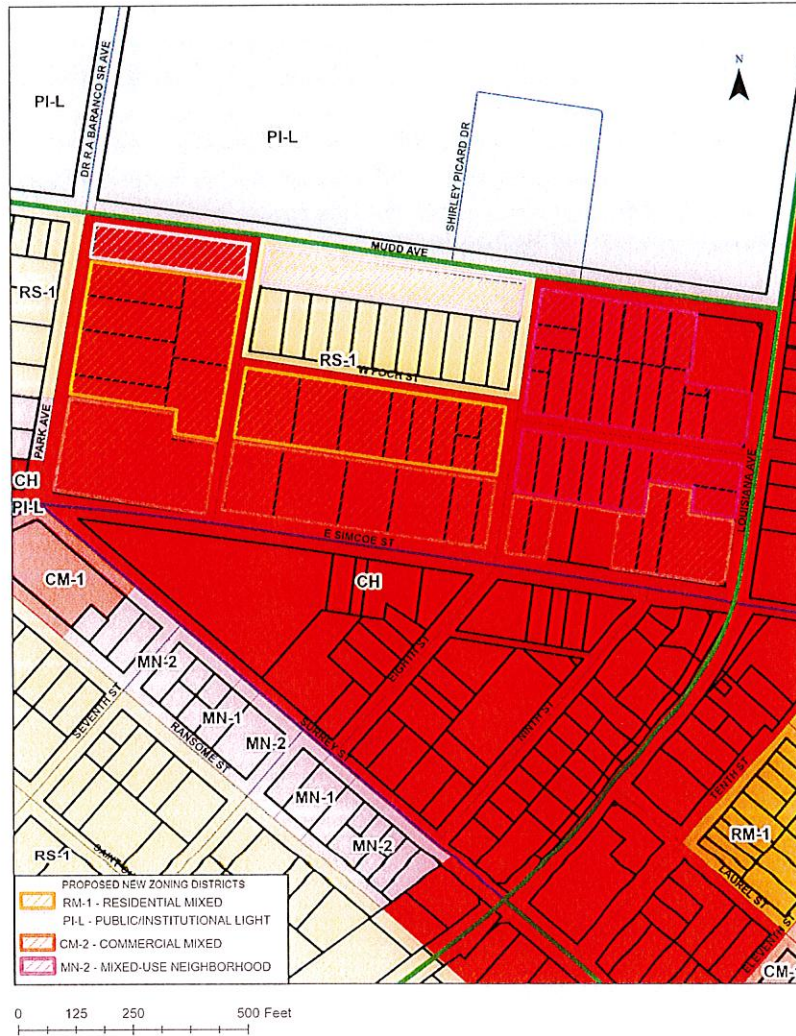


Vicinity Map

II. ANALYSIS

A. Existing conditions

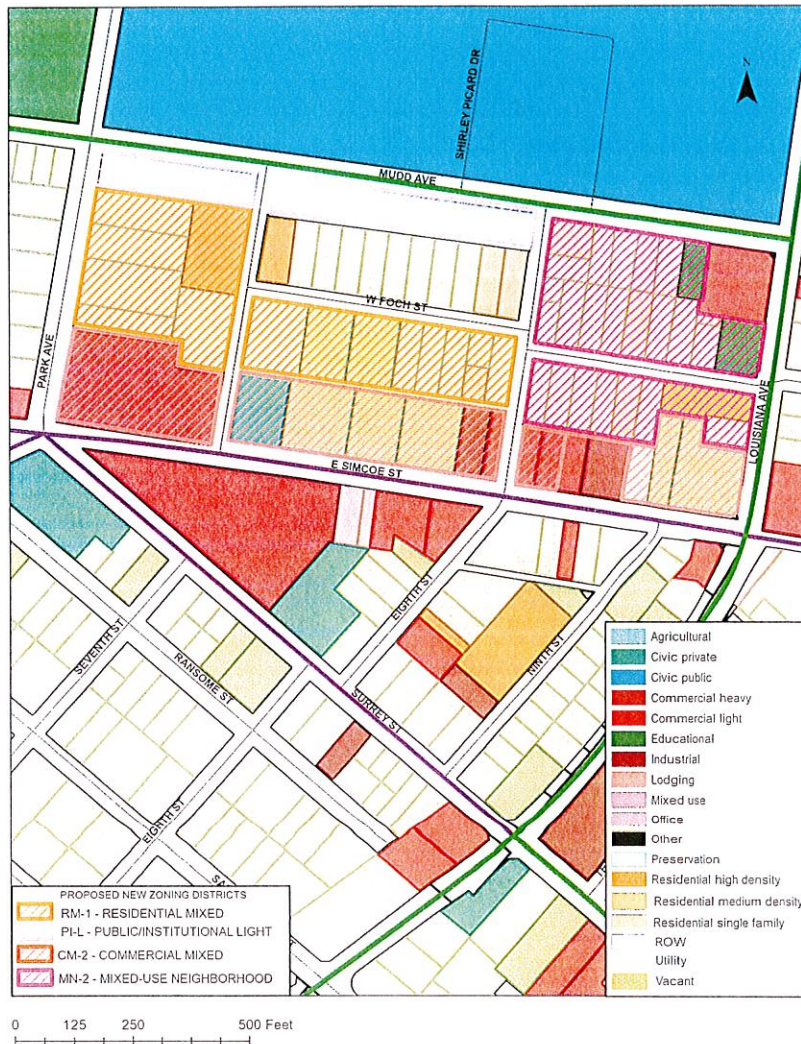
Zoning



**Zoning Map of the Area Surrounding the Petitioned Site**

The subject properties occupy an area of CH (Commercial-Heavy) zoning districts between Park Avenue and Louisiana Avenue, and between E. Simcoe Street and Mudd Avenue. There is one area of RS-1 (Residential Single-Family) zoning districts in the middle of these CH (Commercial-Heavy)

districts. There are more CH (Commercial-Heavy) zoning districts to the south, along with RM-1 (Residential Mixed), CM-1 (Commercial Mixed) and RS-1 (Residential Single-Family) in the McComb-Veazey neighborhood. There is a large PI-L (Public/Institutional) zoning district to the north, which is the Municipal Golf Course and the adjacent school. The properties along Surrey Street were recently rezoned to MN-2 (Mixed-Use Neighborhood) with one CM-1 (Commercial Mixed) property, in **2025-7-AZON Surrey Street: Jefferson Boulevard to Louisiana Avenue Administrative Rezoning.**



**Land Use Map**

The Land Use map indicates that many of these subject properties' CH (Commercial-Heavy) zoning districts are actually residential uses, or other lower intensity uses such as office space, educational

uses, and civic uses. The commercial uses generally follow East Simcoe Street, with one heavy commercial use (convenience store with gas sales) at Mudd Avenue and Louisiana Avenue. The commercial uses along East Simcoe Street are both light and mixed commercial uses, as well as several heavy commercial uses, such as an auto paint & body shop and a large warehouse with office/retail space.

**Infrastructure**



**Street Classification and Sidewalk Inventory**

East Simcoe Street, at the southern border of the subject properties, is a major collector, as is Surrey Street. East Simcoe Street is more of a commercial corridor, though, while Surrey Street tends to be more residential. Mudd Avenue, at the northern border, is a minor arterial, as is Louisiana Avenue, at

the eastern border. All other roads are local roads. There are sidewalks down Park Avenue and Mudd Avenue, and at the northern side of West Foch Street. There are intermittent sidewalks on Duval Street, Eighth Street and Louisiana Avenue.

#### **B. Recent cases and relevant trends**

Staff has been studying and meeting with residents of the McComb-Veazey/Sterling Grove/Parkdale/Veazey and Lee Addition area for several years. Staff and residents contend that the area needs to be downzoned in many areas, especially where residential uses are concerned. Staff's administrative rezoning case **2024-2-AZON East Simcoe Street, Elizabeth Avenue, N. Sterling Street, Moss Street and Park Avenue Administrative Rezoning** from last year recommended downzoning from CH (Commercial-Heavy) to CM-1 (Commercial Mixed) and MN-1 (Mixed-Use Neighborhood). Staff also proposed downzoning Surrey Street from CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood) and one property to CM-1 (Commercial Mixed) from Jefferson Boulevard to Louisiana Avenue in an earlier case this year, **2025-7-AZON Surrey Street: Jefferson Boulevard to Louisiana Avenue Administrative Rezoning**. Another administrative rezoning case currently under review is **2025-8-AZON Jefferson Boulevard Administrative Rezoning**. This case is also recommending downzoning CH (Commercial-Heavy) zoning districts to CM-2 (Commercial Mixed) and MN-2 (Mixed-Use Neighborhood). CH is much too intense for these areas, especially considering how many of the uses are single-family residential.

#### **C. Purpose of rezoning and effect on adjacent land uses**

**The purpose of rezoning is to correct zoning that has limited the residential uses in this section of town.** This was not an intended effect by earlier planners; when CH (Commercial-Heavy) was originally chosen for this area, a single-family residence could still be a use in a CH (Commercial-Heavy) zoning district. However, the cumulative zoning that was applied to this area is no longer in effect, and most of the CH zoning districts will need to be downzoned. The land uses along East Simcoe Street are primarily commercial in the area of the subject properties, but don't need the intensity of a CH (Commercial-Heavy) zoning district. CM-2 (Commercial Mixed) is a reasonable option, and the two bars in this area can be maintained by the addition of a Conditional Use Permit (CUP) for a *bar/lounge* in a CM-2 zoning district. Also, staff recommends MN-2 (Mixed-Use Residential) and RM-1 (Residential Mixed) for the more residential/less commercial areas as they offer greater density, more options, and will help to avoid the more intense commercial uses that do not blend well with residential.

#### **D. Evaluation of approval standards**

***The proposed use is consistent with the comprehensive plan.***

Policy 3.1 "Encourage a variety of housing types at varying densities within residential areas." Policy 3.2 "Increase opportunities for mixed-use housing development and live/work units downtown and in mixed-use centers." And, Policy 3.2.6 "Encourage adaptive reuse of buildings for housing". We hope to encourage variety in housing types and reuse of existing buildings in the appropriate residential areas, along with greater densities. As it stands, with a CH (Commercial-Heavy) zoning district, no dwellings can be built except for multi-family, community living, or life care/continuing care services. A zoning classification of MN-2 (Mixed-Use Neighborhood) and/or RM-1 (Residential Mixed) will help correct and encourage these policies as per the comprehensive plan.

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

The large CH (Commercial-Heavy) zoning districts are the result of previous “cumulative” zoning systems, where a CH zoning district would allow almost any use, including residential uses. As a result, CH (Commercial-Heavy) was often the desirable zoning district when cumulative zoning was still being used in this area.

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

Offering residential use in this area, in a transit-friendly location with interstate and downtown proximity, provides housing options for many. Downzoning these residential properties will open up areas of residential properties previously unavailable for re-use and renovation.

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

N/A.

***The proposed amendment is compatible with surrounding land uses.***

The proposal is compatible with the surrounding land uses. Even though the area is CH (Commercial-Heavy) zoning districts, the commercial uses are not predominant, as the uses in this area also include single-family residential, mixed residential, offices, personal services, educational and civic uses. There are three true CH (Commercial-Heavy) uses in this area and they will remain CH.

***List of CH (Commercial-Heavy) properties to be rezoned:***

1. 819 East Simcoe Street – retail/beauty supply: to be rezoned to **CM-2**
2. 900 Block East Simcoe Street – vacant (used for *bar/lounge* parking): to be rezoned to **CM-2**
3. 903 East Simcoe Street– Harvest Center Church: to be rezoned to **CM-2**
4. 915 East Simcoe Street – vacant (used for *bar/lounge* parking): to be rezoned to **CM-2**
5. 925 East Simcoe Street – vacant (used for *bar/lounge* parking): to be rezoned to **CM-2**
6. 943 East Simcoe Street – tire shop: to be rezoned to **CM-2** (Staff recommends use be grandfathered, rather than leave property zoned as **CH**)
7. 945 East Simcoe Street – *bar/lounge* (Club Real): to be rezoned to **CM-2 (CUP)** Conditional Use Permit for a *bar/lounge* in a CM-2 zoning district
8. 1001 East Simcoe Street –*bar/lounge* (Da Flamingo): to be rezoned to **CM-2 (CUP)** Conditional Use Permit for a *bar/lounge* in a CM-2 zoning district
9. 1007 East Simcoe Street – vacant: to be rezoned to **CM-2**
10. 1023 East Simcoe Street – single-family residence/office: to be rezoned to **CM-2**
11. 1113 East Simcoe Street – vacant: to be rezoned to **CM-2**
12. 100 Block West Foch Street – vacant, w/sheds: to be rezoned to **MN-2**
13. 106 West Foch Street – single-family residence: to be rezoned to **MN-2**
14. 112 West Foch Street – single-family residence: to be rezoned to **MN-2**
15. 115 West Foch Street – apartment building: to be rezoned to **MN-2**

16. 117 West Foch Street – single-family residence: to be rezoned to **MN-2**
17. 118 West Foch Street – single-family residence: to be rezoned to **MN-2**
18. 120 West Foch Street – single-family residence w/garage apartment: to be rezoned to **MN-2**
19. 123 West Foch Street – single-family residence w/garage apartment: to be rezoned to **MN-2**
20. 124 West Foch Street – single-family residence: to be rezoned to **MN-2**
21. 125 West Foch Street – single-family residence: to be rezoned to **MN-2**
22. 126 West Foch Street – single-family residence: to be rezoned to **MN-2**
23. 133 West Foch Street – single-family residence: to be rezoned to **MN-2**
24. 134 West Foch Street – single-family residence: to be rezoned to **MN-2**
25. 137 West Foch Street – single-family residence: to be rezoned to **MN-2**
26. 200 Blk West Foch Street – vacant/small shed: to be rezoned to **RM-1**
27. 203 West Foch Street – vacant: to be rezoned to **RM-1**
28. 205 West Foch Street – single-family residence with garage apartment: to be rezoned to **RM-1**
29. 211 West Foch Street – vacant: to be rezoned to **RM-1**
30. 215 West Foch Street – single-family residence: to be rezoned to **RM-1**
31. 217 West Foch Street – single-family residence: to be rezoned to **RM-1**
32. 1010 Mudd Avenue – vacant city of Lafayette property: to be rezoned to **PI-L**
33. 1100 Mudd Avenue – parks maintenance building: to be rezoned to **PI-L**
34. 1200 Mudd Avenue – apartment: to be rezoned to **MN-2**
35. 1204 Mudd Avenue – apartment: to be rezoned to **MN-2**
36. 1208 Mudd Avenue – single-family residence: to be rezoned to **MN-2**
37. 1210 Mudd Avenue – single-family residence: to be rezoned to **MN-2**
38. 1212 Mudd Avenue – personal services (hair salon/barbershop): to be rezoned to **MN-2**
39. 1214 Mudd Avenue – single-family residence: to be rezoned to **MN-2**
40. 1216 Mudd Avenue – single-family residence: to be rezoned to **MN-2**
41. 118 Park Avenue – single-family residence: to be rezoned to **RM-1**
42. 122 park Avenue – single-family residence: to be rezoned to **RM-1**
43. 130 Park Avenue – single-family residence: to be rezoned to **RM-1**
44. 136 Park Avenue – single-family residence: to be rezoned to **RM-1**
45. 109 Duval Street – vacant property: to be rezoned to **RM-1**
46. 201 Duval Street – apartment buildings: to be rezoned to **RM-1**
47. 1202 Eighth Street – single-family residence: to be rezoned to **MN-2**
48. 1206 Eighth Street - single-family residence: to be rezoned to **MN-2**
49. 1208 Eighth Street - single-family residence: to be rezoned to **MN-2**
50. 1212 Eighth Street - apartment: to be rezoned to **MN-2**
51. 1101 Louisiana Avenue – day care center: to be rezoned to **MN-2**
52. 1003 Louisiana Avenue – personal services (beauty parlor): to be rezoned to **MN-2**

*List of CH (Commercial-Heavy) properties recommended to remain as is:*

1. 1009 East Simcoe Street – large warehouse w/office/retail: to remain **CH**
2. 1013 & 1019 East Simcoe Street – Pee Wee’s Paint & Body Shop w/garage apartment at rear of property: to remain **CH**
3. 1111 Mudd Avenue – Circle K: to remain **CH**

Address Map





## Internal Memorandum

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

**TO:** Rachel Godeaux **DATE:** August 14, 2025

**FROM:** Tammy Luke

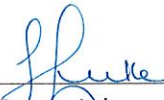
**SUBJECT:** Case No. 2025-9-AZON  
Park Avenue to Louisiana Avenue, and East Simcoe Street to Mudd Avenue  
Administrative Rezoning with a CUP

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The attached ordinance would rezone, from CH (Commercial-Heavy) and RS-1 (Residential Single-Family) to MN-2 (Mixed-Use Neighborhood), RM-1 (Residential Mixed), CM-2 (Commercial Mixed) and PI-L (Public/Institutional Light), with a Conditional Use Permit (CUP) for a bar/lounge in a CM-2 (Commercial Mixed) zoning district, for 945 and 1001 East Simcoe Street, properties located generally north of East Simcoe Street, east of Park Avenue, and south of Mudd Avenue. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, August 18, 2025 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, September 2, 2025, with Final Adoption Tuesday, September 16, 2025.

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

  
\_\_\_\_\_  
Tammy Luke  
Director

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AUG 14 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 properties located generally north of East Simcoe Street, east of Park Avenue, and south of Mudd Avenue.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject properties from CH (Commercial-Heavy) and RS-1 (Residential Single-Family) to MN-2 (Mixed-Use Neighborhood), RM-1 (Residential Mixed), CM-2 (Commercial Mixed) and PI-L (Public/Institutional Light), with a Conditional Use Permit for a bar/lounge in a CM-2 (Commercial Mixed) zoning district, for 945 and 1001 East Simcoe Street.
- 3) **REQUEST ACTION OF COUNCIL:**
  - A. INTRODUCTION: September 2, 2025
  - B. FINAL ADOPTION: September 16, 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 (1 page)
  - F. Final Evaluation of Zoning Considerations (15 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