

CITY ORDINANCE NO. CO-100-2025

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. 2025-13-REZ 400 BLOCK RENAUD DRIVE REZONING, LOCATED GENERALLY NORTH OF RENAUD DRIVE, EAST OF NORTH GENTILLY ROAD, AND SOUTH OF MCZEAL DRIVE; BEING REZONED FROM IL (INDUSTRIAL-LIGHT) TO MN-1 (MIXED-USE NEIGHBORHOOD)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. 2025-13-REZ 400 Block Renaud Drive Rezoning located generally north of Renaud Drive, east of North Gentilly Road, and south of McZeal Drive, the particular parcel being rezoned from IL (Industrial-Light) to MN-1 (Mixed-Use Neighborhood); the said parcel being shown and identified on a map titled, "Sketch Depicting Land to be Rezoned from Industrial-Light to Mixed-Use Neighborhood belonging to Sandy Dural Broussard," prepared by Normand Land Surveying, LLC, dated May 23, 2025, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: 2025-13-REZ 400 Block Renaud Drive Rezoning
PETITIONER: Sandy Broussard

DATE PETITION FILED: May 7, 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 IL (Industrial-Light) to MN-1 (Mixed-Use Neighborhood).

Motion: Hebert
Second: Pontiff
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 7/9/2025
Amended 8/19/2025

2025-13-REZ

City Council District: 1 – Elroy Broussard

Parish Council District: 5 – AB Rubin

Applicant: Sandy Broussard

Request: This is a request to rezone property from IL (Industrial-Light) to MN-1 (Mixed-Use Neighborhood) so that the applicant can build a residence upon the subject property.

Location: 400 Block Renaud Drive

Summary of Proposal:

The purpose of the proposed rezoning from IL (Industrial-Light) to MN-1 (Mixed-Use Neighborhood) is to allow the building of a single-family dwelling on the subject property.

Recommendation:

Staff recommends approval of the proposed rezoning from IL (Industrial-Light) to MN-1 (Mixed-Use Neighborhood) to allow a single-family dwelling on the subject property.

Reason for Recommendation:

The subject property is at the edge of the city limits of Lafayette. As is typical of such an area, there is a mixture of land uses from industrial to residential. There are single-family residential unincorporated land uses to the north and to the south of the subject property. To the east of the subject property is a line of industrial land uses, ranging from utility yards, pipe yards, electrical supply stores, distribution services, LUS and manufacturing plants. Also adjacent to the subject property is one of the city of Lafayette's public golf courses. A case from last fall annexed into the city at 500 Block Renaud Drive with a zoning assignment of CM-1 (Commercial Mixed) in order to build a townhouse complex (**2024-35-REZ 500 Block Renaud Drive Annexation**). This property is to the southwest of the subject property.

As previously stated, there are existing neighborhoods of single-family dwellings, and the subject property is adjacent to one residential neighborhood and very close to two other residential neighborhoods. The applicant has ties to the neighborhood north of the subject property, and even owns property there. The applicant already has a barn on the subject property, and horses. The property is limited in the area that could be used for construction, in that there are a number of electrical wires overhead that cross the property, creating transmission line easements of large sizes. It is not an ideal

situation, but the proximity of the other residential properties makes it feasible. It would be very difficult for any industrial use to be located on this property, due to the existing electrical easements.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received no phone calls.

ZONING COMMISSION RECOMMENDATION

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 IL (Industrial-Light) to MN-1 (Mixed-Use Neighborhood).

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: 0

Opposition: 0

Neutral: 0

Zoning Commission Meeting

August 18, 2025

2025-13-REZ

To: City Zoning Commission

From: Tammy Luke, Director
Neil Lebouef, Development Manager

City Council District: 1 – Elroy Broussard

Parish Council District: 5 – AB Rubin

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Sandy Broussard

Request: This is a request to rezone property from IL (Industrial-Light) to MN-1 (Mixed-Use Neighborhood) so that the applicant can build a residence upon the subject property.

Location: 400 Block Renaud Drive

Description: The subject property is located generally north of Renaud Drive, east of North Gentilly Road, and south of McZeal Drive, and is 3.21 acres.

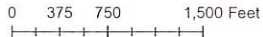
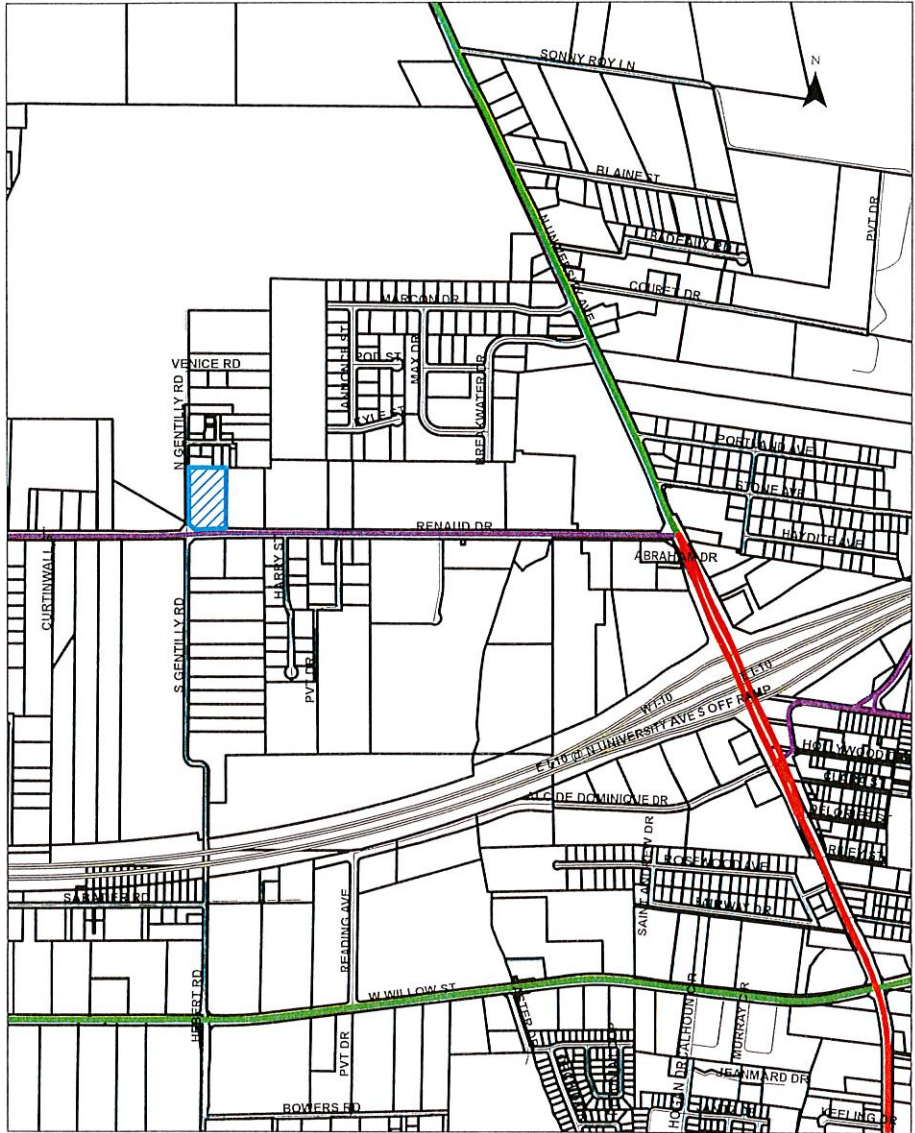
Why is Zoning Commission action required?

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

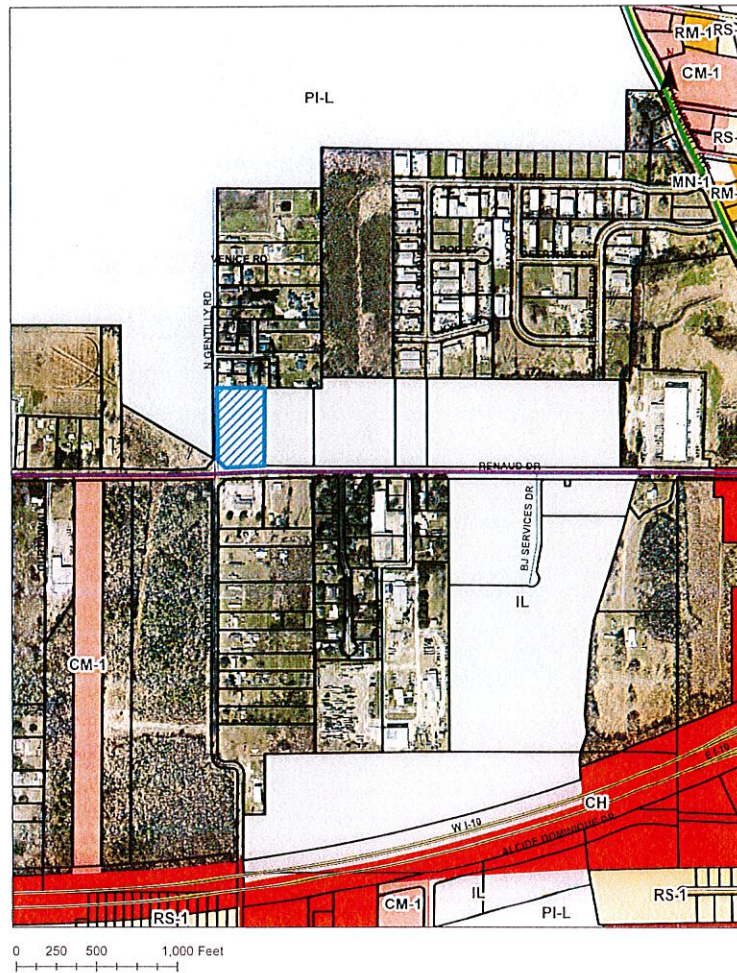


Vicinity Map

II. ANALYSIS

A. Existing conditions

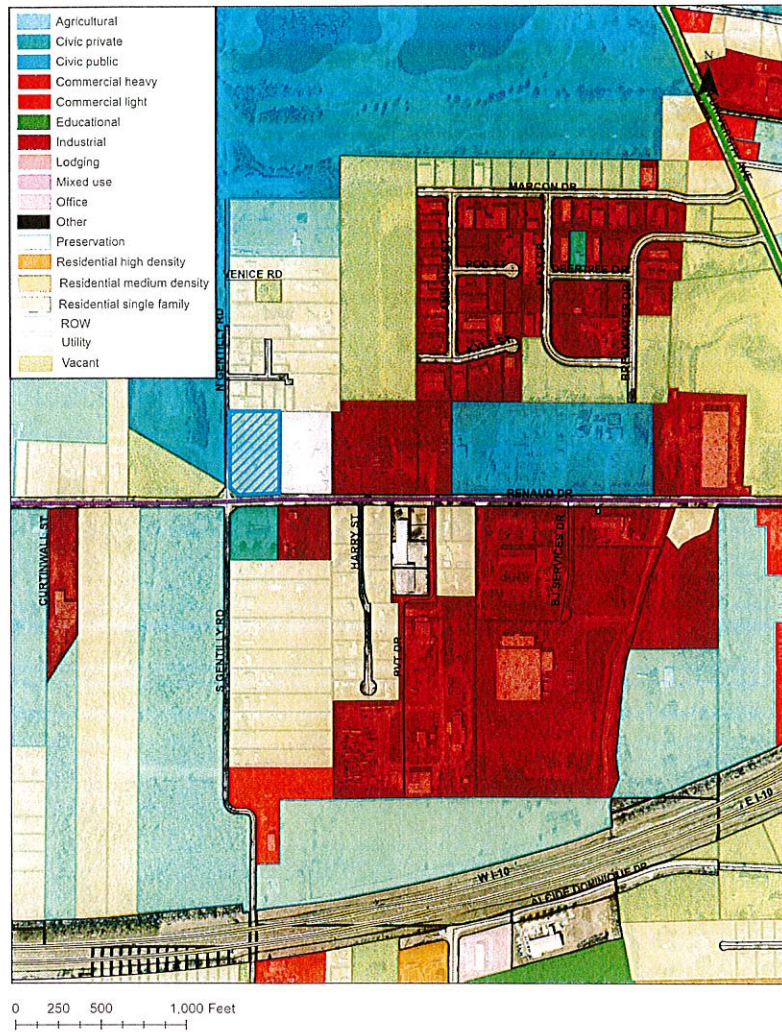
Zoning



Zoning Map of the Area Surrounding the Petitioned Site

The subject property, which is an IL (Industrial-Light) zoning district in the city of Lafayette, is surrounded by unincorporated properties to the north and south. To the east is a line of more IL zoning districts, which extend south of Renaud Drive also. To the west of the subject property is a large PI-L (Public/Institutional Light) zoning district, the Wetlands golf course. An annexation case for a townhouse complex from 2024, with a zoning assignment of CM-1 (Commercial Mixed) is to the

southwest (2024-35-REZ 500 Block Renaud Drive Annexation). The remaining properties are unincorporated until south of I-10 or east of North University Avenue.

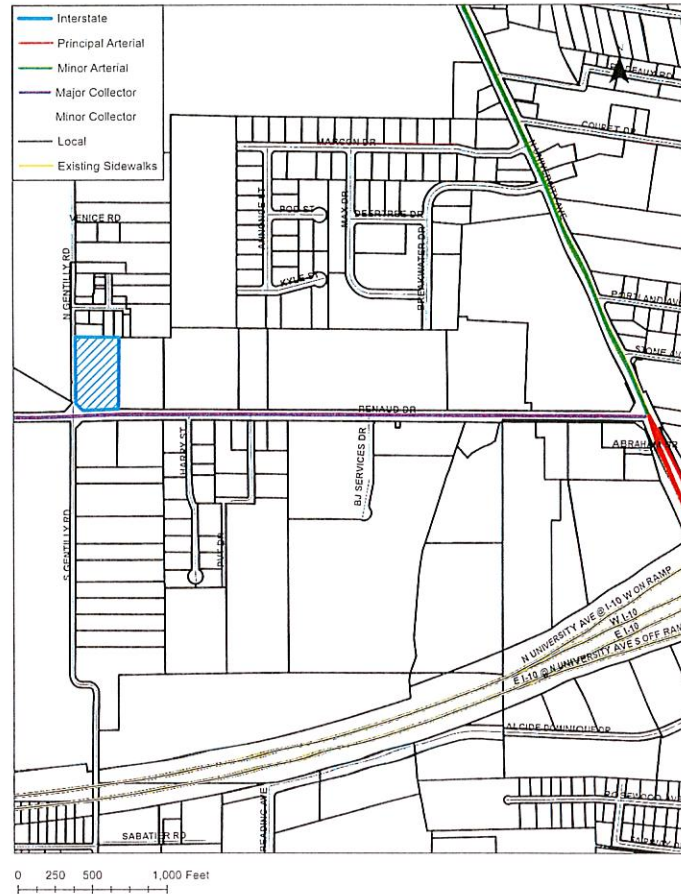


Land Use Map

The Land Use map indicates a mixture of uses, as is common at the outskirts of Lafayette. Annexed properties carry their established uses into the city, not always with the best results. There is a single-family residential neighborhood adjacent to the subject property, and more residential uses to the south of Renaud Drive. The subject property is also adjacent to the Wetlands, a public golf course, and to a city utility yard. In fact, a great many electrical lines cross the subject property,

which will limit the area in which the applicant can build. There is still agricultural land and vacant land in the area, but the area is also dominated by heavy commercial and industrial uses to the south and to the east.

Infrastructure



Street Classification and Sidewalk Inventory

The subject property fronts Renaud Drive, which is a major collector. Renaud Drive intersects with North University Avenue, which is a principal arterial until it crosses Renaud Drive, and is reclassified as a minor arterial. There are no sidewalks along Renaud Drive. It would not be a good street to walk on, as the road slopes down to the ditches and there is no level place to walk.

B. Recent cases and relevant trends

N/A.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of the requested zoning assignment of MN-1 (Mixed-Use Neighborhood) is to allow the applicant to build a single-family dwelling on the subject property. The effect on adjacent land uses should be minor. To the north, the subject property is adjacent to the neighborhood in which the applicant already resides. The adjacent properties to the east are industrial, mostly laydown yards and LUS properties. To the south there is another single-family residential neighborhood, and a church. To the west is agricultural land uses, the golf course, and more single-family residential uses following Renaud Drive.

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.

N/A.

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

This area is a mixture of residential, agriculture and industrial, as outskirts of a city often are. Industrial uses are established in this area, but so are residential land uses. The subject property is adjacent to an existing residential neighborhood, and land was annexed last year in order to bring a townhouse complex into the area (**2024-35-REZ 500 Blk Renaud Drive Annexation**). As of now the two very different land uses, industrial and residential, co-exist.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

Yes. The industrial uses closest to the subject property are mostly storage yards or electrical substations. There is no nearby noxious manufacturing use. Other adjacent land uses include single-family residential uses, on both sides of Renaud Drive, with a civic use, a church, directly south of the subject property. Another adjacent property to the subject property is a large civic public use, the Wetlands golf course. The many open acres of the golf course create a buffer for the residential properties nearby, with a quiet atmosphere and low activity.



Internal Memorandum

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

TO: Rachel Godeaux
DATE: August 12, 2025


FROM: Tammy Luke

SUBJECT: Case No. 2025-13-REZ
400 Block Renaud Drive Rezoning

The attached ordinance would rezone, from IL (Industrial-Light) to MN-1 (Mixed-Use Neighborhood), property located generally north of Renaud Drive, east of North Gentry Road, and south of McZeal Drive. 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 property located generally north of Renaud Drive, east of North Gentilly Road, and south of McZeal Drive.

- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from IL (Industrial-Light) to MN-1 (Mixed-Use Neighborhood).

- 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 (1 page)
 - D. Ordinance (1 page)
 - E. Map (1 page)
 - F. Final Evaluation of Zoning Considerations (10 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