

CITY ORDINANCE NO. CO-109-2025

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. 2025-18-REZ 412 PIAVE STREET REZONING, LOCATED GENERALLY NORTH OF HAIG STREET, EAST OF PIAVE STREET, AND SOUTH OF CARMEL 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. 2025-18-REZ 412 Piave Street Rezoning located generally north of Haig Street, east of Piave Street, and south of Carmel Drive, the particular parcel being rezoned from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed); the said parcel being shown and identified on a map titled, "A map showing Lot 7, Block 1, Veazey Addition, to be rezoned from RS-1 to RM-1," prepared by Montagnet and Domingue, Inc., dated July 30, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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.

* * * * *

This page intentionally left blank

**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City Council
FROM: Lafayette Zoning Commission and Community Development & Planning Dept.
SUBJ: 2025-18-REZ 412 Piave Street Rezoning
PETITIONER: Kaissey Hammer

DATE PETITION FILED: August 2, 2025
DATE OF PUBLIC HEARING: September 15, 2025
DATES OF PUBLICATIONS: August 31, 2025
September 10, 2025
September 14, 2025

DATE OF ZONING COMMISSION RECOMMENDATION: September 15, 2025

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

Motion: Pritchard
Second: Pontiff
Vote: 5-0-0-0
Ayes: German, Hebert, Lehman, Pritchard, Pontiff
Nays: None
Absent: None
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 8/6/2025
Amended 9/16/2025

Agenda Item #2

2025-18-REZ

City Council District: 5 – Kenneth Boudreaux

Parish Council District: 5 – AB Rubin

Applicant: Kaissey Hammer

Request: This is a request for a rezoning of a property from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed) in order to build 3-4 living units on the subject property.

Location: 412 Piave Street

Summary of Proposal:

The purpose of the proposed rezoning of the subject property from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed) is to allow for the construction of 3-4 living units, for rental purposes.

Recommendation:

Staff recommends approval of the request to rezone the subject property from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed) to allow for the construction of 3-4 living units. Staff had recommended MN-1 (Mixed-Use Neighborhood) zoning districts instead, as this property is adjacent to the MN-1 band that runs along Carmel Drive from Louisiana Avenue to lantha Street, and because 3 living units would fit in with the existing neighborhood better than 4 units (MN will allow 3 living units, RM will allow 4). There are existing duplexes, garage apartments, etc. in this neighborhood, but in general, this is a RS-1 neighborhood. However, staff will support RM-1 (Residential Mixed).

Reason for Recommendation:

The subject property is part of the Veazey Addition neighborhood, one of the older neighborhoods in Lafayette. This subject property, 412 Piave Street, is a vacant lot 135 feet from Carmel Drive. The lot is adjacent to the band of MN-1 zoning districts that line Carmel Drive in this vicinity. This streetside band was originally CH (Commercial-Heavy) zoning districts, but was downzoned in 2021 in an effort to revitalize the neighborhood by removing the restrictions on residential uses (**ZON2021-0026 Carmel**

Drive Administrative Rezoning). CH allows very few residential uses, and does not permit single-family residential uses, duplexes, or any other smaller residential uses.

As one of the older neighborhoods in Lafayette, this section of the Veazey Addition has a variety of lot sizes, and types of housing. There are lots under the 6000 S.F. minimum, and also lots with more than one house on the property. The subject property is over the minimum square footage for a single-family dwelling, being 7500 S.F. Staff encourages infill in an older neighborhood like this one. And as per Policy P.3.1. of PlanLafayette states, "Encourage a variety of housing types at varying densities within residential areas." This subject property is a good opportunity to fulfill some of the Comprehensive Plan's goals in revitalizing and reenergizing neighborhoods.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received 2 phone calls, and the callers were not supportive. The callers said that there have been problems with apartments in the neighborhood in the past.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its September 15, 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: 1
Opposition: 2
Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 1
Opposition: 2
Neutral: 0

Zoning Commission Meeting

September 15, 2025

2025-18-REZ

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

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Kaissey Hammer

Request: This is a request for a rezoning of properties from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed), to allow for the construction of 3-4 living units on the subject property, for rental purposes.

Location: 412 Piave Street

Description: The property is located generally north of Haig Street, east of Piave Street, and south of Carmel Drive, and is 0.17 acres.

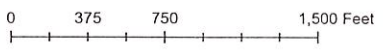
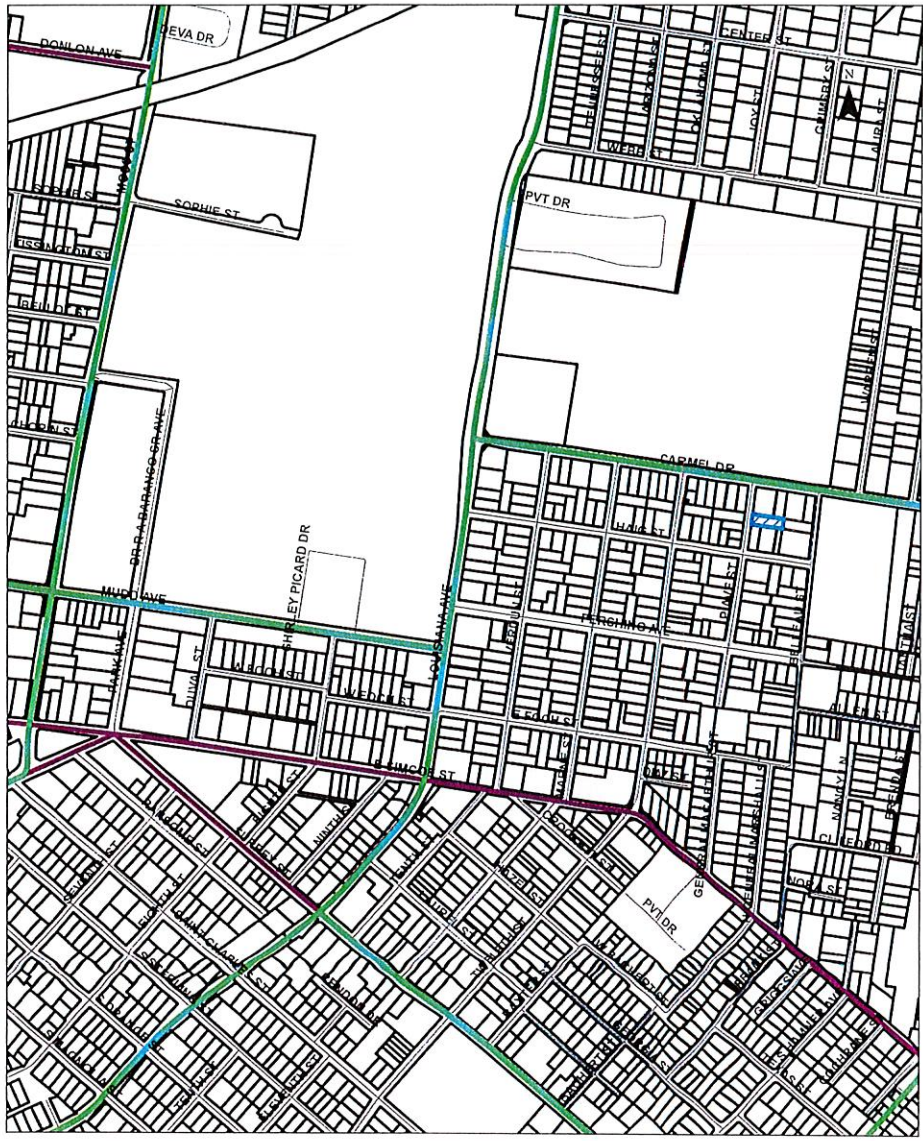
Why is Zoning Commission action required?

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

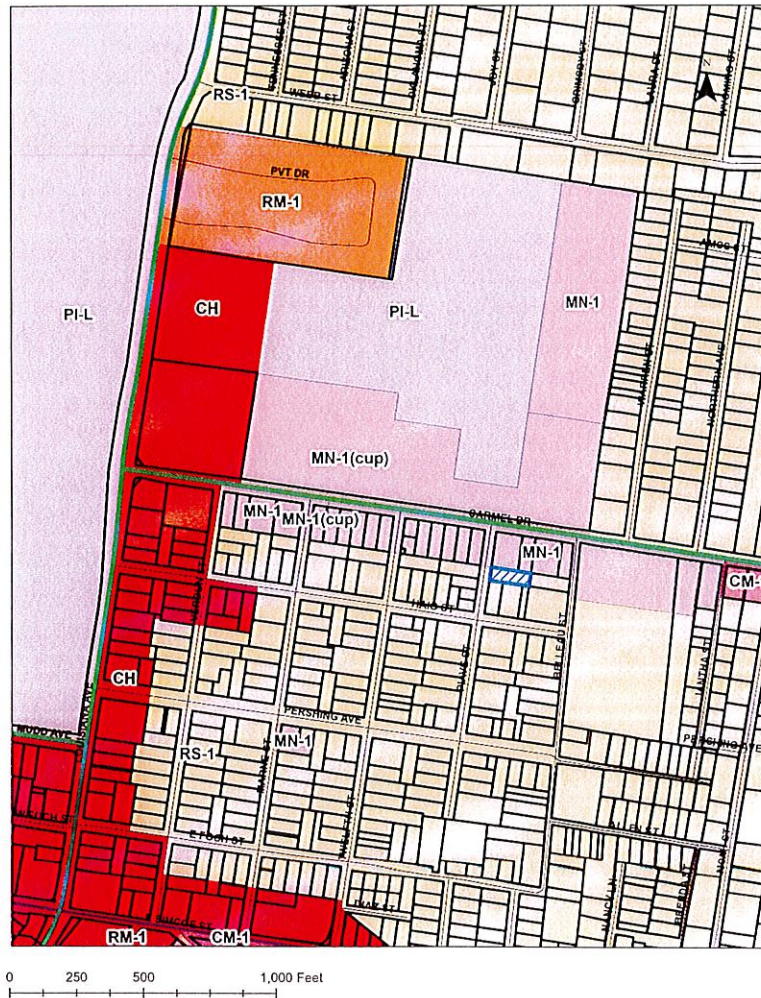


Vicinity Map

II. ANALYSIS

A. Existing conditions

Zoning



Zoning Map of the Area Surrounding the Petitioned Site

The Veazey Addition is primarily a RS-1 (Residential Single-Family) zoning district neighborhood. On the west side of the neighborhood, next to Louisiana Avenue, CH (Commercial-Heavy) zoning districts form a border north until the Holy Family Apartments, which are in a RM-1 (Residential Mixed) zoning district. Carmel Drive is bordered by MN-1 (Mixed-Use

Neighborhood) zoning districts on the south side of the street, switching to CM-1 (Commercial Mixed) zoning districts at Lantha Street. On the north side of Carmel Drive, the Holy Rosary property is also bordered by MN-1, with PI-L (Public/Institutional Light) for the remainder of the Holy Rosary property. The municipal golf course on the west side of Louisiana Avenue is also a PI-L zoning district.

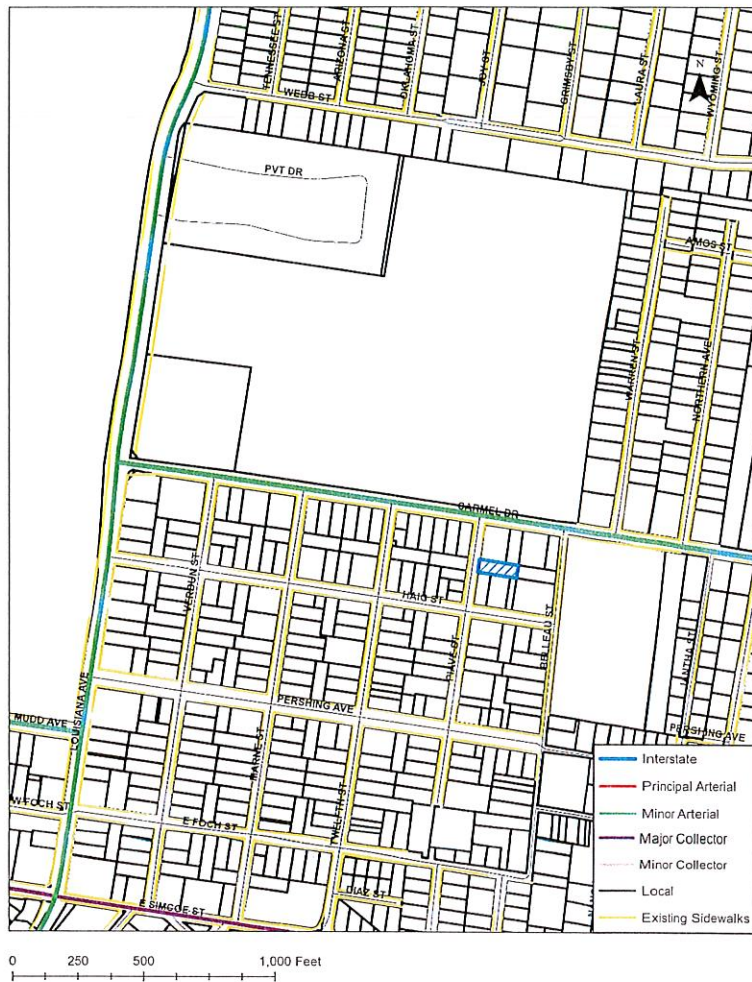


Land Use Map

The Land Use map indicates that the subject property and properties near it are residential uses, mostly single-family but with one or two residential mixed uses also. There are also civic private uses, vacant properties, office uses and commercial land uses that are mainly along Louisiana Avenue or Carmel Drive, but a few exist within the neighborhood. The Holy Rosary property is an educational

use, with a commercial use (a strip mall) and a civic private use (subsidized apartments). The Municipal Golf Course is a civic public use.

Infrastructure



Street Classification and Sidewalk Inventory

The subject property fronts Piave Street, which is a local road. The lot is only a half block from Carmel Drive, which is a minor arterial. Louisiana Avenue, and Mudd Avenue, to the west, are also minor arterials. East Simcoe Street, to the south, is a major collector. There are some sidewalks along Carmel Drive for a few blocks, and a few areas within the neighborhood have sidewalks, but it is an incomplete system.

B. Recent cases and relevant trends

Staff had an administrative rezoning along Carmel Drive in 2021. **ZON2021-0026 Carmel Drive Administrative Rezoning** downzoned CH (Commercial-Heavy) properties which bordered Carmel Drive to MN-1 (Mixed-Use Neighborhood) and CM-1 (Commercial Mixed). The CH properties at the intersection of Carmel Drive and East Pinhook Road remained as staff considered this intersection the location of most commercial activity on Carmel Drive. **2023-29-REZ 421 Carmel Drive & 1508 Louisiana Avenue** Rezoning rezoned the Holy Rosary property across Carmel Drive from the subject property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), CH (Commercial-Heavy) and PI-L (Public/Institutional Light) in accordance with plans for the future involving: renovating the historic Holy Rosary building, developing affordable housing, developing a school, business development and more.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of rezoning is to allow for 3-4 living units on the subject property. Both RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) would allow more than a single residence on the subject property. It will be necessary to provide landscape buffers where the property is adjacent to RS-1 (Residential Single-Family) zoning districts. This is an older neighborhood, and it is likely that lots already exist with more than one dwelling on it, and that even small businesses exist in a RS-1 area. A little variety will not harm the neighborhood, especially on one lot at 7500 SF. As previously stated, staff preferred to rezone to MN-1 (Mixed-Use Neighborhood), rather than RM-1 (Residential Mixed), but support RM-1 as the applicant's choice.

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." We hope to encourage variety in housing types in the appropriate residential areas of the Veazey Addition. There vacant lots in this neighborhood, and staff would encourage infill such as is proposed in this case.

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.

Offering residential use in this area provides housing options for many, including young adults and/or an older population. Both of these groups require and desire smaller, affordable, housing in walkable, transit-friendly communities.

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. This is an older residential area with a variety of lot sizes and housing types. This case will also offer variety in size and type of housing.



Internal Memorandum

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

TO: Rachel Godeaux **DATE:** September 19, 2025

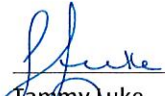
FROM: Tammy Luke

SUBJECT: Case No. 2025-18-REZ
412 Piave Street Rezoning

The attached ordinance would rezone, from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed), property located generally north of Haig Street, east of Piave Street, and south of Carmel Drive. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, September 15, 2025 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, October 7, 2025, with Final Adoption Tuesday, October 21, 2025.

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



Tammy Luke
Director

RECEIVED

SEP 18 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 Haig Street, east of Piave Street, and south of Carmel Drive.

- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed).

- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: October 7, 2025
 - B. FINAL ADOPTION: October 21, 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 (11 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