

CITY ORDINANCE NO. CO-110-2025

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. 2025-19-REZ 400 BLOCK CROFT ROW REZONING, LOCATED GENERALLY NORTH OF DUNVEGAN COURT, WEST OF CULLODEN LANE, AND SOUTH OF DRIFTWOOD STREET; 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. 2025-19-REZ 400 Block Croft Row Rezoning located generally north of Dunvegan Court, west of Culloden Lane, and south of Driftwood Street, 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 3.987 acres belonging to Reddoch Development Company, LLC to be rezoned from RS-1 to RM-1," prepared by Michael P. Guidry, Inc., dated August 5, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: 2025-19-REZ 400 Block Croft Row Rezoning
PETITIONER: Reddoch Development Company, LLC

DATE PETITION FILED: August 6, 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

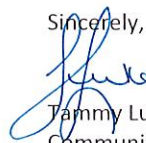
RECOMMENDATION: Approve the ordinance that would rezone property from RS-1 (Residential Single-Family) to RS-2 (Residential Single-Family) instead of RM-1 (Residential Mixed).

Motion: Pritchard
Second: Hebert
Vote: 5-0-0-0
Ayes: German, Hebert, Lehman, Pontiff, Pritchard
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 8/5/2025
Amended 9/16/2025

Agenda Item #3

2025-19-REZ

City Council District: 3 – Liz Hebert

Parish Council District: 4 – John Guilbeau

Applicant: Reddoch Development Company, LLC, c/o Jeffrey Reddoch

Request: This is a request for a rezoning of a property from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed) to allow for the construction of townhomes in a different, more dense housing type.

Location: 400 Block Croft Row, *Stonehaven on the River, Thanestone Village Phase 7* subdivision

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 townhomes in a different, more dense housing type.

Recommendation:

Staff recommends approval of the request to rezone the property from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed) to allow for the construction of townhomes in a different, more dense housing type. However, staff would recommend RS-2 (Residential Single-Family) in lieu of RM-1 (Residential Mixed). Some of the townhouse lots would require a variance as they are below the minimum lot size for RS-2 (Residential Single-Family), but RM-1 has some options that aren't compatible with this neighborhood.

Reason for Recommendation:

The subject property is part of a large area of single-family residential developments that extend from Johnston Street southeast to the Vermilion River. The subject property is part of *Stonehaven on the*

River, Thanestone Village Phase 7. To the west of the subject property is undeveloped property. To the east and south are other phases of *Stonehaven on the River* properties. To the north is another residential development, *Driftwood Subdivision*, along with many other residential subdivisions (*Riverview Estates, Oak Trace Subdivision, Bellevue Plantation, Canberra Place, Acadiana Woods, Carrollton Township, Meadow Ridge Estates, and Vermilion Plantation*) in this general area heading toward the Vermilion River. **The majority of the residential developments in this area are RS-1 (Residential Single-Family) zoning districts.** There are a few small areas of RM-1 (Residential Mixed) zoning districts, but RS-1 is easily in the majority of zoning districts. The subject property can be accessed from Johnston Street or East Broussard Road, both classified roadways which connect and access many parts of the city.

The applicant is requesting RM-1 (Residential Mixed) in order to introduce townhomes in a denser pattern than a standard RS-1 (Residential Single-Family) lot. While RS-1 is still largely the preferred residential district, planning staff acknowledges that changing demographics (including an aging population and an increased number of households with no children) and issues regarding housing affordability, demand for rental units, etc. have shown an increased demand for smaller homes and yards, which can be realized in districts RS-2 (Residential Single-Family), RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood). Staff would recommend RS-2 as RM-1 and MN-1 have more options than RS-1 or RS-2, some of which might be inappropriate for this already existing neighborhood in an already existing single-family residential development, *Stonehaven by the River*. It can be difficult, however, to add this type of dense layout to an area of standard and larger sized lots. The neighborhood response in this area is reported to be negative. Neighborhood response can be a determining factor in this rezoning.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received 2 phone calls, which were both not supportive of this rezoning.

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 RS-2 (Residential Single-Family) instead of RM-1 (Residential Mixed).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 0

Opposition: 4

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 3

Opposition: 4

Neutral: 0

Zoning Commission Meeting

September 15, 2025

2025-19-REZ

To: City Zoning Commission

From: Tammy Luke, Director
Neil LeBouef, Zoning and Development Manager

City Council District: 3 – Liz Hebert

Parish Council District: 4 – John Guilbeau

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Reddoch Development Company, LLC c/o Jeffrey Reddoch

Request: This is a request for a rezoning of a property from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed) to allow for the construction of townhomes in a different, more dense housing type.

Location: 400 Block Croft Row, *Stonehaven on the River, Thanestone Village Phase 7* subdivision

Description: The property is located generally north of Dunvegan Court, west of Culloden Lane, and south of Driftwood Street, and is 3.987 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.



0 100 200 400 Feet

Subject Property

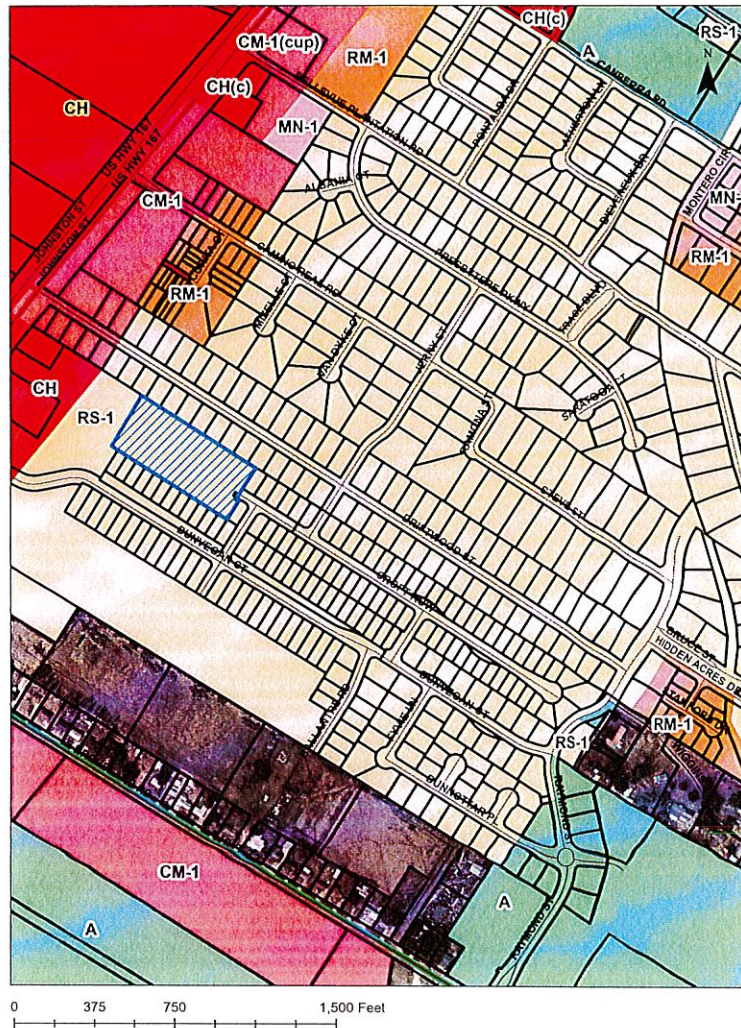


Vicinity Map

II. ANALYSIS

A. Existing conditions

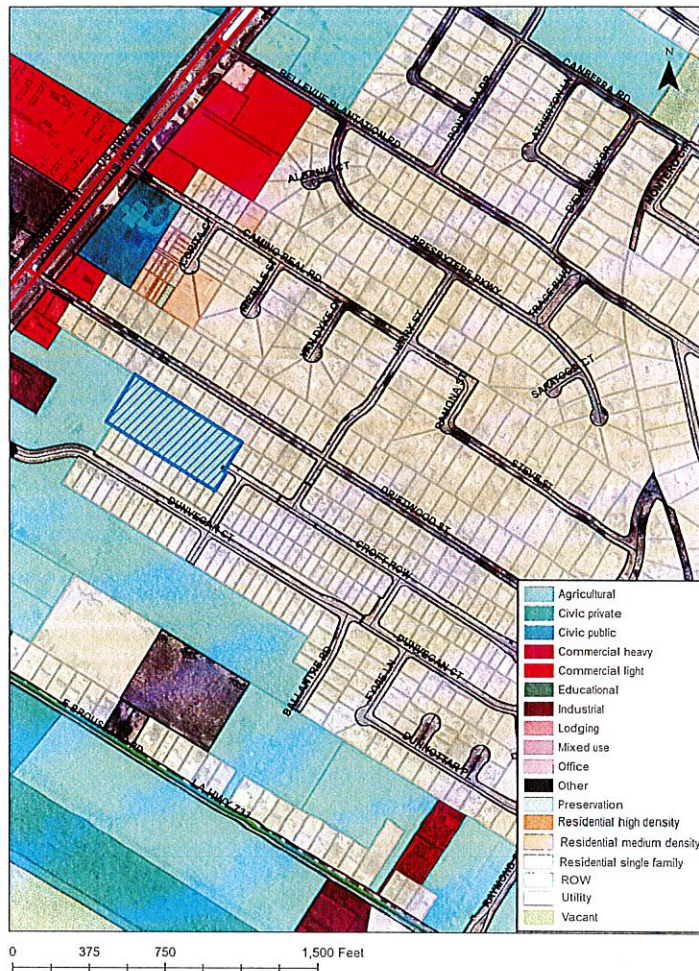
Zoning



Zoning Map of the Area Surrounding the Petitioned Site

The subject property is surrounded by RS-1 zoning districts at the southern end of the city of Lafayette. CH (Commercial-Heavy), CM-1 (Commercial Mixed), RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) follow the eastern side of Johnston Street .1 mile west of the subject

property. CH (Commercial-Heavy) dominates the western side of Johnston Street. But most of the properties around the subject property are RS-1 (Residential Single-Family) zoning districts, part of a large group of single-family residential developments. There are several small areas of RM-1, and MN-1, often placed together in a buffer-type system. There are unincorporated areas also, most of them residential land uses as well.



Land Use Map

The Land Use map indicates that the subject property is in a residential area, with single-family residential uses in the majority. There are a few residential medium density uses as well. Other than residential uses, agricultural uses and/or vacant property are the next most prevalent use in the area. Commercial uses, both mixed and heavy, follow Johnston Street. There is a civic public use along

B. Recent cases and relevant trends

Staff has seen a trend toward smaller lots and dwellings in the last few years, with zoning districts RS-2 (Residential Single-Family), RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) being requested at times instead of RS-1 (Residential Single-Family). Layne's Landing, **Case No. 2024-42-REZ 3013 & 3015 North University Avenue Annexation**, had a total of 125 lots with a zoning classification of RM-1 (Residential Mixed). Hamilton Parc Subdivision, another recent annexation, requested and received a zoning classification of RS-2 (Residential Single-Family) (**2023-40-REZ 500 Block Tolson Road Annexation**). RS-1 is still the most requested of all zoning classifications, but other options are starting to be available for housing.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of rezoning is to change the zoning of the subject property from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed) in order to allow for a denser layout of the lots. The subject property is part of a large residential development, *Stonehaven on the River*, with many other single-family residential developments, most of them RS-1 (Residential Single-Family), with a few small areas of RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood) zoning districts. Most of the other properties so far have been in RS-1 (Residential Single-Family) zoning districts, this will be one of the few RM-1 (Residential Mixed) zoning districts, unless RS-2 (Residential Single-Family) is selected. Part of the subject property has 14 traditionally sized lots, but the other 14 lots are smaller and denser. These lots are still single-family residential lots, but the owners of the adjacent land uses may object to this denser layout, which means more lots, more people and more traffic.

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.

Most of this area, from Johnston Street to the Vermilion River, is built according to RS-1 (Residential Single-Family) zoning district guidelines. The lots are generally at least 6,000 SF. There are a few small areas of RM-1 (Residential Mixed) zoning districts with smaller lots, but this will be the first RM-1 zoning district of this size (3.987 acres) within the subdivisions. This area is strictly residential, except for properties following Johnston Street.

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

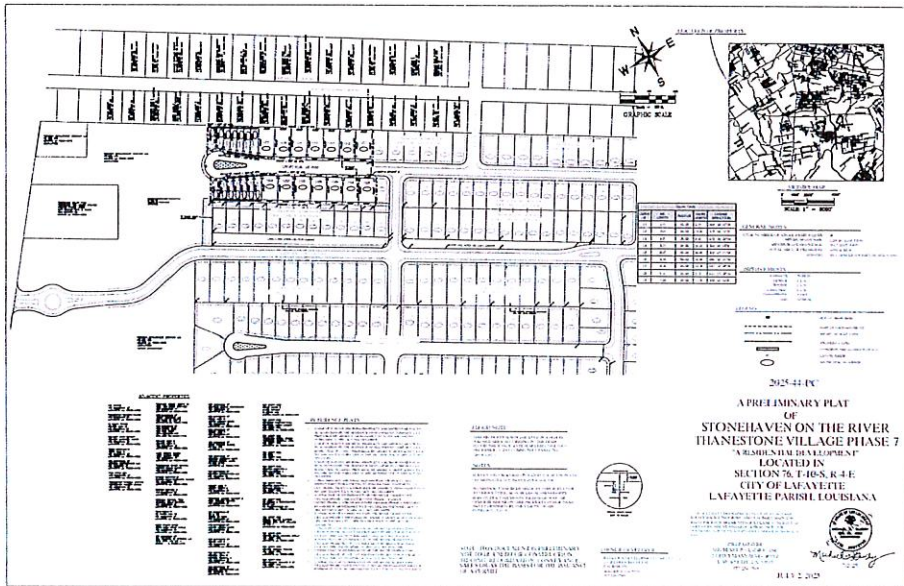
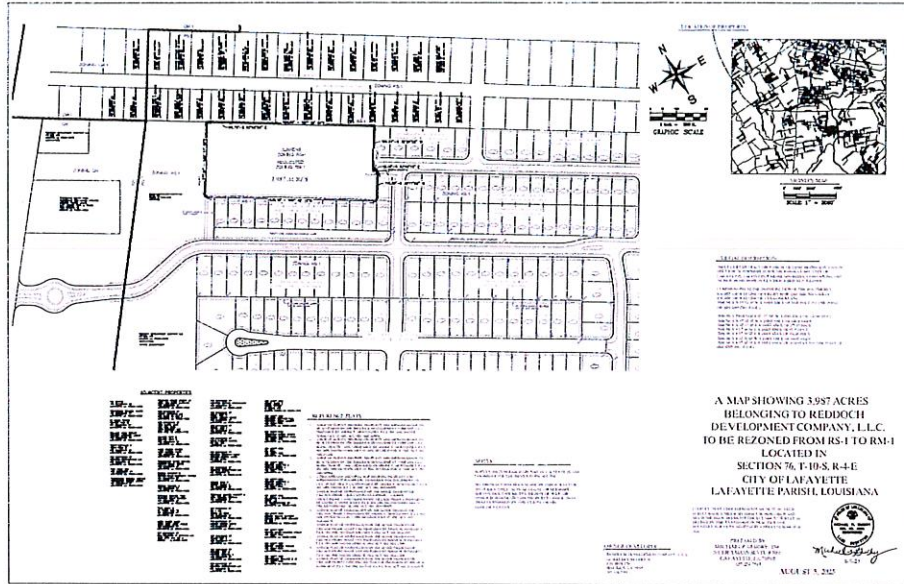
N/A.

The proposed amendment is compatible with surrounding land uses.

The land uses in the area of the subject property are mainly residential developments, rural residential land uses, and agricultural land, then commercial businesses following nearby Johnston Street. The

properties following E. Broussard Road on the north side are mainly rural residential, and are unincorporated. There are civic and commercial uses that are supportive of residential properties such as this one.

Rezoning Map and Preliminary Plat





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. 2025-19-REZ
400 Block Croft Row Rezoning

The attached ordinance would rezone, from RS-1 (Residential Single-Family) to RM-1 (Residential Mixed), property located generally north of Dunvegan Court, west of Culloden Lane, and south of Driftwood Street. 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, but to rezone the subject property from RS-1 (Residential Single-Family) to RS-2 (Residential Single-Family) instead of RM-1 (Residential Mixed). 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

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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 Dunvegan Court, west of Culloden Lane, and south of Driftwood Street.

- 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 (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