

CITY ORDINANCE NO. CO-125-2025

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE AND THE OFFICIAL MAP OF THE CITY OF LAFAYETTE, PROVIDING FOR THE ANNEXATION OF ADDITIONAL LAND INTO THE CORPORATE LIMITS OF THE CITY OF LAFAYETTE, LOUISIANA, CASE NO. 2025-21-REZ 100 BLOCK TARPON STREET ANNEXATION, LOCATED GENERALLY NORTH OF ARCHANGEL DRIVE, WEST OF HARVEST DRIVE, AND SOUTH OF VIEUX ORLEANS CIRCLE; AND ASSIGNING A ZONING CLASSIFICATION OF RS-2 (RESIDENTIAL SINGLE-FAMILY) (DISTRICT 4)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code and official map of the City of Lafayette are hereby amended so as to annex Case No. 2025-21-REZ 100 Block Tarpon Street Annexation, located generally north of Archangel Drive, west of Harvest Drive, and south of Vieux Orleans Circle; and assigning a zoning classification of RS-2 (Residential Single-Family). Refer to survey "Map of Proposed Extension for City of Lafayette, Louisiana, Corporate Limits, Located in Section 46, 74 & 87, T10S-R5E, 100 Blk Tarpon St Annexation" prepared by: Lafayette City-Parish Consolidated Government, Lafayette Utilities System; a copy is attached hereto and made a part thereof.

SECTION 2: The foregoing described property is located within Lafayette City Council District No. 4.

SECTION 3: The description of the property to be annexed is as follows:

- Beginning at a point on the existing City of Lafayette corporate limits, said point is the northerly property corner of STILLWATER DEVELOPMENT LLC, and the southwesterly property corner of CEDAR CREEK CONDOMINIUM ASSOCIATION,
- thence S48°33'36"E, a distance of approximately 202.30', along the northeasterly property line of STILLWATER DEVELOPMENT LLC, and the southwesterly property line of CEDAR CREEK CONDOMINIUM ASSOCIATION which is also the existing City of Lafayette corporate limits to a point,
- thence S46°18'00"E, a distance of approximately 297.85', along the northeasterly property line of STILLWATER DEVELOPMENT LLC, and the southwesterly property line of CANE RIDGE SUBDIVISION which is also the existing City of Lafayette corporate limits to a point,
- thence S46°45'07"E, a distance of approximately 50.24', along the northeasterly property line of STILLWATER DEVELOPMENT LLC, and the southwesterly roadway of ROW 1 which is also the existing City of Lafayette corporate limits to a point,
- thence S46°30'32"E, a distance of approximately 284.50', along the northeasterly property line of STILLWATER DEVELOPMENT LLC, and the southwesterly property line of CANE PLAZA SUBDIVISION which is also the existing City of Lafayette corporate limits to a point,
- thence S47°01'32"E, a distance of approximately 47.51', along the northeasterly property line of STILLWATER DEVELOPMENT LLC, and the southwesterly property line of CANE PLAZA SUBDIVISION which is also the existing City of Lafayette corporate limits to a corner point,
- thence S43°25'29"W, a distance of approximately 969.09', along the southeasterly property line of STILLWATER DEVELOPMENT LLC, and the northwesterly property line of FELICIA PLACE SUBDIVISION which is also the existing City of Lafayette corporate limits to a corner point,
- thence N46°30'23"W, a distance of approximately 236.82', along the southwesterly property line of STILLWATER DEVELOPMENT LLC, and the northeasterly property line of ST MICHAELS COVE PHASE I which is also the existing City of Lafayette corporate limits to a point,
- thence N46°26'00"W, a distance of approximately 525.26', along the southwesterly property line of STILLWATER DEVELOPMENT LLC, and the northeasterly property line of ST MICHAELS COVE

PHASE 1 which is also the existing City of Lafayette corporate limits to a point,

thence N42°53'09"W, a distance of approximately 106.16', along the southwesterly property line of STILLWATER DEVELOPMENT LLC, and the northeasterly property line of HAMILTON PARC SUBDIVISION which is also the existing City of Lafayette corporate limits to a corner point,

thence N42°27'46"E, a distance of approximately 450.50', along the northwesterly property line of STILLWATER DEVELOPMENT LLC to a corner point,

thence S40°54'42"E, a distance of approximately 7.78' to a corner point,

thence N44°10'11"E, a distance of approximately 25.00', along the northwesterly property line of STILLWATER DEVELOPMENT LLC, and the southeasterly roadway of Tarpon St to a point,

thence N41°39'53"E, a distance of approximately 480.46', along the northwesterly property line of STILLWATER DEVELOPMENT LLC, and the southeasterly property line of EARL H DEARBORN & JERRY KAY HORNBACH DEARBORN to a corner point,

which is also the existing City of Lafayette corporate limits and the point of beginning, all as shown on the attached incorporation map prepared by Lafayette City - Parish Consolidated Government - Lafayette Utilities System, dated August 4, 2025 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 46, 74 & 87, T10S-R5E, 100 BLK TARPON ST ANNEXATION - APPROX. 19.39 ACRES.**

SECTION 4: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 5: This ordinance shall become effective upon the elapse of 30 days after publication or posting, pursuant to La. R.S. 33:173, *et seq.*

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**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City Council
FROM: Lafayette Zoning Commission and Community Development & Planning Dept.
SUBJ: 2025-21-REZ 100 Block Tarpon Street Annexation
PETITIONER: Stillwater Development

DATE PETITION FILED: May 2, 2025
DATE OF PUBLIC HEARING: October 20, 2025
DATES OF PUBLICATIONS: October 5, 2025
October 15, 2025
October 19, 2025

DATE OF ZONING COMMISSION RECOMMENDATION: October 20, 2025

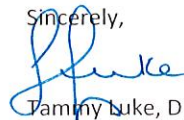
RECOMMENDATION: Approve the ordinance that would assign a zoning classification of RS-2 (Residential Single-Family) for property proposed for annexation into the city of Lafayette.

Motion: Pritchard
Second: Pontiff
Vote: 3-0-1-1
Ayes: German, Pontiff, Pritchard
Nays: None
Absent: Hebert
Abstain: Lehman

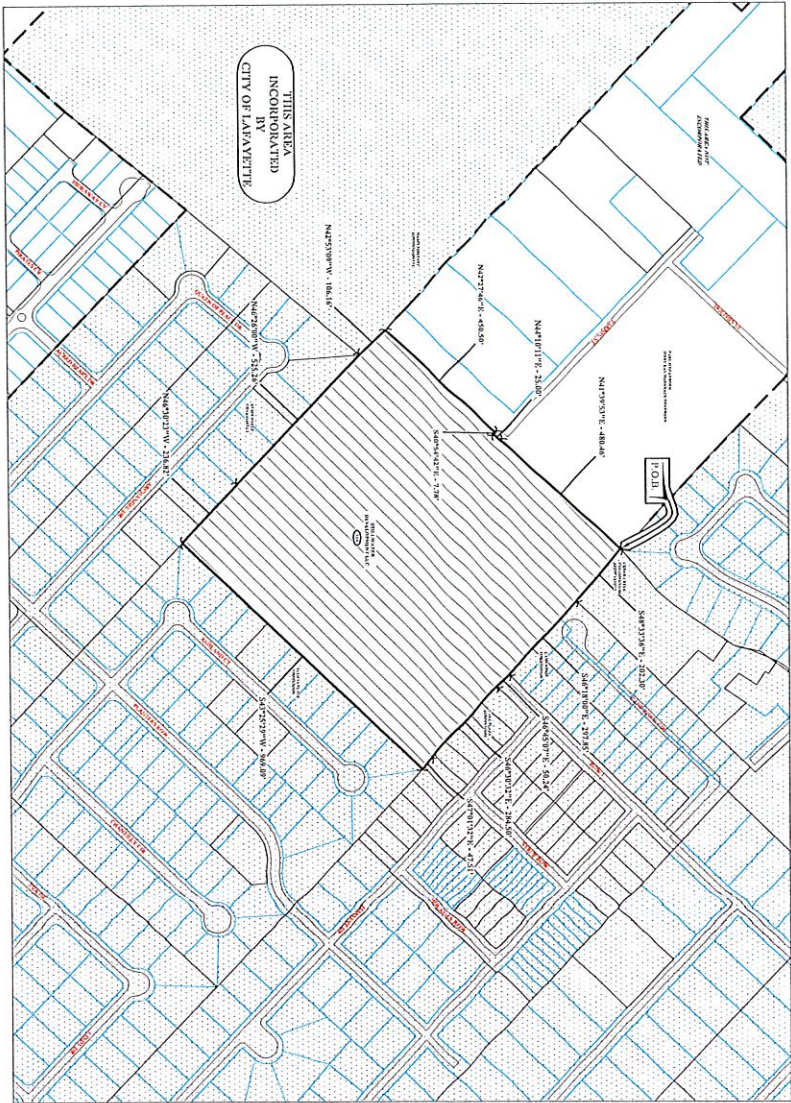
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,








Tammy Luke, Director
Community Development and Planning Dept.



SCALE: 1" = 200'

LEGEND

-  POINT OF BEGINNING
-  PROPOSED CITY OF LAFAYETTE ANNEXATION AREA
-  PROPOSED CITY OF LAFAYETTE CORPORATE LIMITS EXTENSION
-  EXISTING CITY OF LAFAYETTE CORPORATE LIMITS
-  MOOREMAN Y'FOUR

MAP OF
PROPOSED EXTENSION
FOR CITY OF LAFAYETTE,
LOUISIANA, CORPORATE LIMITS,
LOCATED IN
SECTION 46, 74 & 87, T10S-R5E
100 BLK TARBON ST ANNEXATION
APPROX. 19.39 ACRES

NOTE:
 NO ACTUAL GROUND SURVEY PERFORMED. INFORMATION OBTAINED FROM
 AN EXISTING SURVEY OF THE PROPERTY LOCATED AT THE
 REFERENCE PLAT OF TARBON COVE SUBDIVISION, DATED 06/02/2023

Prepared by: Lafayette City - Local Government	Approved by: M.T.F.
Department: Lafayette Utilities System	Drawn by: ELO
Dated: August 4, 2023	

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 8/27/2025
Amended 10/21/2025

Agenda Item #3

2025-21-REZ

City Council District: 4 – Thomas Hooks

Parish Council District: 3 – Ken Stansbury

Applicant: Stillwater Development

Request: Zoning assignment of RS-2 (Residential Single-Family) for a single-family residential development proposed for annexation into the city of Lafayette.

Location: 100 Block Tarpon Street

Summary of Proposal:

This is a request for a zoning assignment for property proposed for annexation. The applicant requires annexation to receive LUS services for a residential single-family development. This is a requirement of plat approval. The applicants request a zoning assignment of RS-2 (Residential Single-Family) for a residential single-family development with 118 lots.

Recommendation:

The staff recommends a zoning assignment of RS-2 (Residential Single-Family).

Reasons for Recommendation:

This is an appropriate location for a residential development that provides lots smaller than RS-1 (Residential Single-Family), for those who prefer a smaller yard to take care of. A RS-1 (Residential Single-Family) lot is 6000 square feet minimum, while an RS-2 (Residential Single-Family) lot is a minimum of 4000 square feet. (The minimum lot size in this development is 4400 SF). The proposed subdivision is surrounded by several other residential subdivisions, rural residential homes, and large areas of unincorporated properties. While many of the nearby zoning districts are RS-1 (Residential Single-Family), the subject property is adjacent to a RS-2 (Residential Single-Family) property (*Hamilton Parc*), and adjacent to several RM-1 (Residential Mixed) properties (*Vieux*

Orleans Subdivision, Acadian Oaks Condos, and Cane Ridge Subdivision). The variety of single-family residential zoning districts here offers options in size and costs.

RS-1 (Residential Single-Family) is still by far the dominant residential zoning district in Lafayette. 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.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received one phone call. The caller wants the developer to leave the existing tree lines along the sides of the subdivision. (Especially the one where the detention ponds are located). She was also concerned about drainage, but understands development is inevitable.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its October 20, 2025, meeting and approved a motion to recommend that the City Council approve the request for a zoning classification of RS-2 (Residential Mixed) for property proposed for annexation into the city of Lafayette.

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: 1

Neutral: 0

Zoning Commission Meeting

October 20, 2025

2025-21-REZ

To: City Zoning Commission

From: Tammy Luke, Director
Neil LeBouef, Development Manager

City Council District: 4 – Thomas Hooks

Parish Council District: 3 – Ken Stansbury

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Stillwater Development

Request: A request to assign a RS-2 (Residential Single-Family) zoning classification to the the property proposed for annexation in order to build a single-family residential development with 118 lots.

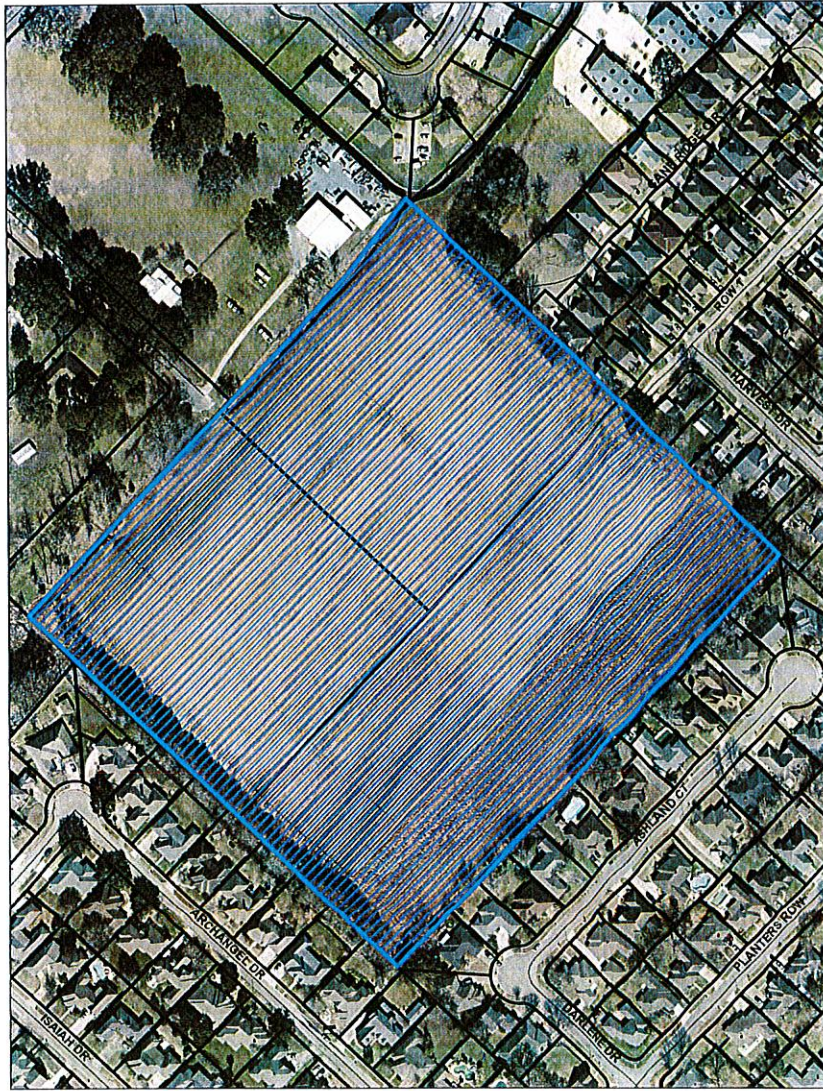
Location: 100 Block Tarpon Street

Description: The petitioned property is approximately 19.39 acres. The property is located generally north of Archangel Drive, west of Harvest Drive, and south of Vieux Orleans Circle. The applicant requests a residential zoning assignment of RS-2 (Residential Single-Family).

Why is Zoning Commission action required?

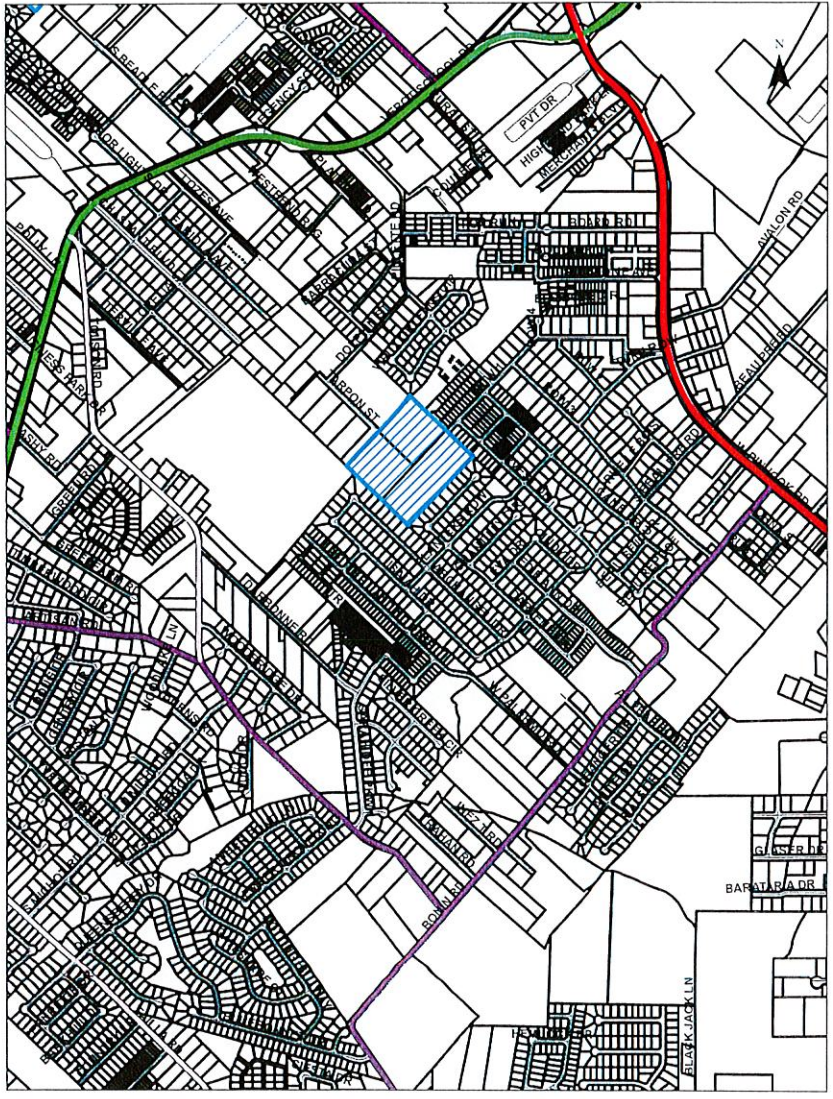
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council before council action, by Article 4 of the Lafayette Development Code.

The LDC establishes procedures for making land development decisions. To obtain a certificate of occupancy, building permit, or 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 conditional uses.



0 100 200 400 Feet

Subject property



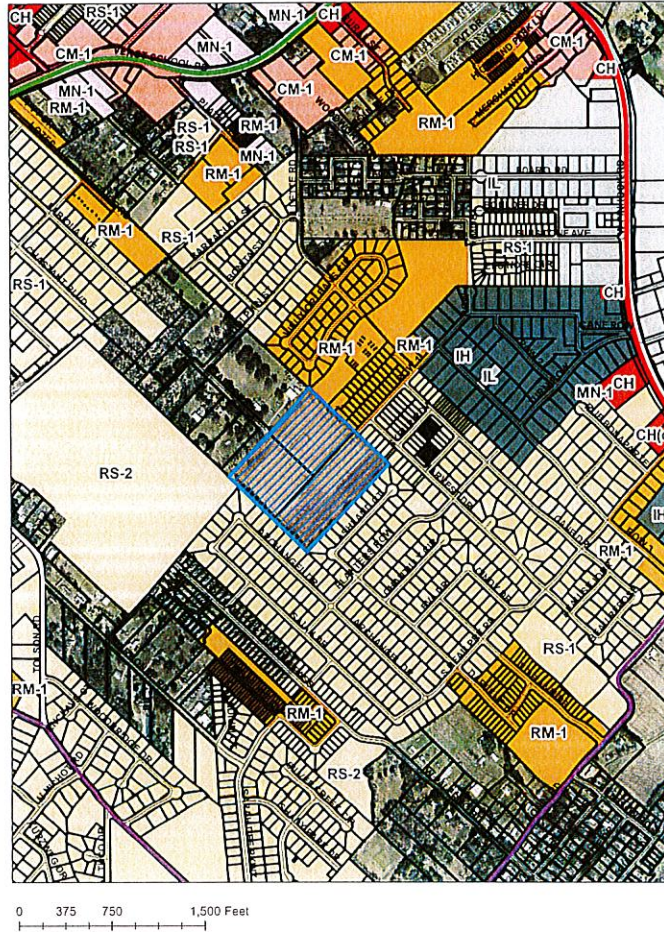
0 500 1,000 2,000 Feet

Vicinity Map

II. ANALYSIS

A. Existing conditions

Zoning

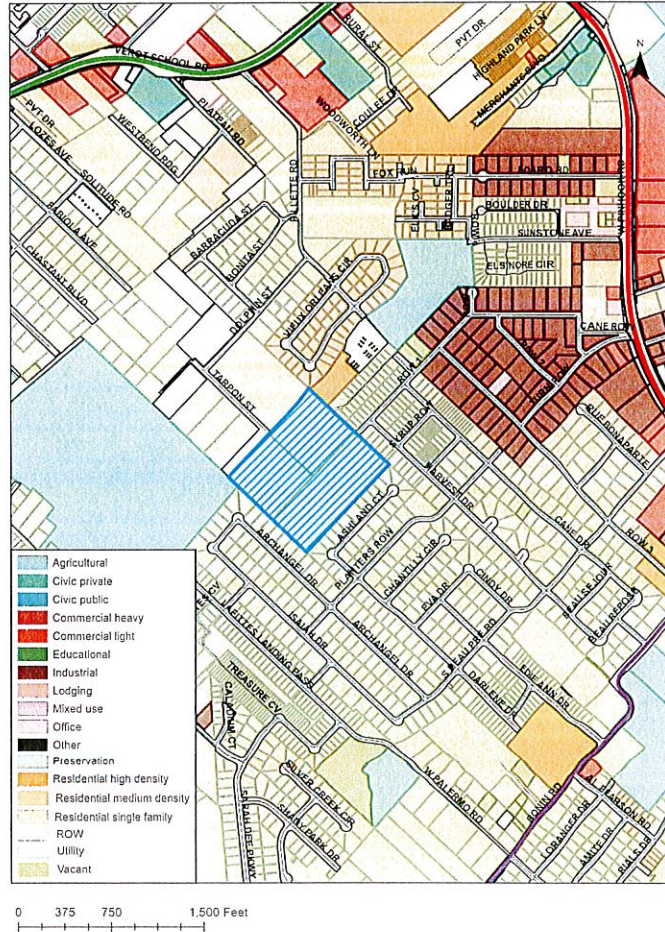


Zoning map of the area surrounding the petitioned site

The subject property is part of a large area made up of RS-1 (Residential Single-Family) zoning districts, several RS-2 (Residential Single-Family) zoning districts, RM-1 (Residential Mixed) zoning districts and unincorporated areas that are mainly residential in use. Along Verot School Road to the north are a few CH (Commercial-Heavy) zoning districts, with many CM-1 (Commercial Mixed)

and MN-1 (Mixed-Use Neighborhood) zoning districts. West Pinhook Road has a large amount of IL (Industrial-Light) and IH (Industrial-Heavy) zoning districts, with a few CH (Commercial-Heavy) and CM-1 (Commercial Mixed) zoning districts. An industrial park consisting of IH (Industrial-Heavy) zoning districts lies to the northeast of the subject property.

Land Use

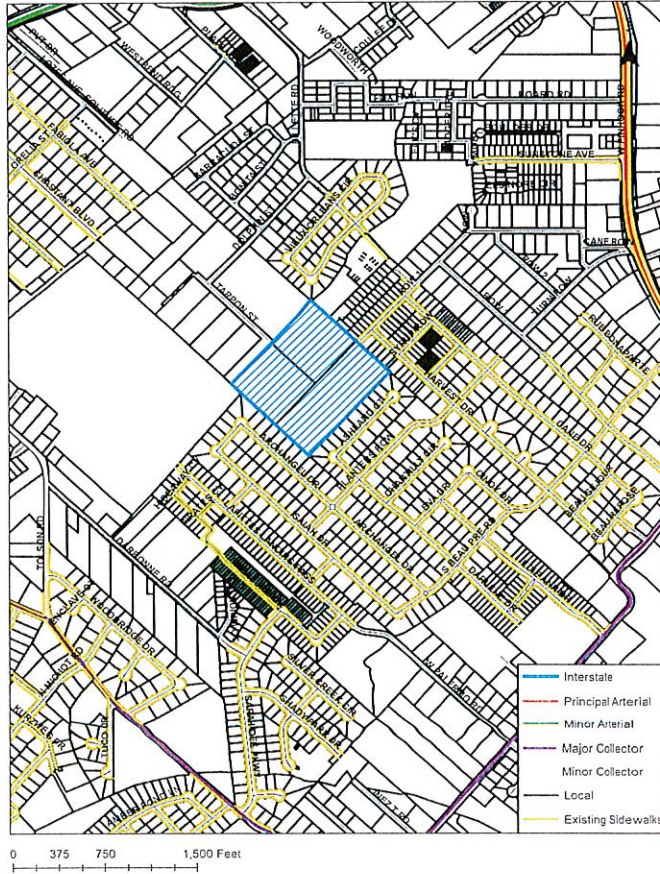


Land uses surrounding the petitioned site

This is an area that is mostly residential uses, both in the city of Lafayette and the unincorporated parish. There is a new single-family residential development under construction, to the west of the subject property, *Hamilton Parc Subdivision (2023-40-REZ 500 Block Tolson Road*

Annexation). There are a large number of rural residential uses. There are a few office uses, civic uses and mixed commercial businesses following Verot School Road. There is a large industrial park with industrial and heavy commercial uses to the northeast of the subject property, following West Pinhook Road.

Infrastructure



Street classification and sidewalk inventory

The only entrance to the single-family residential development on the subject property will be at the current end of Row 1, a local road. Row 1 connects to West Pinhook Road, a principal arterial. Verot School Road, to the north, is a minor arterial. Bonin Road and part of Tolson Road are major

collectors. The remainder of Tolson Road is a minor collector. Sidewalks are shown in most of the new subdivision areas, but the system is not complete or widespread.

B. Recent cases and relevant trends

Staff had another annexation into this area in 2023. In **2023-40-REZ 500 Block Tolson Road Annexation**, the large property to the west of the subject property was annexed with a zoning classification of RS-2. In early 2025, the last two lots in the Industrial Park Canebrake were rezoned from IH (Industrial-Heavy) to RM-1 (Residential Mixed) to be able to build townhouses in **2025-7-REZ 212 & 214 Row 1 Rezoning**. And **2025-17-REZ 601 Tolson Road Annexation** was another annexation, but asking for a zoning classification of RS-1. All of these recent cases dealt with residential land uses, ranging in size from 0.273 acres to 55.6 acres. This area has become a desirable place to live.

C. Purpose of rezoning and effect on adjacent land uses

The applicant requests annexation to receive city services for a single-family residential development. The applicant is asking for a zoning assignment of RS-2 (Residential Single-Family). The minimum lot size for RS-2 is 4000 SF. The minimum for RS-1 (Residential Single-Family) is 6000 SF. Nearby land uses are single-family residential and a few mixed residential developments, both within the city and in the parish. There are also a few agricultural properties still and some undeveloped properties but this area's land use is clearly residential. A new residential development with RS-2 (Residential Single-Family) zoning would be compatible with these and would also offer more density than a standard RS-1 (Residential Single-Family) zoning district, in case options are required or desired.

D. Evaluation of approval standards

The proposed rezoning 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.

Yes. There are many other residential developments in the area, and there will probably be more. The proposed amendment would be compatible with current development trends in the area as this is a proposed single-family residential development, one of many in this area. There is starting to be a great deal of growth in this area, mainly trending toward residential uses, both single-family and mixed-residential. There are commercial uses and support systems for residential uses in the area, mainly along roadways such as West Pinhook Road and Verot School Road.

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



Internal Memorandum

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

TO: Rachel Godeaux

DATE: October 17, 2025


FROM: Tammy Luke

SUBJECT: Case No. 2025-21-REZ
100 Block Tarpon Street Annexation

The attached ordinance would assign a zoning classification of RS-2 (Residential Single-Family) to property located generally north of Archangel Drive, west of Harvest Drive, and south of Vieux Orleans Circle. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, October 20, 2025 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, November 4, 2025, with Final Adoption Tuesday, November 18, 2025.

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



Tammy Luke
Director

RECEIVED

OCT 16 2026

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 assign a zoning classification for property proposed for annexation into the city of Lafayette, located generally north of Archangel Drive, west of Harvest Drive, and south of Vieux Orleans Circle.

- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign a zoning classification of RS-1 (Residential Single-Family) for property proposed for annexation into the city of Lafayette.

- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: November 4, 2025
 - B. FINAL ADOPTION: November 18, 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 (2 pages)
 - 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