

CITY ORDINANCE NO. CO-126-2025

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. 2025-23-REZ 204 SWEET RITA LANE ANNEXATION (LOT 5-A), LOCATED GENERALLY NORTH OF CASSANDRA LANE, EAST OF THE YOUNGVILLE HIGHWAY, AND SOUTH OF SWEET RITA LANE; AND ASSIGNING A ZONING CLASSIFICATION OF RS-1 (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. 2025-23-REZ 204 Sweet Rita Lane Annexation (Lot 5-A), located generally north of Cassandra Lane, east of the Youngsville Highway, and south of Sweet Rita Lane; and assigning a zoning classification of RS-1 (Residential Single-Family). Refer to survey "Map of Proposed Extension for City of Lafayette, Louisiana, Corporate Limits, located in Section 60, T10S-R5E, 204 Sweet Rita Ln (Lot 5A) 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 northwesterly property corner of LANDON MATT, and the southerly right-of-way of Sweet Rita Ln,

thence S67°37'40"E, a distance of approximately 60.00', along the northerly property line of LANDON MATT, and the southerly right-of-way of Sweet Rita Ln to a corner point,

thence S13°53'42"E, a distance of approximately 181.63', along the easterly property line of LANDON MATT, and the westerly property line of RITA ANN BELL to a corner point,

thence S12°06'07"W, a distance of approximately 195.51', along the easterly property line of LANDON MATT, and the westerly property line of RITA ANN BELL to a corner point,

thence N77°53'53"W, a distance of approximately 138.65', along the southerly property line of LANDON MATT, and the northerly property line of RITA ANN BELL to a corner point,

thence N12°06'05"E, a distance of approximately 369.46', along the westerly property line of LANDON MATT, and the easterly property line of KBEP LLC 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 May 6, 2025 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 60, T10S-R5E, 204 SWEET RITA LN (LOT 5-A) ANNEXATION - APPROX. 1.0 ACRE.**

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: 2025-23-REZ 204 Sweet Rita Lane Annexation (Lot 5-A)
PETITIONER: Landon Matt

DATE PETITION FILED: April 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

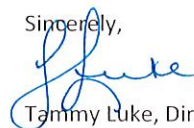
RECOMMENDATION: Approve the ordinance that would assign the zoning classification RS-1 (Residential Single-Family) to property proposed for annexation into the city of Lafayette.

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

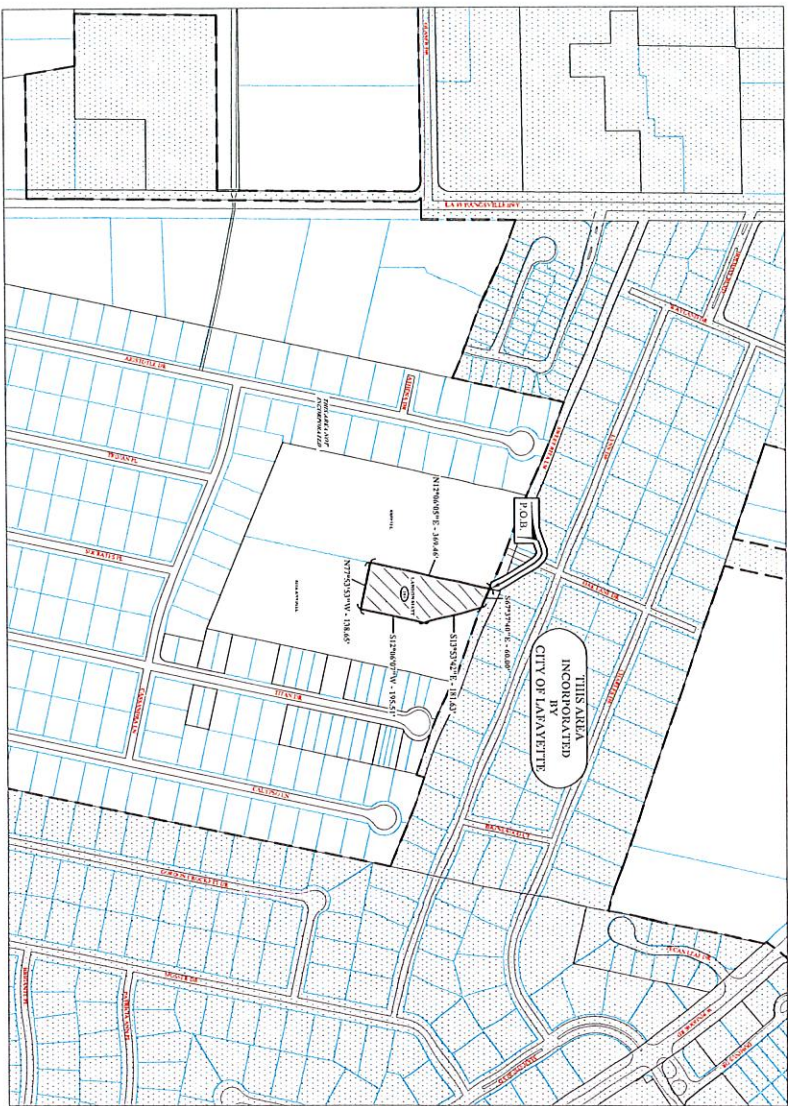
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,



Tammy Luke, Director
Community Development and Planning Dept.



SCALE 1" = 200'

LEGEND

- P.O.B. POINT OF BEGINNING
- PROPOSED CITY OF LAFAYETTE ANNEXATION AREA
- PROPOSED CITY OF LAFAYETTE CORPORATE LIMITS EXTENSION
- EXISTING CITY OF LAFAYETTE CORPORATE LIMITS
- ROADWAY EDGE

MAP OF
 PROPOSED EXTENSION
 FOR CITY OF LAFAYETTE,
 LOUISIANA, CORPORATE LIMITS,
 LOCATED IN
 SECTION 60, T10S-R5E
 204 SWEET RITAL LN (LOT 5-A)
 ANNEXATION
 APPROX. 1.0 ACRE

NOTE: ALL SURVEY INFORMATION OBTAINED FROM A PLAT PREPARED BY MORGAN GOURDIN & ASSOCIATES, ENTITLED "PLAT OF SURVEY FOR LANDON MARTI, DATED APRIL 07, 2025"

Prepared by: Lafayette City - Parish Consolidated Government
 Department: Lafayette Parish System
 Approved by: M.T.P.
 Dated: 04/10/2025

Zoning Commission

Community Development and Planning Department Staff Report

EXECUTIVE SUMMARY

Drafted 8/22/2025
Amended 10/21/2025

Agenda Item #4

2025-23-REZ

City Council District: 4 – Thomas Hooks

Parish Council District: 3 – Ken Stansbury

Applicant: Landon Matt

Request: This is a request for a zoning assignment of RS-1 (Residential Single-Family) for property proposed for annexation into the city of Lafayette.

Location: 204 Sweet Rita Lane (Lot 5-A). Sweet Rita Lane is a short, private limestone lane/driveway.

Summary of Proposal:

The purpose of the proposed zoning assignment of RS-1 (Residential Single-Family) for property to be annexed into the city of Lafayette is to allow for single-family residential use. The applicant requires annexation to receive LUS services. This is a requirement of plat approval.

Recommendation:

Staff recommends a zoning assignment of RS-1 (Residential Single-Family).

Reason for Recommendation:

The subject property is part of an existing unincorporated residential area. The subject property is adjacent to an RS-1 (Residential Single-Family) neighborhood development (Holiday Park Subdivision). The subject property is accessed from the Youngsville Highway or Pinhook Road, both through Holiday Park/Gardens Subdivision. All properties adjacent to and near the subject property are single-family residential in use, both in the city of Lafayette and in the unincorporated areas.

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 October 20, 2025, meeting and approved a motion to recommend that the City Council approve the request for a zoning classification of RS-1 (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: 0
Opposition: 0
Neutral: 0

Zoning Commission Meeting

October 20, 2025

2025-23-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: Landon Matt

Request: This is a request for a zoning assignment of RS-1 (Residential Single-Family), to allow for a single-family residence on the subject property with LUS services.

Location: 204 Sweet Rita Lane (Lot 5-A). Sweet Rita Lane is a short, private limestone lane/driveway.

Description: The subject property is located generally north of Cassandra Lane, east of the Youngsville Highway, and south of Sweet Rita Lane, and is approximately 1.00 acre.

Why is Zoning Commission action required?

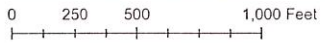
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council before council action, by Article 4 of the Lafayette Development Code.

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.



0 37.5 75 150 Feet

Subject Property

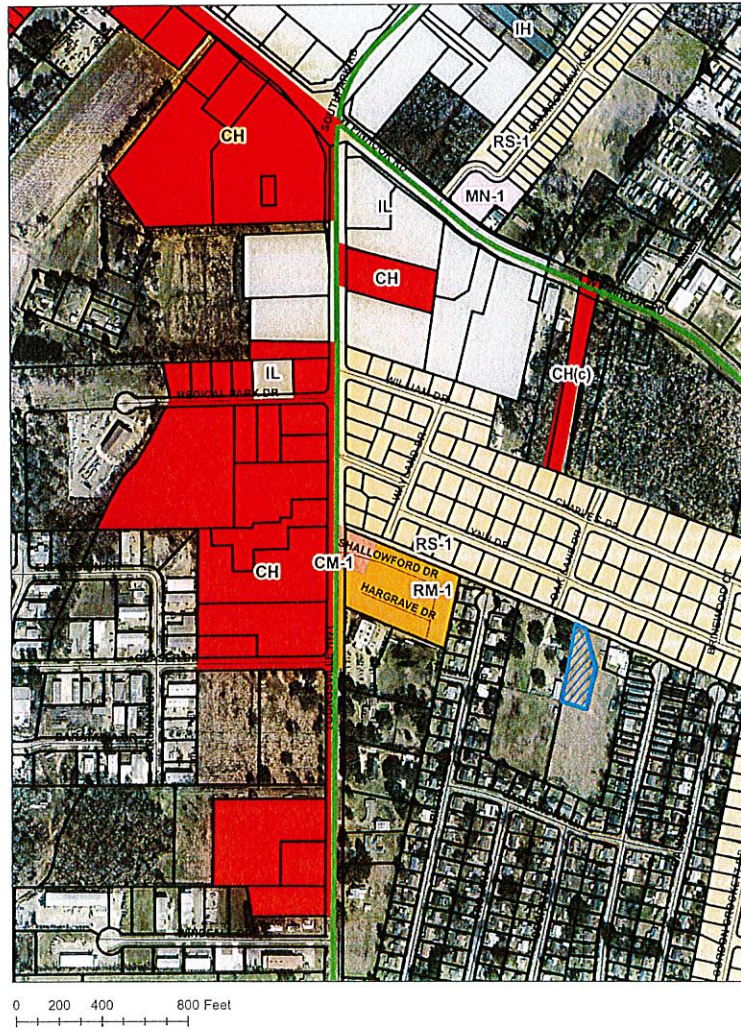


Vicinity Map

II. ANALYSIS

A. Existing conditions

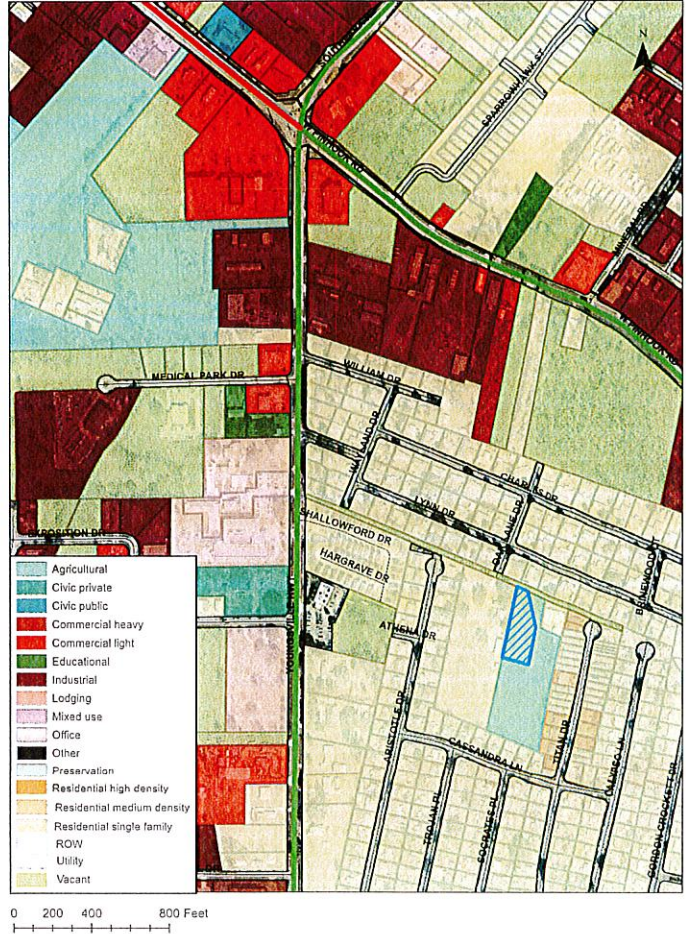
Zoning



Zoning Map of the Area Surrounding the Petitioned Site

The subject property is one of a large number of unincorporated single-family residential lots. The subject property is a one acre lot. It is adjacent to a large RS-1 (Residential Single-Family) residential development (*Holiday Park Subdivision*), and not far from a RM-1 (Residential Mixed) development

with a CM-1 (Commercial Mixed) zoning district entrance (*The Cottages at Southpark*). CH (Commercial-Heavy) and IL (Industrial-Light) zoning districts follow the Youngsville Highway and West Pinhook Road. There are more unincorporated properties following West Pinhook Road, along with one residential development that has a MN-1 (Mixed-Use Neighborhood) zoning district at the entrance, with RS-1 (Residential Single-Family) zoning districts making up the remainder of the development (*Talon Estates*).



Land Use Map

The Land Use map indicates that the subject property is surrounded by other single-family residential uses, along with several residential medium density uses. The land uses along the Youngsville Highway are office uses, medical clinics, educational uses, civic uses, several commercial mixed and several commercial-heavy land uses. There are more heavy commercial and industrial

uses along West Pinhook Road, along with scattered residential single-family uses. There is still a large amount of vacant land in this area.

Infrastructure



Street Classification and Sidewalk Inventory

There are two classified roadways in this area, the Youngsville Highway and West Pinhook Road. Both are minor arterials. (West Pinhook Road is a principal arterial until the intersection with Southpark Road/Youngsville Highway.) The remainder of the roads here are local roads. Sweet Rita Lane is a short, limestone private road/driveway. There are sidewalks in some of the newer residential

neighborhoods, but not in all neighborhoods. Neither the Youngsville Highway or West Pinhook Road have continuous sidewalks.

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 RS-1 (Residential Single-Family) is to allow for a single-family residence and to have access to LUS services. There is a large amount of residential development all around the subject property. Most of the properties immediately to the south west are unincorporated, but they are still part of a residential area. To the southeast is a very large unincorporated single-family residential development (*Aurora Park*). There are commercial properties following the Youngsville Highway to the west, but these are a short distance from the subject property and should not directly affect the subject property.

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.

The uses in the vicinity of the subject property are primarily residential. There are commercial uses starting to develop along the nearby classified roadway, the Youngsville Highway, a minor arterial. Denser residential development is starting to come into this area.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

Yes. It is compatible with the many other residential uses in that area. The applicant is requesting RS-1, which is single-family residential, and is the most common zoning district in this area. A zoning classification of the most restrictive residential zoning district will be compatible with the existing residential uses.



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. 2025-23-REZ
204 Sweet Rita Lane Annexation (Lot 5-A)

The attached ordinance would assign a zoning classification of RS-1 (Residential Single-Family) to property proposed for annexation into the city of Lafayette located generally north of Cassandra Lane, east of the Youngsville Highway, and south of Sweet Rita Lane. 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 of RS-1 (Residential Single-Family) for property proposed for annexation into the city of Lafayette located generally north of Cassandra Lane, east of the Youngsville Highway, and south of Sweet Rita Lane.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign the zoning classification of RS-1 (Residential Single-Family) for property located generally north of Cassandra Lane, east of the Youngsville Highway, and south of Sweet Rita Lane.
- 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 (1 page)
 - E. Map (1 page)
 - F. Final Evaluation of Zoning Considerations (9 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