

CITY ORDINANCE NO. CO-123-2025

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. 2025-10-AZON PONTIAC POINT TO LOUISIANA AVENUE, AND SURREY STREET TO EAST SIMCOE STREET ADMINISTRATIVE REZONING, LOCATED GENERALLY NORTH OF LOUISIANA AVENUE, EAST OF PARK AVENUE, AND SOUTH OF EAST SIMCOE STREET; 1000, 1002, 1002 ½, 1102 & 1106 EAST SIMCOE STREET, 229, 307, 313, 319, 323, 401 & 407 SURREY STREET, 1007, 1011, 1017, 1018, 1019, 1020, 1023, 1024 & 1026 EIGHTH STREET, 1012, 1014, 1018, 1024, 1025, 1026, 1030, 1035 & 1050 NINTH STREET, 800 BLOCK, 803, 805, 807, 809, 903, 905 & 907 LOUISIANA AVENUE BEING REZONED FROM CH (COMMERCIAL-HEAVY) TO MN-2 (MIXED-USE NEIGHBORHOOD) AND 1000 BLOCK (1), 1000 BLOCK (2), 1006 & 1008 EAST SIMCOE STREET, 217 SURREY STREET, AND 1046 NINTH STREET BEING REZONED FROM CH (COMMERCIAL-HEAVY) TO CM-2 (COMMERCIAL 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. 2025-10-AZON Pontiac Point to Louisiana Avenue, and Surrey Street to East Simcoe Street Administrative Rezoning, located generally north of Louisiana Avenue, east of Park Avenue, and south of East Simcoe Street; 1000, 1002, 1002 ½, 1102 & 1106 East Simcoe Street, 229, 307, 313, 319, 323, 401 & 407 Surrey Street, 1007, 1011, 1017, 1018, 1019, 1020, 1023, 1024 & 1026 Eighth Street, 1012, 1014, 1018, 1024, 1025, 1026, 1030, 1035 & 1050 Ninth Street, 800 Block, 803, 805, 807, 809, 903, 905 & 907 Louisiana Avenue being rezoned from CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood), and 1000 Block (1), 1000 Block (2), 1006 & 1008 East Simcoe Street, 217 Surrey Street and 1046 Ninth Street being rezoned from CH (Commercial-Heavy) to CM-2 (Commercial Mixed), the said parcels being shown and identified on a map titled, "Pontiac Point to Louisiana Avenue Administrative Rezoning," 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: 2025-10-AZON Pontiac Point to Louisiana Avenue, and Surrey Street to East Simcoe Street Administrative Rezoning

PETITIONER: Lafayette Consolidated Government

DATE PETITION FILED: August 6, 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 rezone property from CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood) and CM-2 (Commercial Mixed).

Motion: Lehman made a motion to recommend approval
Second: Pontiff
Vote: 4-0-1-0
Ayes: German, Lehman, Pontiff, Pritchard
Nays: None
Absent: Hebert
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 10/21/2025

Agenda Item # 1

2025-10-AZON

City Council District: 5 – Kenneth Boudreaux

Parish Council District: 5 – AB Rubin

Applicant: Lafayette Consolidated Government

Request: This is a staff-led request for administratively rezoning subject properties from **Pontiac Point** (intersection of Surrey Street and East Simcoe Street) east to **Louisiana Avenue**, and from **Surrey Street** north to **East Simcoe Street**. Staff recommends rezoning from **CH** (Commercial-Heavy) to **MN-2** (Mixed-Use Neighborhood) and **CM-2** (Commercial Mixed) as shown on the attached maps. Eight commercial heavy uses in this area will remain as CH and will not be included in this administrative rezoning: **1.** 900 East Simcoe Street-auto dealership, **2. & 3.** 924 & 926 East Simcoe Street-proposed cigar/pool lounge with future separate bar/lounge, **4.** 1010 Eighth Street-auto sales, **5. & 6.** 1010 and 1013 Ninth Street-auto repairs, **7.** 932 East Simcoe Street-**Miami Moon** bar/lounge and **8.** 944 East Simcoe Street-convenience store. (**Note: 1010 & 1013 Ninth Street don't have permits. TBD**) * See complete list of properties at end of Staff Report.

Location: 1000 Block (1), 1000 Block (2), 1000, 1002, 1002 ½, 1006, 1008, 1102 & 1106 East Simcoe Street, 217, 229, 307, 313, 319, 323, 401 & 407 Surrey Street, 1007, 1011, 1017, 1018, 1019, 1020, 1023, 1024 & 1026 Eighth Street, 1012, 1014, 1018, 1024, 1025, 1026, 1030, 1035, 1046 & 1050 Ninth Street, and 800 Block, 803, 805, 807, 809, 903, 905 & 907 Louisiana Avenue.

Summary of Proposal:

The purpose of the proposed rezoning of the subject properties from CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood), and CM-2 (Commercial Mixed) is to update/correct inappropriate zoning, increase residential density, and thereby protect and revitalize this area by reducing the intrusion of heavy commercial businesses into a residential/commercial mixed neighborhood. There will be eight

properties recommended to remain as CH (Commercial-Heavy) and will not be part of this administrative rezoning. This downzoning is also to continue the administrative rezoning of the McComb-Veazey/Sterling Grove area.

Recommendation:

Staff recommends approval of the request to rezone the subject properties from CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood) and CM-2 (Commercial Mixed) in order to update inappropriate zoning. Rezoning to CM-2 (Commercial Mixed) and MN-2 (Mixed-Use Neighborhood) will **more accurately reflect the existing land uses in the area.**

Reason for Recommendation:

The first point to be made in rezoning these areas around McComb-Veazey is that so many of these CH (Commercial-Heavy) properties are actually residential uses. Any land use plan from any of these administrative rezonings will clearly show the large number of residential properties that are limited by being in a CH zoning district. In this case, there are **43** subject properties. Only **10** are commercial properties; the remainder are residential, vacant, or civic uses.

The subject properties are part of the McComb-Veazey neighborhood and the area between McComb-Veazey and Sterling Grove, moving east to Louisiana Avenue. Staff has been studying the McComb-Veazey/Sterling Grove/Nickerson/Parkdale/Veazey Addition/Comington New Addition neighborhoods area for the last few years in order to undergo a comprehensive rezoning of the area. Previous administrative rezoning cases for this area include:

- **2024-2-AZON East Simcoe Street Administrative Rezoning**
- **2025-7-AZON Surrey Street: Jefferson Boulevard to Louisiana Avenue Administrative Rezoning**
- **2025-8-AZON Jefferson Boulevard Administrative Rezoning**
- **2025-9-AZON Park Avenue to Louisiana Avenue, & East Simcoe Street to Mudd Avenue**
- The current case will concentrate on the CH (Commercial-Heavy) zoning districts between **Pontiac Point** and **Louisiana Avenue**, and from **Surrey Street** to **East Simcoe Street**. This area is completely made up of CH (Commercial-Heavy) zoning districts, which are too intense for an area including single-family residential, mixed residential, civic uses, small retail businesses, offices, light and mixed commercial, with just 8 heavy commercial uses. Staff feels this area will be better served with more moderate zoning districts with greater density and more choices, so we are recommending CM-2 (Commercial Mixed) for the more commercial areas, with MN-2 (Mixed-Use Neighborhood) for the more residential areas. There is one existing *bar/lounge* along the south side of East Simcoe Street, ***Miami Moon***. Staff's meetings with the coterie representatives indicated that the residents have always had bars in these general areas, and expect this area to remain as such. The bar will not be included in this rezoning but will remain CH (Commercial-Heavy).

This area, between Pontiac Point and Louisiana Avenue, and between Surrey Street and East Simcoe Street, is a mixture of uses, with eight heavy commercial uses. East Simcoe Street has a greater concentration of mixed and heavy commercial uses than the other streets in this area, and, according to the coterie representatives, should remain that way. Unfortunately, East Simcoe Street in this area has a number of vacant lots. It is hoped that more commercial mixed businesses will consider these locations. Still, this area has a large number of residential uses, which are seriously limited by a CH (Commercial-Heavy) zoning classification. CH does not allow any of the smaller residential uses, such as a single-family dwelling, a duplex, or a live/work dwelling. MN-2 (Mixed-Use Neighborhood) and CM-2 (Commercial

Mixed) were proposed because of the options available to the residents, but also to boost density on a road (East Simcoe Street), that is a central/gathering point for the neighborhoods adjacent to it. Jefferson Boulevard and East Simcoe Street are the more commercial streets for McComb-Veazey, Sterling Grove and other adjacent neighborhoods.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received 3 phone calls, looking for information about this case. The first 2 callers were supportive once staff explained the case. The 3rd caller was supportive once it was clear that his proposed plans for his property will be considered in this rezoning.

Briefing: September 15, 2025

A briefing on this case was presented to the Zoning Commission on Monday, September 15, 2025 and it was determined that it would move forward as a case on October 20, 2025, at the next Zoning Commission meeting.

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 to rezone the subject properties from CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood) and CM-2 (Commercial Mixed).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 3
Opposition: 0
Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 0
Opposition: 0
Neutral: 0

Zoning Commission Meeting

October 20, 2025

2025-10-AZON

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: Lafayette Consolidated Government

Request: This is a staff-led request for administratively rezoning subject properties from **Pontiac Point** (intersection of Surrey Street and East Simcoe Street) east to **Louisiana Avenue**, and **Surrey Street** north to **East Simcoe Street**. Staff recommends rezoning from **CH** (Commercial-Heavy) to **MN-2** (Mixed-Use Neighborhood) and **CM-2** (Commercial Mixed) as shown on the attached maps. Eight commercial heavy uses will remain as CH and will not be included in this administrative rezoning: **1.** 900 East Simcoe Street-auto dealership, **2. & 3.** 924 & 926 East Simcoe Street-proposed cigar lounge with future separate bar/lounge, **4.** 1010 Eighth Street-auto sales, **5. & 6.** 1010 and 1013 Ninth Street-auto repairs, **7.** 932 East Simcoe Street-*Miami Moon* bar/lounge and **8.** 944 East Simcoe Street-convenience store. (Note: 1010 & 1013 Ninth Street don't have permits. TBD) * See complete list of properties at end of Staff Report.

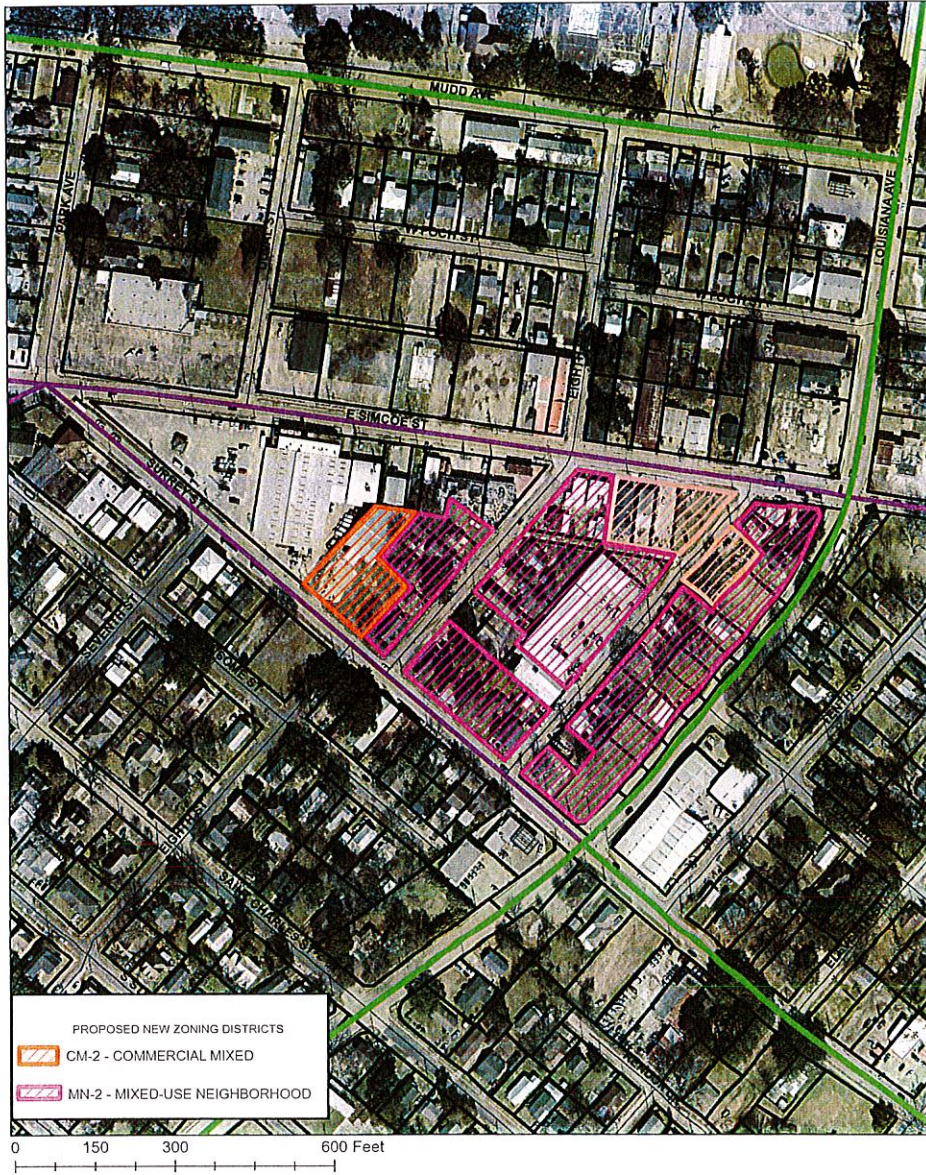
Location: 1000 Block (1), 1000 Block (2), 1000, 1002, 1002 ½, 1006, 1008, 1102 & 1106 East Simcoe Street, 217, 229, 307, 313, 319, 323, 401 & 407 Surrey Street, 1007, 1011, 1017, 1018, 1019, 1020, 1023 & 1024 Eighth Street, 1012, 1014, 1018, 1024, 1025, 1026, 1030, 1035, 1046 & 1050 Ninth Street, and 800 Block, 803, 805, 807, 809, 903, 905 & 907 Louisiana Avenue.

Description: The properties are located generally north of Louisiana Avenue, east of Park Avenue and south of East Simcoe Street, and is approximately 4.12 acres.

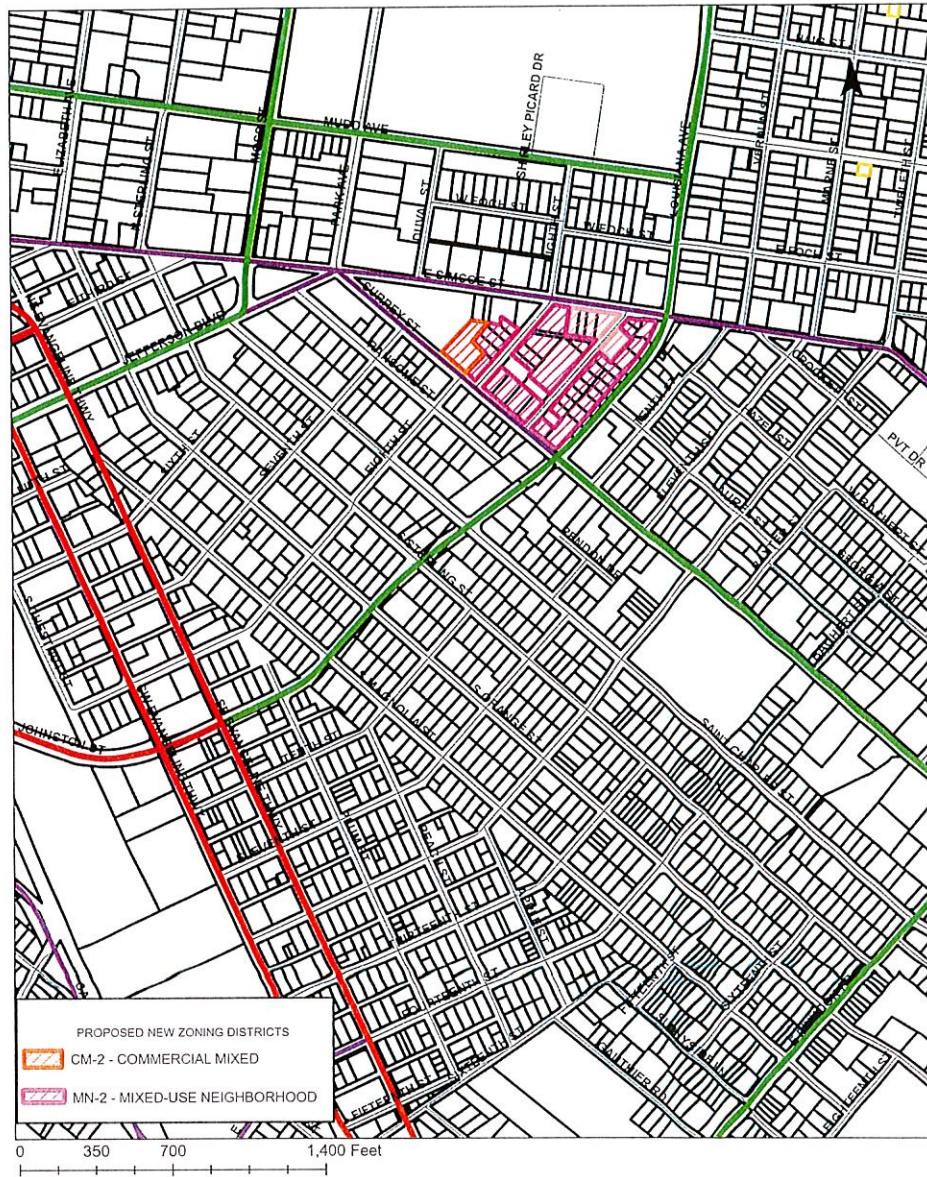
Why is Zoning Commission action required?

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

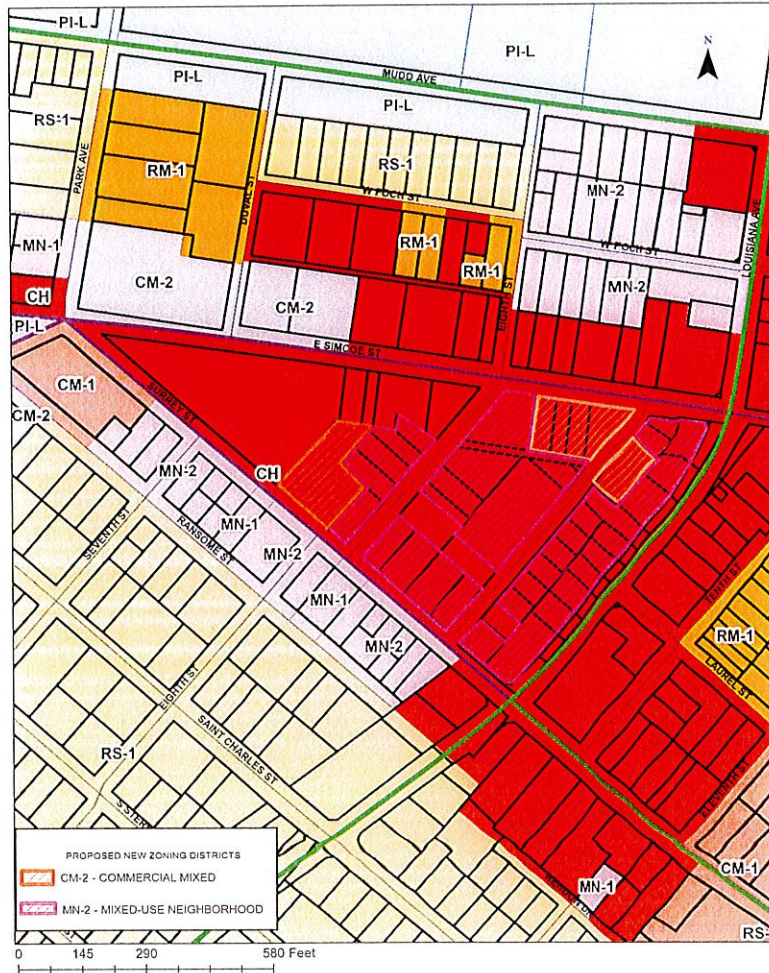


Vicinity Map

II. ANALYSIS

A. Existing conditions

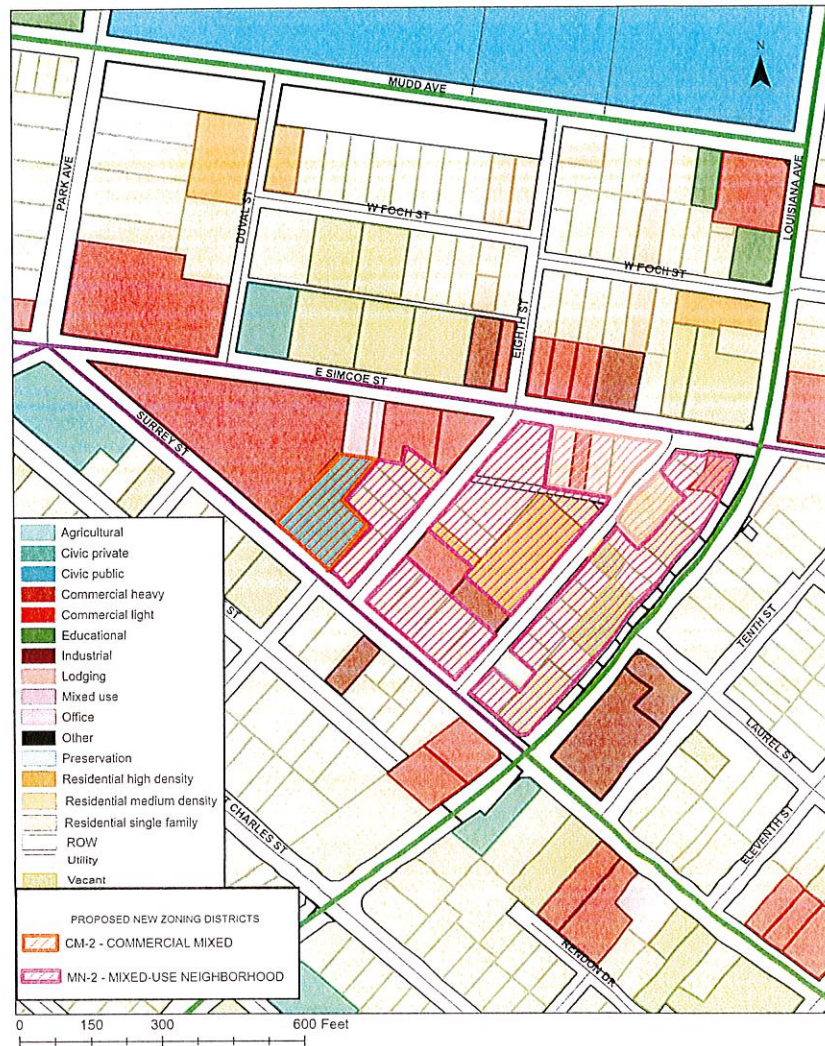
Zoning



Zoning Map of the Area Surrounding the Petitioned Site

The subject properties occupy an area of only CH (Commercial-Heavy) zoning districts between Pontiac Point and Louisiana Avenue, and between Surrey Street and East Simcoe Street. The properties along the south side of Surrey Street were recently rezoned to MN-2 (Mixed-Use Neighborhood) with one CM-1 (Commercial Mixed) property, in **2025-7-AZON Surrey Street: Jefferson Boulevard to Louisiana Avenue Administrative Rezoning**. The area to the north is another primarily

CH area that was considered for downzoning with Case No. 2025-9-AZON Park Avenue to Louisiana Avenue, and East Simcoe Street to Mudd Avenue Administrative Rezoning, and was partially successful. The properties to the south of the subject properties are all RS-1 (Residential Single-Family) zoning districts.



Land Use Map

The Land Use map indicates that many of these CH (Commercial-Heavy) zoning districts are actually residential uses, or other lower intensity uses such as office space and civic uses. The commercial uses generally follow East Simcoe Street, with one large heavy commercial use (automobile sales) at

Pontiac Point. The commercial uses along East Simcoe Street are both light and mixed commercial uses (office use, a seafood market, a snowball stand, a small convenience store). There are two heavy commercial uses on Eighth Street and Ninth Street, in the middle of residential uses, which include residential single family, residential medium density, residential high density and vacant properties. The civic private use is FoodNet.

Infrastructure



Street Classification and Sidewalk Inventory

East Simcoe Street, at the northern border of the subject properties, is a major collector, as is Surrey Street. Louisiana Avenue, the eastern border of this rezoning area, is a minor arterial. Surrey Street is upgraded to a minor arterial at the intersection with Louisiana Avenue. Mudd Avenue is also a minor

arterial. There are sidewalks in some areas, such along Surrey Street, Louisiana Avenue and Eighth Street, but the sidewalk system is far from complete.

B. Recent cases and relevant trends

Staff has been studying and meeting with residents of the McComb-Veazey/Sterling Grove/Parkdale/Veazey and Lee Addition area for several years. Staff and residents contend that the area needs to be downzoned in many areas, especially where residential uses are concerned. Staff's earlier administrative rezoning cases **2024-2-AZON East Simcoe Street, Elizabeth Avenue, N. Sterling Street, Moss Street and Park Avenue Administrative Rezoning**, **2025-7-AZON Surrey Street: Jefferson Boulevard to Louisiana Avenue Administrative Rezoning**, and **2025-8-AZON Jefferson Boulevard Administrative Rezoning** rezoned CH (Commercial-Heavy) zoning districts to MN-2 (Mixed-Use Neighborhood) and CM-2 (Commercial Mixed). **This has been the thread that ties all these cases together: downzoning CH (Commercial-Heavy) properties in order to more closely reflect the current land uses.** All have recommended downzoning heavy commercial zoning districts for more residential and mixed commercial zoning districts. The other administrative rezoning case **2025-9-AZON Park Avenue to Louisiana Avenue, and East Simcoe Street to Mudd Avenue Administrative Rezoning** was just recently concluded, and was less successful than the previous cases in keeping future heavy commercial and non-neighborhood-friendly uses out of currently residential areas.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of rezoning is to correct zoning that has limited the residential uses in this section of town. This was not an intended effect by earlier planners; when CH (Commercial-Heavy) was originally chosen for this area, a single-family residence could still be a use in a CH (Commercial-Heavy) zoning district. However, the cumulative zoning that was applied to this area is no longer in effect, and some of the CH zoning districts will need to be downzoned. The land uses along East Simcoe Street are primarily commercial in the area of the subject properties, but all don't need the intensity of a CH (Commercial-Heavy) zoning district. CM-2 (Commercial Mixed) is a reasonable option. Also, staff recommends MN-2 (Mixed-Use Residential) for the more residential/less commercial areas as MN-2 offers greater density, more options, and will help to avoid the more intense commercial uses that do not blend well with residential.

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.

The large CH (Commercial-Heavy) zoning districts are the result of previous "cumulative" zoning systems, where a CH zoning district would allow almost any use, including residential uses. As a result, CH (Commercial-Heavy) was often the desirable zoning district when cumulative zoning was still being used in this area.

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

Offering residential use in this area, in a transit-friendly location with interstate and downtown proximity, provides housing options for many. There are many vacant lots in this area, especially among other residential uses. Previously, houses could not be an option for an empty lot in this neighborhood because CH does not allow most residential uses. Downzoning these residential properties will open up areas of residential properties previously unavailable for re-use and renovation.

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. Even though the area is a CH (Commercial-Heavy) zoning district, the commercial uses are not dominant, as the uses in this area also include single-family residential, mixed residential, offices, personal services, educational and civic uses. There are six CH (Commercial-Heavy) uses in this area and two potential CH uses and they will remain CH.

List of CH (Commercial-Heavy) properties to be rezoned:

1. 1000 Block East Simcoe Street (2) – vacant (used for Simm Seafood & other parking): to be rezoned to **CM-2**
2. 1000 East Simcoe Street – apartments: to be rezoned to **MN-2**
3. 1002 East Simcoe Street – apartments: to be rezoned to **MN-2**
4. 1002 ½ East Simcoe Street – apartments: to be rezoned to **MN-2**
5. 1006 East Simcoe Street – single-family residence/seafood market: to be rezoned to **CM-2**
6. 1008 East Simcoe Street – seafood market: to be rezoned to **CM-2**
7. 1102 East Simcoe Street – single-family residence: to be rezoned to **MN-2**
8. 1106 East Simcoe Street – snowball stand: to be rezoned to **MN-2**
9. 217 Surrey Street – Civic use: Food Net: to be rezoned to **CM-2**
10. 229 Surrey Street – single-family residence: to be rezoned to **MN-2**
11. 307 Surrey Street – single-family residence: to be rezoned to **MN-2**
12. 313 Surrey Street – single-family residence: to be rezoned to **MN-2**
13. 319 Surrey Street – single-family residence: to be rezoned to **MN-2**
14. 323 Surrey Street – single-family residence: to be rezoned to **MN-2**
15. 401 Surrey Street – single-family residence: to be rezoned to **MN-2**
16. 407 Surrey Street – vacant: to be rezoned to **MN-2**
17. 1007 Eighth Street – single-family residence: to be rezoned to **MN-2**
18. 1011 Eighth Street – single-family residence: to be rezoned to **MN-2**
19. 1017 Eighth Street – single-family residence: to be rezoned to **MN-2**
20. 1018 Eighth Street – bookstore/apartment building: to be rezoned to **MN-2**
21. 1019 Eighth Street – single-family residence: to be rezoned to **MN-2**
22. 1020 Eighth Street –short-term rental/duplex: to be rezoned to **MN-2**

23. 1023 Eighth Street – vacant: to be rezoned to **MN-2**
24. 1024 Eighth Street – single-family residence: to be rezoned to **MN-2**
25. 1026 Eighth Street – single-family residence: to be rezoned to **MN-2**
26. 1012 Ninth Street – single-family residence: to be rezoned to **MN-2**
27. 1014 Ninth Street – single-family residence: to be rezoned to **MN-2**
28. 1018 Ninth Street – single-family residence: to be rezoned to **MN-2**
29. 1024 Ninth Street – single-family residence: to be rezoned to **MN-2**
30. 1025 Ninth Street – apartment building (w/1035): to be rezoned to **MN-2**
31. 1026 Ninth Street – vacant: to be rezoned to **MN-2**
32. 1030 Ninth Street – single-family residence: to be rezoned to **MN-2**
33. 1035 Ninth Street – apartment building (See 1025): to be rezoned to **MN-2**
34. 1046 Ninth Street– vacant: parking for PeeWee’s Auto (1013 E Simcoe Street) to be rezoned to **CM-2**
35. 1050 Ninth Street – single-family residence: to be rezoned to **MN-2**
36. 800 Block Louisiana Avenue – vacant: to be rezoned to **MN-2**
37. 803 Louisiana Avenue – single-family residence: to be rezoned to **MN-2**
38. 805 Louisiana Avenue – vacant: to be rezoned to **MN-2**
39. 807 Louisiana Avenue – vacant: to be rezoned to **MN-2**
40. 809 Louisiana Avenue – vacant: to be rezoned to **MN-2**
41. 903 Louisiana Avenue – single-family residence: to be rezoned to **MN-2**
42. 905 Louisiana Avenue – vacant: to be rezoned to **MN-2**
43. 907 Louisiana Avenue – single-family residence: to be rezoned to **MN-2**

List of CH (Commercial-Heavy) properties recommended to remain as is. They will not be included in this administrative rezoning:

1. 900 East Simcoe Street – automobile dealership: to remain **CH** (Permit located)
2. 924 & 926 East Simcoe Street – proposed cigar lounge with future separate bar/lounge: to remain **CH**
3. 1010 Eighth Street – automobile sales: to remain **CH** (Permit located)
4. 1010 Ninth Street – automotive repair: to remain **CH** (Permit **has not** been located on MGO-TBD)
5. 1013 Ninth Street – automobile repair: to remain **CH** (Permit **has not** been located on MGO-TBD)
6. 932 East Simcoe Street– *bar/lounge* (Miami Moon):to remain **CH** (Permit located)
7. 944 East Simcoe Street – convenience store (no gas sales): to remain **CH** (Permit located)

Address Map





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. 2025-10-REZ
Pontiac Point to Louisiana Avenue, and Surrey Street to East Simcoe Street
Administrative Rezoning

The attached ordinance would rezone, from CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood) and CM-2 (Commercial Mixed), properties located generally north of Louisiana Avenue, east of Park Avenue, and south of East Simcoe Street. 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 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 Louisiana Avenue, east of Park Avenue, and south of East Simcoe Street.

- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood) and CM-2 (Commercial Mixed).

- 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 (15 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