

FAILED

CITY ORDINANCE NO. CO-140-2025

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. 2025-24-REZ 800 BLOCK VEROT SCHOOL ROAD REZONING, LOCATED GENERALLY NORTH OF VEROT SCHOOL ROAD, WEST OF SOUTH BEADLE ROAD, AND SOUTH OF HARBOR LIGHTS DRIVE; BEING REZONED FROM CM-1 (COMMERCIAL MIXED) TO CH (COMMERCIAL-HEAVY)

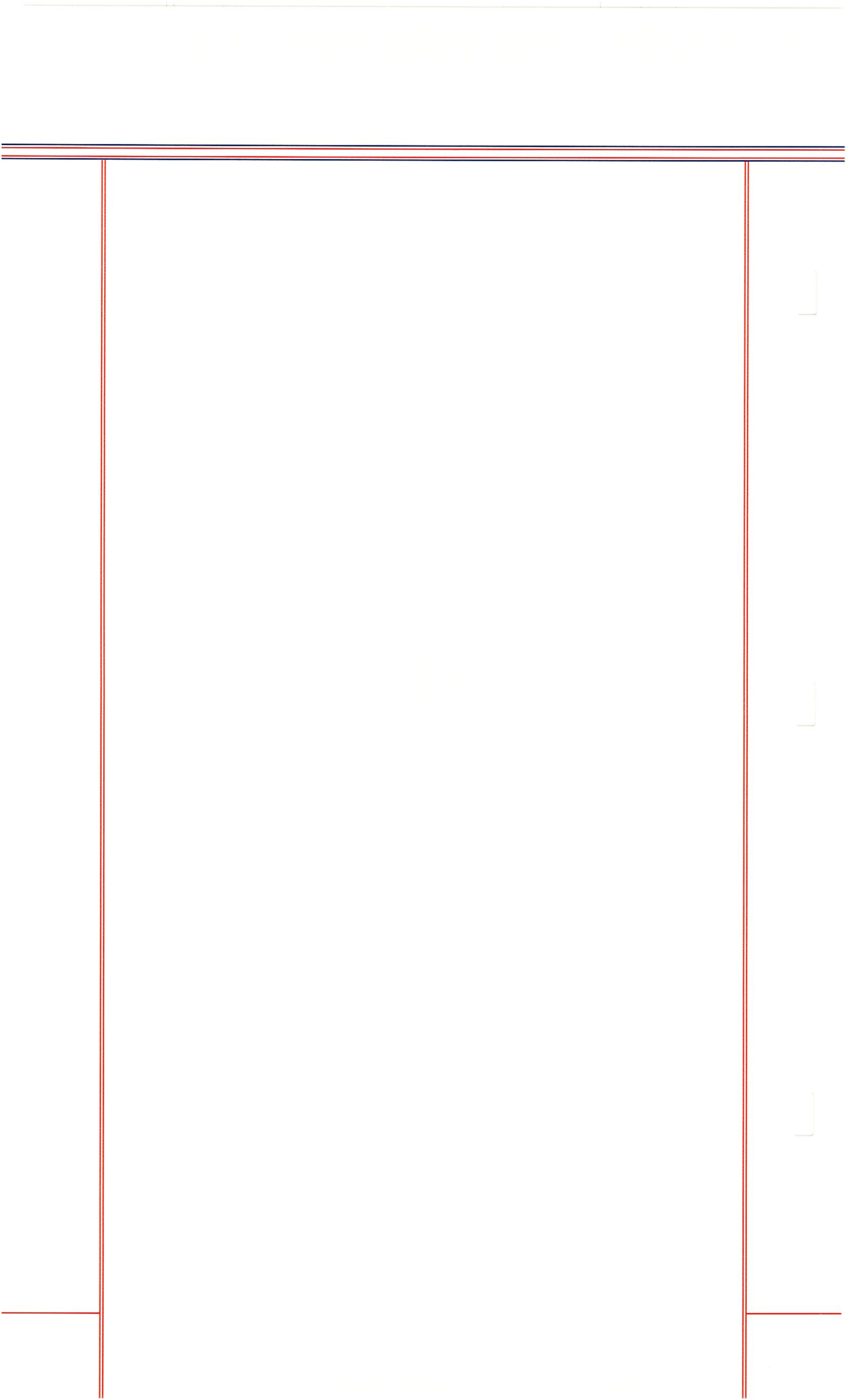
BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. 2025-24-REZ 800 Block Verot School Road Rezoning, located generally north of Verot School Road, west of South Beadle Road, and south of Harbor Lights Road, the particular parcel being rezoned from CM-1 (Commercial Mixed) to CH (Commercial-Heavy); the said parcel being shown and identified on a map titled, “A Final Map of Survey creating Lots 95 & 96, Harbor Lights Subdivision,” prepared by Montagnet & Domingue, Inc., dated June 28, 2016, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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.

* * * * *



LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION

TO: Lafayette City Council
FROM: Lafayette Zoning Commission and Community Development & Planning Dept.
SUBJ: 2025-24-REZ 800 Block Verot School Road Rezoning
PETITIONER: Yury Remedio

DATE PETITION FILED: October 6, 2025
DATE OF PUBLIC HEARING: November 17, 2025
DATES OF PUBLICATIONS: November 2, 2025
November 12, 2025
November 16, 2025

DATE OF ZONING COMMISSION RECOMMENDATION: November 17, 2025

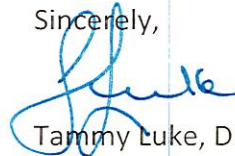
RECOMMENDATION: Deny the ordinance that would rezone property from CM-1 (Commercial Mixed) to CH (Commercial-Heavy).

Motion: Hebert
Second: Lehman
Vote: 4-0-1-0
Ayes: German, Hebert, Lehman, Pritchard
Nays: None
Absent: Pontiff
Abstain: None

ATTACHMENTS: Executive Summary and Preliminary Staff Report

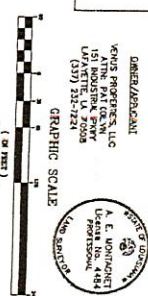
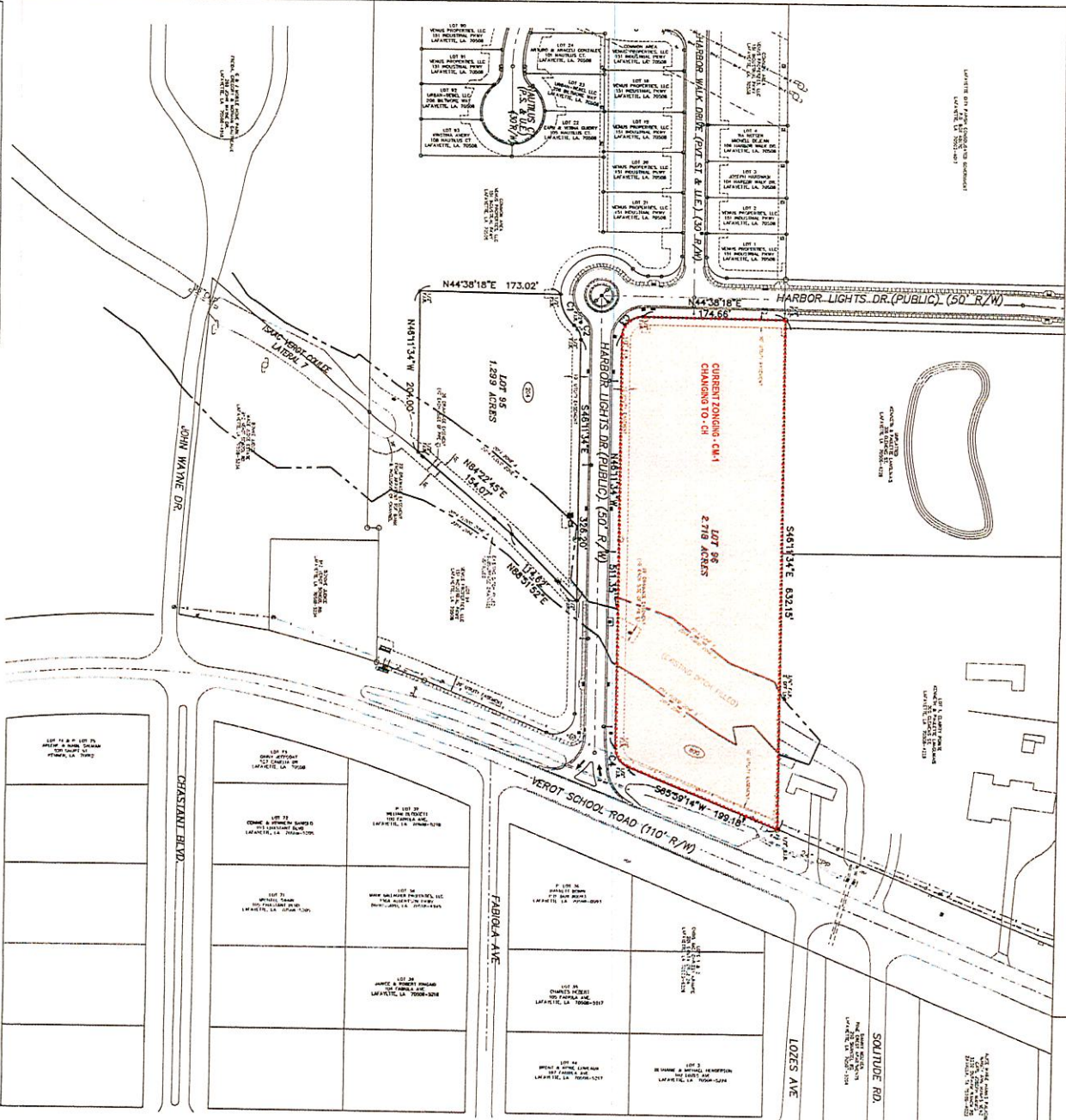
REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,



Tammy Luke, Director
Community Development and Planning Dept.

CURVE NO.	LENGTH	BEARS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	21.02	21.00	21.00	90.00	21.00	S89°55'11.6"
C2	23.41	23.00	23.37	90.00	23.37	S89°55'11.6"
C3	28.00	28.00	28.00	90.00	28.00	S89°55'11.6"
C4	28.00	28.00	28.00	90.00	28.00	S89°55'11.6"
C5	28.00	28.00	28.00	90.00	28.00	S89°55'11.6"

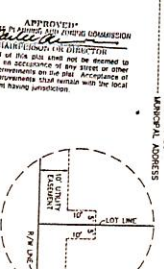


DRAWN/APPRIANT
 MONSIEUR PROPERTIES, LLC
 1511 THE PAT BOULEVARD
 SUITE 200
 LAFAYETTE, LA 70505
 (337) 232-2224

DATE JUNE 28, 2016

APPROVED
 BY: [Signature]
 CHAIRMAN, LAFAYETTE PLANNING AND ZONING COMMISSION

TYPICAL UTILITY EASEMENT NOTE



GENERAL NOTES

1. THIS PLAT IS FOR THE SUBDIVISION OF LOT 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PLAT
 525 PART FILED 6/30/16
 525-2016-0331

NOTES

1. THE PROPERTY IS PARTIALLY LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17083C0010A, DATED DECEMBER 16, 2014 (ZONE X-1).
2. THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17083C0010A, DATED DECEMBER 16, 2014 (ZONE X-1).
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Lafayette Consolidated Government

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 9/9/2025
Amended 11/18/2025

Agenda Item #2**2025-24-REZ****City Council District:** 4 – Thomas Hooks**Parish Council District:** 4 – John Guilbeau**Applicant:** Yury Remedio**Request:** This is a request to rezone the subject property from CM-1 (Commercial Mixed) to CH (Commercial-Heavy) in order to build an *entertainment facility* on the subject property.**Location:** 800 Block Verot School Road, "The Colosseum"**Summary of Proposal:**

The purpose of this rezoning is to build an *entertainment facility* that will be a pool/billiards hall, but would also have the main floor available for live or recorded events/performances. There will be several bars and bar food will be served. There will be restrooms, storage rooms, locker rooms, lounges, kitchens, offices and a VIP lounge area. To be clear, an entertainment facility is **"an establishment where the primary source of revenue is derived from live or recorded performances shown or played for the amusement of an audience. Examples include music clubs and dance halls."**

Recommendation:

Staff recommends denial of the request to rezone the subject property from CM-1 (Commercial Mixed) to CH (Commercial-Heavy).

Reasons for Recommendation:

The applicant can operate a pool hall and/or an event center with the current zoning. Both of these uses are permitted in a CM-1 (Commercial Mixed) zoning district. An *entertainment facility* would be the only reason for rezoning. However, staff believes that an entertainment facility would be an intrusive use on the neighborhoods close to it. The scale of this development and its maximum capacity is a reason why

we feel this use will not be compatible with the surrounding land uses, especially residential uses. The building will be approximately 49,500 SF with a capacity of 3,600 people and parking requirement of 331 spaces - all of which is extremely large for this location.

A full house during an event could be a disruptive influence on the surrounding neighborhoods. and not conducive to the relative quiet and peace expected in a neighborhood or a RS-1 zoning district. The additional traffic, noise, or loitering accompanying an entertainment facility may not be able to be mitigated to a satisfactory level for nearby residences.

This is a property that fronts Verot School Road, next to another CH (Commercial-Heavy) property, and with bands of CM-1 (Commercial Mixed), CH and IL (Industrial-Light) zoning districts following Verot School Road, which is a classified roadway; a minor arterial. It is intended to be a commercial property, and will be required to establish the appropriate buffers as per the LDC. (A 15' "D" buffer is required between CH (Commercial-Heavy) and RS-1 (Residential Single-Family). Staff contends this could be sufficient for a pool hall and/or an event center, but not for such a large-scale entertainment facility as is planned for this location.

Staff does concede, if the CM-1 zoning remains unchanged, the proposed pool hall/event center can still develop and operate at the proposed scale. Private events would be permitted as allowed by LDC 89-95-3.

Additional mitigation measures can be instituted to reduce impacts to the nearby RS-1 areas/neighborhoods such as requiring a more significant buffer (from "D" class buffer to "E" Class buffer), regulate/restrict operating hours, regulate/restrict parking lot and external facility lighting to reduce light pollution and spill over to residential areas, noise limitations, or any other means deemed appropriate; however, staff is concerned as noted above, the mitigation may not relieve all concerns for nearby residents.

Summary of Public Comment: At the time of publication of the preliminary report, staff has received 11 calls, most from people that live in Harbor Lights subdivision, north of the subject property. They all said that they do not want an *entertainment facility* there. Too big, too noisy, too crowded. (These calls represented 15 people)

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its November 17, 2025, meeting and approved a motion to recommend that the City Council deny the request to rezone the subject properties from CM-1 (Commercial Mixed) to CH (Commercial-Heavy).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 2

Opposition: 39

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 2

Opposition: 14

Neutral: 0

Zoning Commission Meeting

November 17, 2025

2025-24-REZ

To: City Zoning Commission

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

City Council District: 4 – Thomas Hooks

Parish Council District: 4 – John Guilbeau

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: Yury Remedio

Request: The purpose of this rezoning is to be able to build an *entertainment facility* that would be a pool hall, but would also have the main floor open for rented events. There will be several bars, and bar food will be served. There will be restrooms, storage rooms, locker rooms, lounges, kitchens, offices and a VIP lounge area.

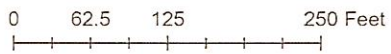
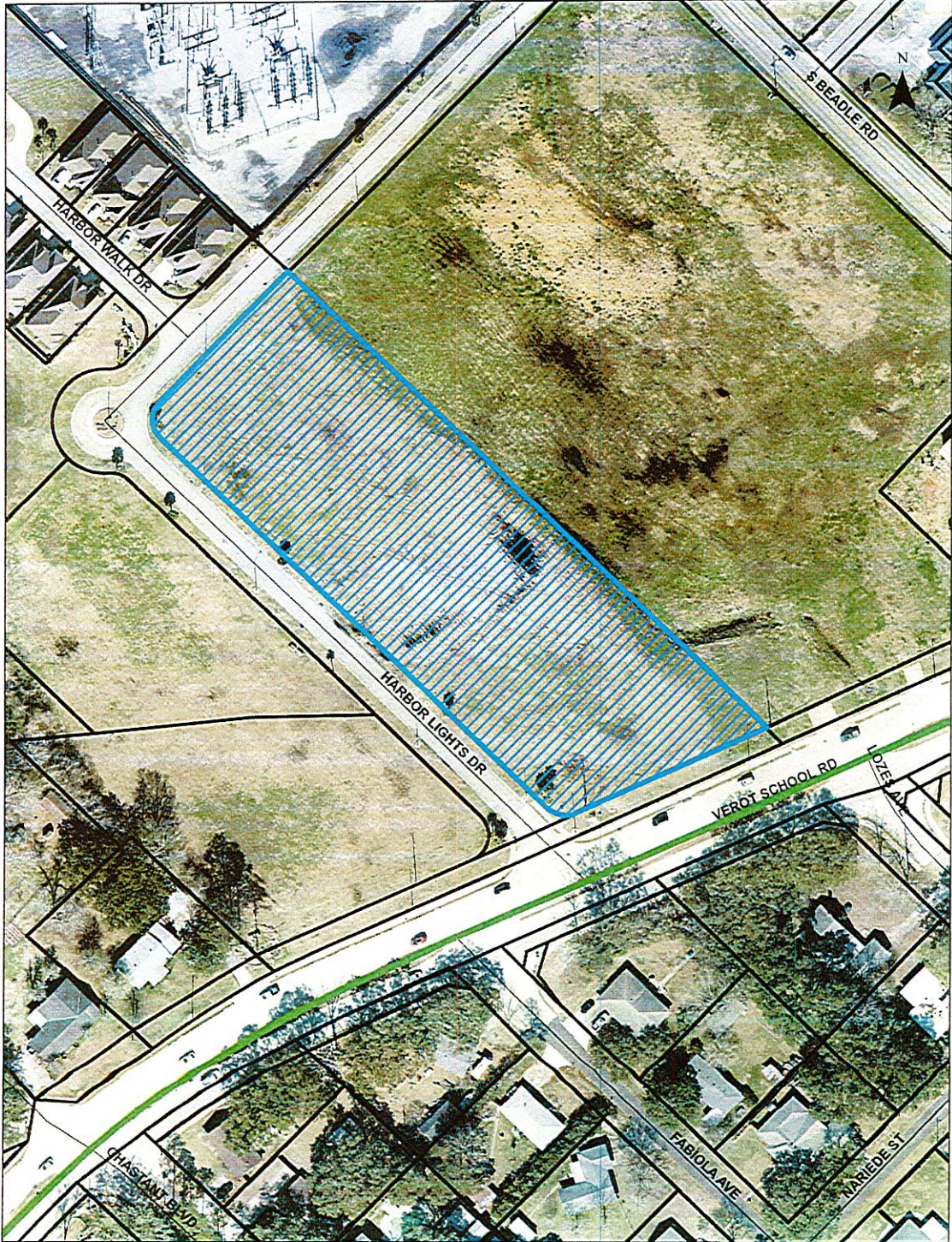
Location: 800 Block Verot School Road, “The Colosseum”

Description: The subject property is located generally north of Verot School Road, west of South Beadle Road, and south of Harbor Lights Drive. The subject property is approximately 2.718 acres in total.

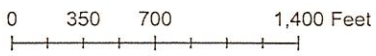
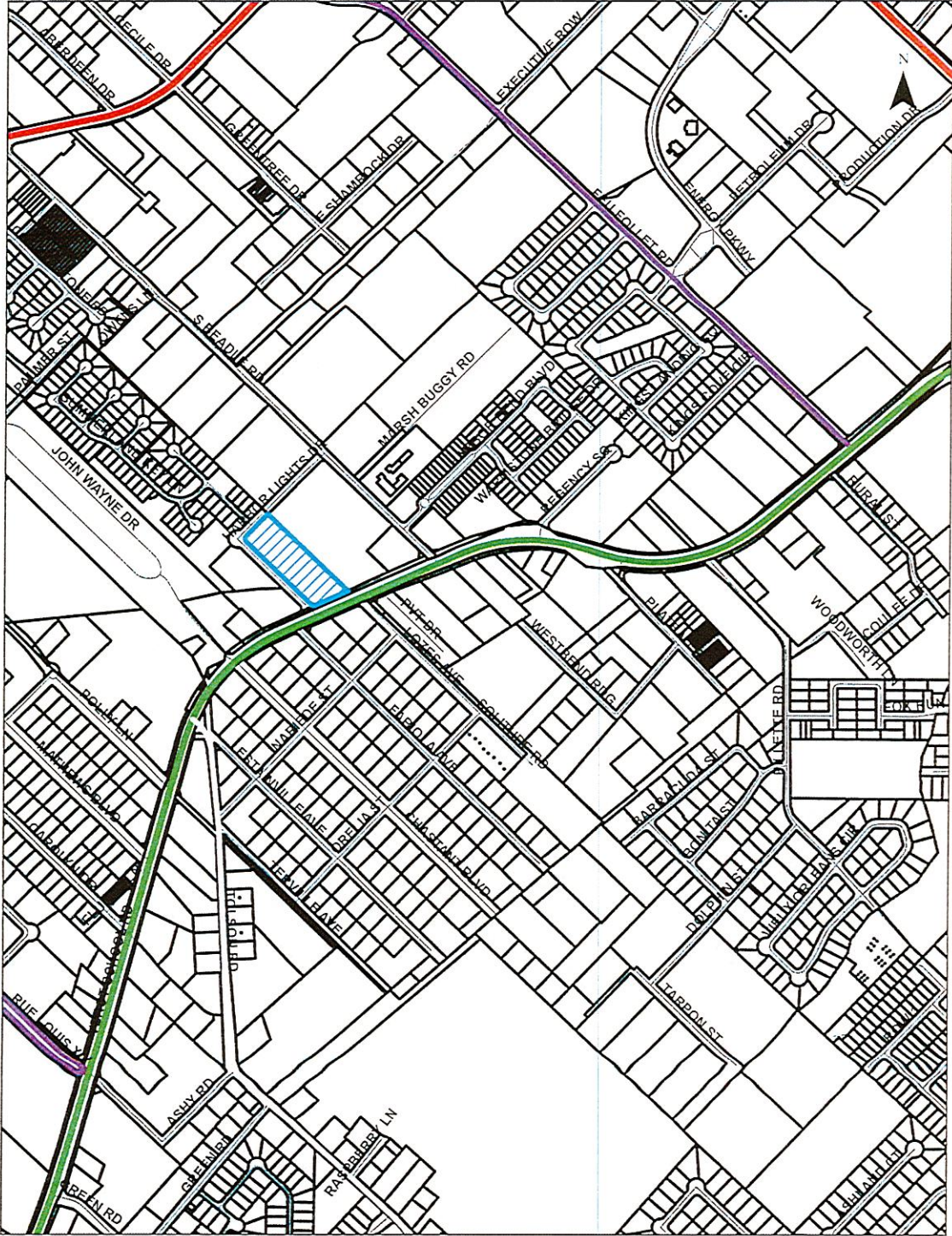
Why is Zoning Commission action required?

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 Map

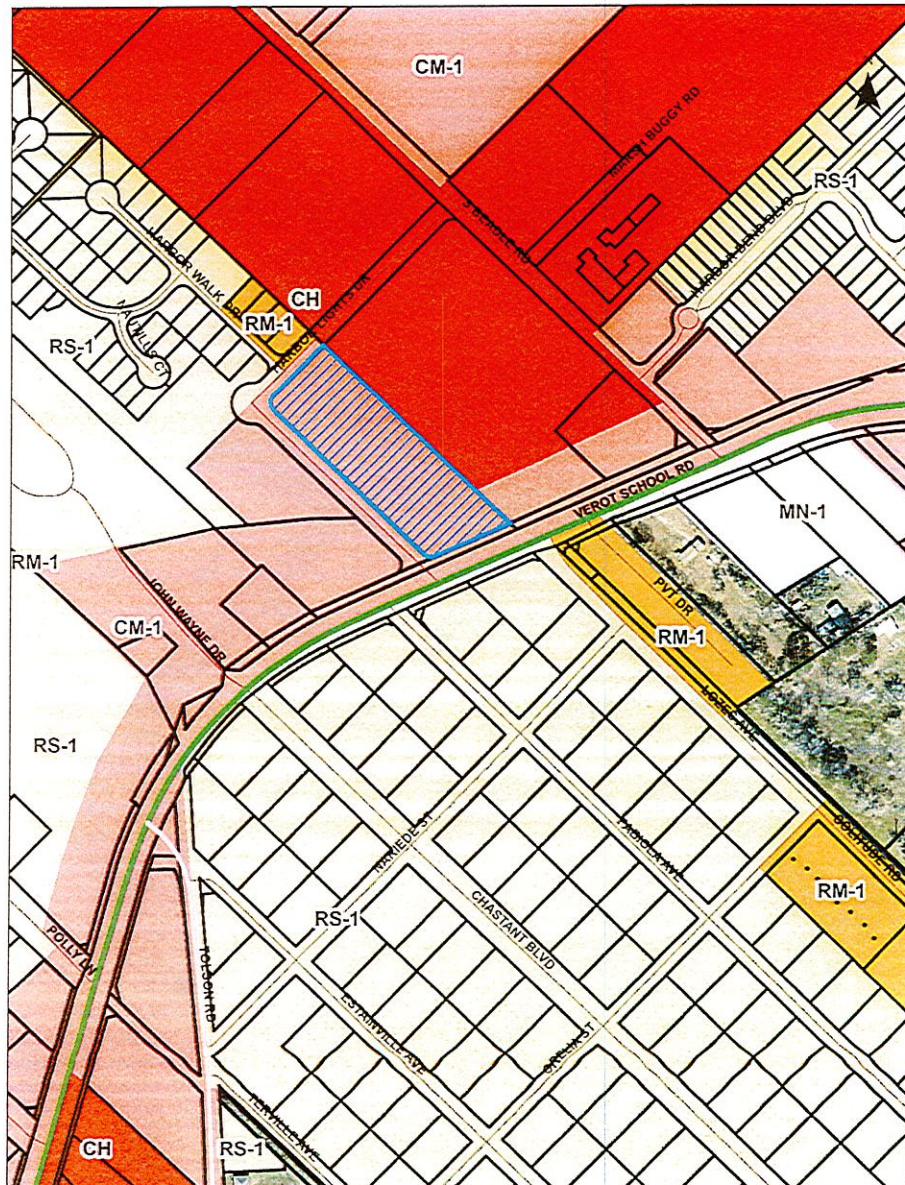


Vicinity Map

II. ANALYSIS

A. Existing conditions

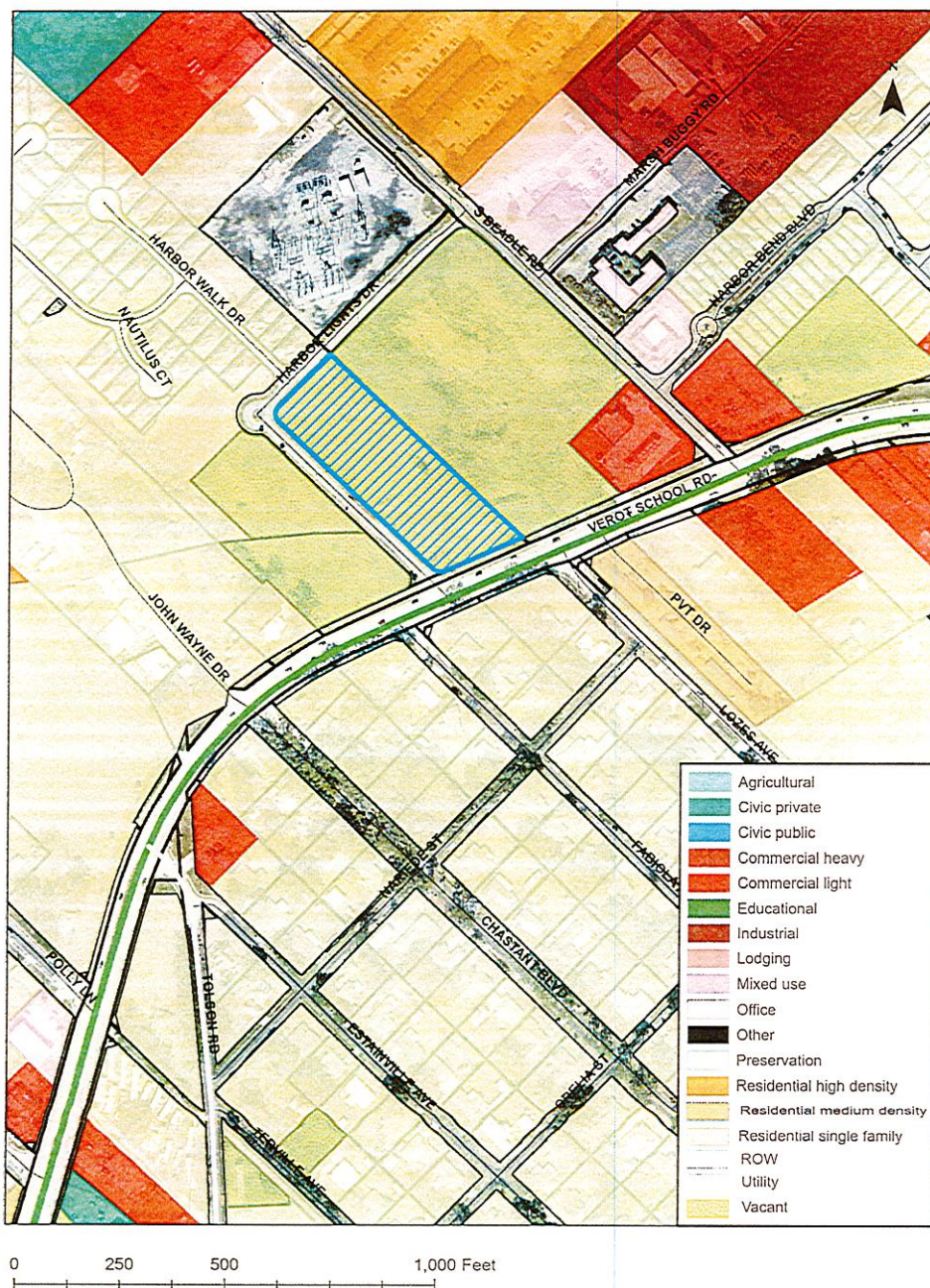
Zoning



Zoning Map of the area surrounding the petitioned site

CM-1 (Commercial Mixed) and CH (Commercial-Heavy) zoning districts follow Verot School Road in this area, along with a few MN-1 (Mixed-Use Neighborhood) and RM-1 (Residential Mixed) zoning districts. Beyond these zoning districts are mostly RS-1 (Residential Single-Family) zoning districts, including *Acadian Oaks Subdivision* and *Harbor Lights Subdivision*. There is a large CH (Commercial-

Heavy) zoning district following South Beadle Road on the southern side of the road, and following Marsh Buggy Road on both sides of the road, until it reaches *Kings Pointe Subdivision* to the north. Another subdivision, *Queens Harbor*, is adjacent to the CH zoning districts. There are unincorporated properties on the south side of Verot School Road, across from the subject property.



Land Use Map

The subject property is a vacant property fronting Verot School Road, adjacent to two other vacant properties. Commercial heavy and commercial mixed land uses follow Verot School Road, such as: a convenience store with gas sales, a costume store, a print shop, a beauty parlor and a cleaners. South Beadle Road has office uses, high density residential and a preschool along its borders. There is also a large electrical substation off of South Beadle Road. There is also an industrial use, a hydraulic

equipment supplier, off of Marsh Buggy Road. The remainder of the land uses in this area are residential single-family.

Infrastructure



Street Classification and Sidewalk Inventory Map

The subject property fronts Verot School Road, which is a divided minor arterial. Tolson Road is a minor collector in this area. The remaining roads are local roads. Sidewalks are shown throughout the neighborhood to the south, which is not the case. There are sidewalks along Verot School Road, but not along Tolson Road.

B. Recent cases and relevant trends

N/A.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to allow the property to be used for a large and luxurious pool hall (49,500 SF), event center and as an *entertainment facility*. The building will be used for certain events, such as boxing, parties, music, ceremonies and gatherings. The applicant states that the main focus of the building will be as a pool hall, but a pool hall and/or an event center could be built in the existing zoning district, CM-1 (Commercial Mixed). This building will be able to house a very large number of people (3,600) at special events; staff contends that an entertainment facility of this size would be a disruptive use for a residential area. A buffer will be required between the subject property and the RS-1 (Residential Single-Family) zoning districts to the north. A "D" buffer will be required, which is a 15-foot landscape buffer and a fence. These buffers will be required for any of these uses: pool hall, event center, or entertainment facility.

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.

If at a smaller scale and without the entertainment facility use, the proposed amendment would be compatible with most of current development trends along Verot School Road,. Verot School Road was once much more rural in size and development along the road; it is now a classified roadway (divided minor arterial), with bands of CM-1 (Commercial Mixed) and CH (Commercial-Heavy) zoning districts following the borders. There are still plenty of residential developments near the road corridor, but most of the development along the roadway is now commercial. However, it is required that any commercial building next to a RS-1 neighborhood buffer the areas where the two uses coincide. A commercial heavy land use or a commercial mixed land use next to a single-family residential neighborhood must, as per the LDC, establish a "D" buffer in those areas. A "D" buffer is a 15-foot landscape buffer with a solid fence.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

The applicant claims the Colosseum should not be a problem as far as noise, lights, and crowds being disruptive as "full house" entertainment events will be secondary to the main function of the property, which is a pool hall. However, staff contends that "full house" entertainment events will not be compatible with the surrounding land uses, which are, beyond the borders of Verot School Road, primarily residential. Entrance roads to Harbor Lights Subdivision and Queens Harbor will likely be overwhelmed with traffic for the entertainment facility. An entertainment facility of this scale would be disruptive, not compatible, with the surrounding land uses.



Internal Memorandum

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

TO: Rachel Godeaux **DATE:** November 12, 2025

FROM: Tammy Luke

SUBJECT: Case No. 2025-24-REZ
800 Block Verot School Road Rezoning

The attached ordinance would rezone, from CM-1 (Commercial Mixed) to CH (Commercial-Heavy), property located generally north of Verot School Road, west of South Beadle Road, and south of Harbor Lights Drive. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, November 17, 2025 meeting, recommended that the City Council deny the attached ordinance. We request that Council Introduction be scheduled for Tuesday, December 2, 2025, with Final Adoption Tuesday, December 16, 2025.

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

A handwritten signature in blue ink, appearing to read 'T. Luke', is written over a horizontal line.

Tammy Luke
Director

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 Verot School Road, west of South Beadle Road, and south of Harbor Lights Drive.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from CM-1 (Commercial Mixed) to CH (Commercial-Heavy).
- 3) **REQUEST ACTION OF COUNCIL:**
- A. INTRODUCTION: December 2, 2025
 - B. FINAL ADOPTION: December 16, 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
