

CITY ORDINANCE NO. CO-003-2026

**AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL APPROVING A
CONDITIONAL USE PERMIT TO ALLOW TOWNHOUSES IN A RS-1 (RESIDENTIAL
SINGLE-FAMILY) ZONING DISTRICT, CASE NO. 2025-29-REZ 101 HALCOTT
DRIVE CUP (CONDITIONAL USE PERMIT), LOCATED GENERALLY NORTH OF
DAFNEY DRIVE, EAST OF HALCOTT DRIVE, AND SOUTH OF MOUNT VERNON
DRIVE**

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette City Council hereby approves a Conditional Use Permit to allow townhouses in a RS-1 (Residential Single-Family) zoning district, Case No. 2025-29-REZ, 101 Halcott Drive CUP (Conditional Use Permit), located generally north of Dafney Drive, east of Halcott Drive, and south of Mount Vernon Drive, the said parcels being shown and identified on a map titled, "Plat of Survey Showing Lots 1, 2, 3, 4 & 5 of Block 18 of Brightwood Subdivision", prepared by Richard C. Spikes, Inc., dated November 17, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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 comes 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: 2025-29-REZ 101 Halcott Drive CUP
PETITIONER: Halcott Development, LLC

DATE PETITION FILED: November 12, 2025

DATE OF PUBLIC HEARING: December 15, 2025

DATES OF PUBLICATIONS: November 30, 2025
December 10, 2025
December 14, 2025

DATE OF ZONING COMMISSION RECOMMENDATION: December 15, 2025

RECOMMENDATION: Approve the ordinance that would grant a Conditional Use Permit (CUP) for townhouses in a RS-1 (Residential Single-Family) zoning district.

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

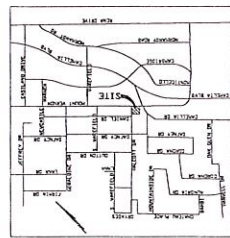
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,



Tammy Luke, Director
Community Development and Planning Dept.



BLOCK B
 JANE HERBERT
 LAFAYETTE, LA 70503
 LOT 117

LOT 118

DANIEL DRIVE (50' R/W) PUBLIC

LOT 119
 DANIEL DRIVE
 LAFAYETTE, LA 70503

LOT 120

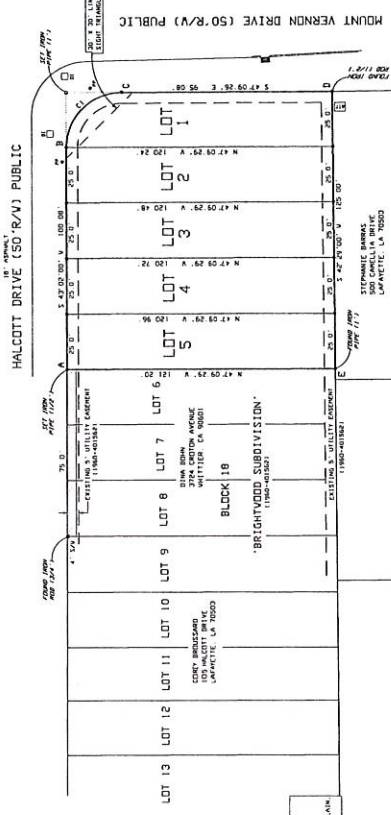
BLOCK 5
 TRINA ROBERTS
 LAFAYETTE, LA 70503
 LOT 75

LOT 76

LOT 77
 THANDRES PROPERTIES, LLC
 MONROEVILLE, LA 70509

LOT 78

CL
 1 - 20' 00"
 2 - 20' 00"
 3 - 20' 00"
 4 - 20' 00"
 5 - 20' 00"
 6 - 20' 00"
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 8 - 20' 00"
 9 - 20' 00"
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 14 - 20' 00"
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 16 - 20' 00"
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 18 - 20' 00"
 19 - 20' 00"
 20 - 20' 00"



HALCOTT DRIVE (50' R/W) PUBLIC

ST. ANTHONY'S CHURCH
 500 CAMELLIA BLVD
 LAFAYETTE, LA 70503

CAMELLIA DRIVE (50' R/W) PUBLIC

CAMELLIA DRIVE (50' R/W) PUBLIC

NOTES

1. RECORD THIS PLAN.
2. THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
3. THE PROPERTY IS TO BE DEVELOPED AS A RESIDENTIAL SUBDIVISION.
4. THE LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENCES.
5. THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% OPEN SPACE.
6. THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% TREE COVER.
7. THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% BIOPILLS.
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17. THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% BIOPILLS.
18. THE LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% BIOPILLS.

UTILITIES

WATER	1.00
SEWER	1.00
ELECTRIC	1.00
TELEPHONE	1.00
CABLE	1.00
INTERNET	1.00
LANDSCAPING	1.00
CONCRETE	1.00
PAVING	1.00
FOUNDATION	1.00
ROOFING	1.00
MECHANICAL	1.00
ELECTRICAL	1.00
PLUMBING	1.00
PAINTING	1.00
FINISHING	1.00
INSULATION	1.00
GLAZING	1.00
DOOR/WINDOW	1.00
LANDSCAPING	1.00
CONCRETE	1.00
PAVING	1.00
FOUNDATION	1.00
ROOFING	1.00
MECHANICAL	1.00
ELECTRICAL	1.00
PLUMBING	1.00
PAINTING	1.00
FINISHING	1.00
INSULATION	1.00
GLAZING	1.00
DOOR/WINDOW	1.00

DATE/APPPLICANT
 11/15/2017
 TRINA ROBERTS

LOTS 1, 2, 3, 4 & 5 OF BLOCK 18 OF BRIGHTWOOD SUBDIVISION
 SECTION 10, T10S, R14E, E11S
 LAFAYETTE, PARISH, LOUISIANA
 PLAN NO. 11-00000
 DATE 11/15/2017

ORDER NOTE:
 ACCORDING TO THE FEDERAL ENGINEERING MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAPS, THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY OWNER IS ADVISED THAT THE PROPERTY IS NOT ELIGIBLE FOR FEDERAL FINANCIAL ASSISTANCE AND MAY BE SUBJECT TO SPECIAL FLOOD HAZARD AREA.

PROPERTY OWNER: TRINA ROBERTS
 1111 DANIEL DRIVE
 LAFAYETTE, LA 70503
 337-281-1111

CHARLES R. SPATES, INC.
 1111 DANIEL DRIVE
 LAFAYETTE, LA 70503
 337-281-1111

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 11/12/2025
Amended 12/16/2025

Agenda Item #3

2025-29-REZ

City Council District: 3 – Liz Hebert

Parish Council District: 2 – Donald Richard

Applicant: Halcott Development, LLC

Request: This is a request for a Conditional Use Permit (CUP) to build *Townhouses/Row houses* in a RS-1 (Residential Single-Family) zoning district. *Townhouses/Row houses* are conditional in RS-1. This is a lot of record, with five lots, and a townhouse could be built on each existing lot.

Note: The existing house (and outbuildings) are to be removed.

Location: 101 Halcott Drive

Summary of Proposal:

The purpose of this rezoning is to be able to use the existing subject property lot (14,728.9 SF) as 5 separate townhouse lots (each approximately 2945.78 SF with minimum lot size 2870 SF). This will require a Conditional Use Permit (CUP) for townhouses in a RS-1 (Residential Single-Family) zoning district, as *Townhouses/Row houses* are conditional in RS-1.

Recommendation:

Staff would recommend approval of a Conditional Use Permit (CUP) for *Townhouses/Row houses* in a RS-1 (Residential Single-Family) zoning district.

Reasons for Recommendation:

Townhouses, with their smaller footprint and yard sizes, have become a desirable alternative to a typical single-family dwelling for some of the population. There has been interest in smaller yards with less

maintenance, and in smaller dwellings as people downsize, or are just starting out. This case should not have a strong negative impact on their neighborhood. There are townhouses already in the area further south on Halcott Drive. The location of this subject property will also be helpful in reducing the impact of five townhouses instead of one house by the fact that the subject property is on the border of the neighborhood, directly next to Mount Vernon Drive. Mount Vernon Drive serves as the northern boundary of Brightwood Subdivision, and is upgraded to a minor collector a short distance away. St. Barnabas Church also helps determine the entrance of Brightwood Subdivision, and is directly across Mount Vernon Drive from the subject property. There is also an existing apartment complex within the neighborhood, Acadian Manor Apartments. Also, this case is limited to only five (5) townhouses.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received one email opposed to the CUP and no calls.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its December 15, 2025, meeting and approved a motion to recommend that the City Council approve the request for a Conditional Use Permit for *Townhouses/Row houses* in a RS-1 (Residential Single-Family) zoning district.

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 0

Opposition: 1

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

Zoning Commission Meeting

December 15, 2025

2025-29-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 – Donald Richard

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: Halcott Development, LLC

Request: This is a request for a Conditional Use Permit (CUP) to build *Townhouses/Row houses* in a RS-1 (Residential Single-Family) zoning district. *Townhouses/Row houses* are conditional in RS-1. This is a lot of record, with five lots, and a townhouse could be built on each existing lot.

Note: The existing house (and outbuildings) are to be removed.

Location: 304 Academy Road

Description: The subject property is located generally north of Dafney Drive, east of Halcott Drive, and south of Mount Vernon Drive. The subject property is approximately 0.34 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.



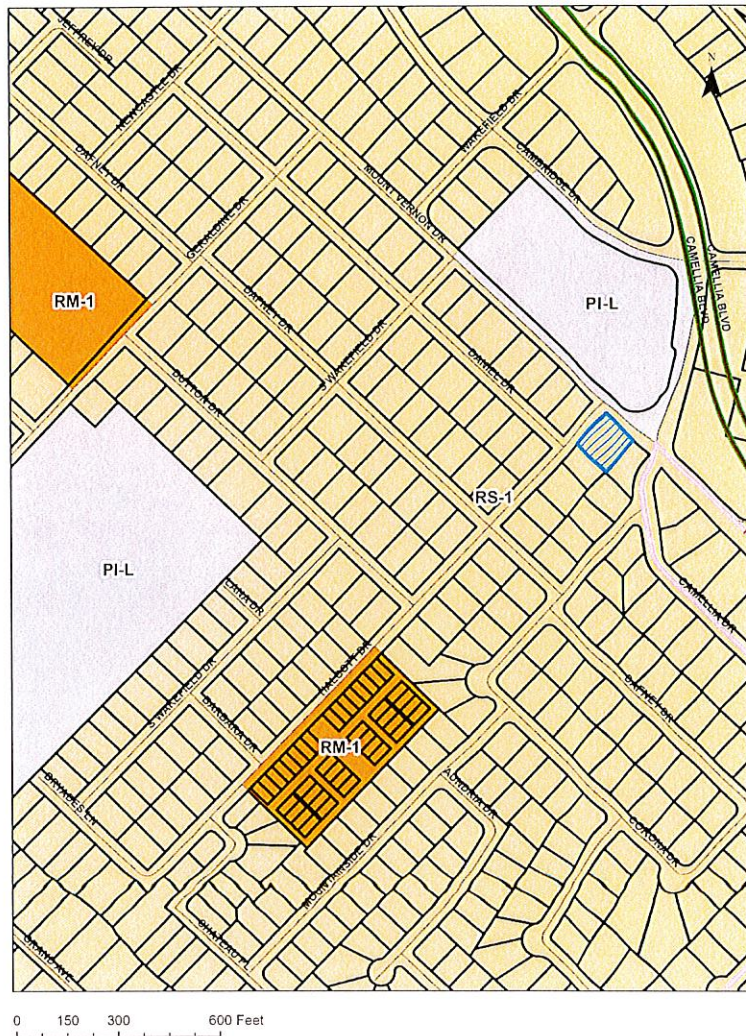
0 37.5 75 150 Feet

Subject Property Map

II. ANALYSIS

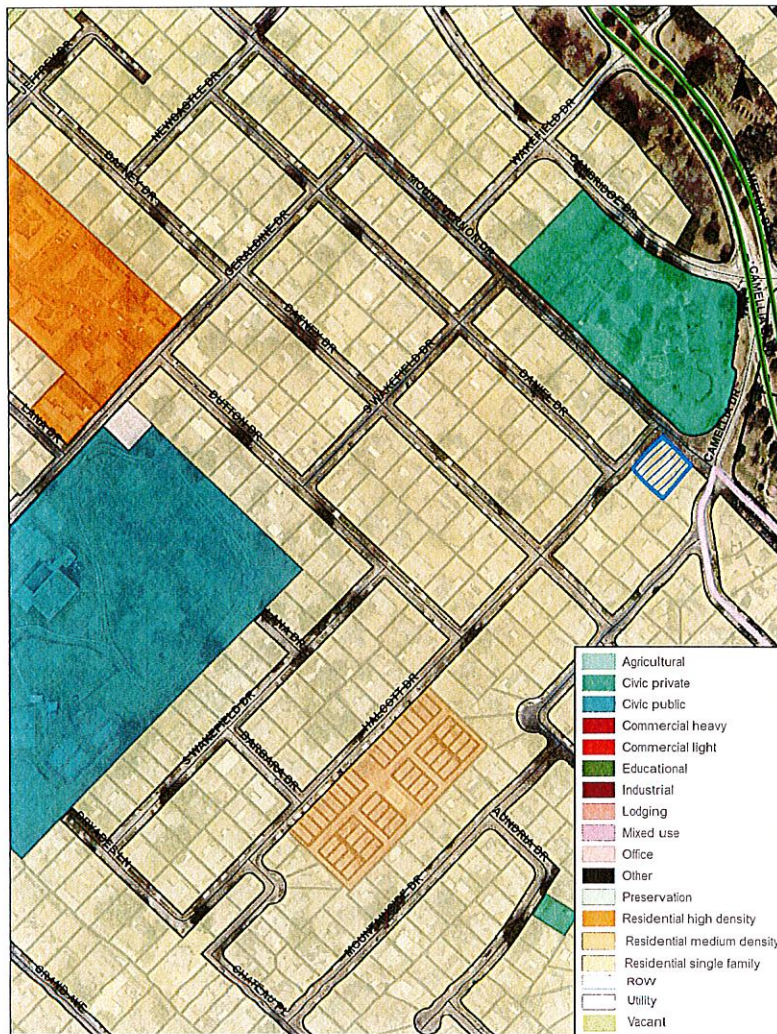
A. Existing conditions

Zoning



Zoning Map of the area surrounding the petitioned site

The subject property is part of a very large area of RS-1 (Residential Single-Family) zoning districts. It is also adjacent to a PI-L (Public/Institutional Light) zoning district, at St. Barnabas Church, and a few blocks away from another PI-L zoning district, at Thomas Park. There is area of RM-1 (Residential Mixed) zoning districts further down Halcott Drive, another a few blocks away on Geraldine Drive.



Land Use Map

The land use map is very similar to the Zoning Map. This area is almost all residential single-family uses. There are two civic private uses shown, the St. Barnabas church and a home civic private use. There is a civic public use at Thomas Park. There is a residential medium density use at the townhouse complex on Halcott Drive, and a residential high density use at the apartment complex on Geraldine Drive.

B. Recent cases and relevant trends

Staff had a similar case just last month: **2025-26-REZ 304 Academy Road Rezoning**, where the applicant wanted to rezone from RS-1 (Residential Single-Family) to RS-2 (Residential Single-Family) in order to be able to divide the lot into two lots, and to build two single-family dwellings. Both that case and this one are trying to upgrade and improve older lots and dwellings that are no longer useful. Also, as staff has stated before, some of the public are interested in exploring options to a standard single-family residential dwelling. Some are trying to downsize and have less maintenance on their homes and yards, and some are trying to find less expensive options.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to allow the property to be used as five lots by obtaining a Conditional Use Permit that will allow *townhouses/row houses* in a RS-1 (Residential Single-Family) neighborhood. This entire area is a RS-1 (Residential Single-Family) zoning district, and will remain so. **Any other property owner wanting to build townhouses in this neighborhood would also have to go through a CUP process; this CUP only applies to the subject property, 101 Halcott Drive.**

The location of the subject property is important as far as staff's recommended approval of this CUP is concerned. The subject property is on the far edge of the neighborhood, with the north side of the property directly on Mount Vernon Drive, which serves as the northern boundary of the Brightwood Subdivision. A property deep within the neighborhood would be more disruptive due to additional traffic within the neighborhood.

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

PlanLafayette, in stating Elements & Goals, recognizes as a key challenge for the future: "Housing inventory that consists primarily of single family homes. Greater diversity of housing choices is desirable to meet the needs of all type of households, especially those with very low incomes, single person households, retirees, and young adults and families." Diversity of housing choices is desirable to meet the needs of all types of households.

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.

Brightwood Subdivision is a well-established neighborhood and is compatible with small changes like the proposed change. Small changes like this one, five townhouses, will not affect it in a negative way. The location of the subject property, at the beginning of the neighborhood, and opposite St. Barnabas Church, is also favorable to the rest of the neighborhood, limiting any extra traffic further in the neighborhood.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

It would be compatible with the other residential properties. These lots will still be single-family residential. That means one dwelling unit on each lot. The neighborhood already has townhouses farther south on Halcott Drive, and there is an apartment complex, Acadian Manor Apartments, adjacent to Brightwood Subdivision.



Internal Memorandum

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

TO: Rachel Godeaux

DATE: December 15, 2025


FROM: Tammy Luke

SUBJECT: Case No. 2025-29-REZ
101 Halcott Drive Conditional Use Permit

The attached ordinance would approve a Conditional Use Permit (CUP) for townhouses in a RS-1 (Residential Single-Family) zoning district located generally north of Dafney Drive, east of Halcott Drive, and south of Mount Vernon Drive. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, December 15, 2025 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, January 6, 2026, with Final Adoption Tuesday, January 20, 2026.

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



Tammy Luke
Director

RECEIVED

DEC 15 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 approve a Conditional Use Permit (CUP) for townhouses in a RS-1 (Residential Single-Family) zoning district located generally north of Dafney Drive, east of Halcott Drive, and south of Mount Vernon Drive.

- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to approve a Conditional Use Permit (CUP) for townhouses in a RS-1 (Residential Single-Family) zoning district.

- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: January 6, 2026
 - B. FINAL ADOPTION: January 20, 2026

- 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 (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