

CITY ORDINANCE NO. CO-020-2026

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. 2026-2-REZ 262 RIDGE ROAD (TRACTS 3-5) ANNEXATION, LOCATED GENERALLY NORTH OF RIDGE ROAD, EAST OF SOUTH DOMINGUE AVENUE, AND SOUTH OF CURRAN LANE; AND ASSIGNING A ZONING CLASSIFICATION OF CH (COMMERCIAL-HEAVY) (DISTRICT 2)

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. 2026-2-REZ 262 Ridge Road (Tracts 3-5) Annexation, located generally north of Ridge Road, east of South Domingue Avenue, and south of Curran Lane; and assigning a zoning classification of CH (Commercial-Heavy). Refer to survey "Map of Proposed Extension for City of Lafayette, Louisiana, Corporate Limits, Located in Section 8, T10S-R4E" 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. 2.

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 northeasterly property corner of TISA BARRAS PATIN & SHEILA BARRAS ROBERTS, the easterly property of MAURICE LANTIER FAMILY LLC, and the westerly property of B R C GLOBAL LLC,

thence S07°09'42"E, a distance of approximately 29.67', along the easterly property line of TISA BARRAS PATIN & SHEILA BARRAS ROBERTS, and the westerly property line of B R C GLOBAL LLC which is also the existing City of Lafayette corporate limits to a point,

thence S07°09'42"E, a distance of approximately 231.19', along the easterly property line of TISA BARRAS PATIN & SHEILA BARRAS ROBERTS, and the westerly property line of B R C GLOBAL LLC which is also the existing City of Lafayette corporate limits to a corner point,

thence N89°50'56"E, a distance of approximately 414.31', along the northerly property line of TISA BARRAS PATIN & SHEILA BARRAS ROBERTS, and the southerly property line of B R C GLOBAL LLC which is also the existing City of Lafayette corporate limits to a corner point,

thence S00°08'25"W, a distance of approximately 572.46', along the easterly property line of TISA BARRAS PATIN & SHEILA BARRAS ROBERTS, and the westerly property line of RIDGE ROAD WAREHOUSE PARK OWNERS ASSOCIATION INC which is also the existing City of Lafayette corporate limits to a corner point,

thence N89°45'50"W, a distance of approximately 430.64', along the southerly property line of TISA BARRAS PATIN & SHEILA BARRAS ROBERTS, and the northerly right-of-way of Ridge Rd which is also the existing City of Lafayette corporate limits to a corner point,

thence N00°09'16"E, a distance of approximately 569.55', along the westerly property line of TISA BARRAS PATIN & SHEILA BARRAS ROBERTS, and the easterly property line of RANDOLPH TRUST to a corner point,

thence S89°50'56"W, a distance of approximately 28.65', along the southwesterly property line of TISA BARRAS PATIN & SHEILA BARRAS ROBERTS, and the northerly property line of RANDOLPH TRUST to a corner point,

thence N07°10'55"W, a distance of approximately 196.74', along the westerly property line of TISA BARRAS PATIN & SHEILA BARRAS ROBERTS, and the easterly property line of A D K INVESTMENTS INC to a point,

thence N07°10'55"W, a distance of approximately 29.92', along the westerly property line of TISA BARRAS PATIN & SHEILA BARRAS ROBERTS, and the easterly property line of A D K INVESTMENTS INC to a corner point,

thence N50°03'23"E, a distance of approximately 53.04', along the northwesterly property line of TISA BARRAS PATIN & SHEILA BARRAS ROBERTS, and the southeasterly property line of MAURICE LANTIER FAMILY 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 October 2, 2025 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 8, T10S-R4E, 262 RIDGE RD (TRACTS 3-5) ANNEXATION - APPROX. 5.893 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 Louisiana Revised Statute 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: 2026-2-REZ 262 Ridge Road (Tracts 3-5) Annexation
PETITIONER: Primax Properties, LLC

DATE PETITION FILED: November 4, 2025

DATE OF PUBLIC HEARING: February 23, 2026

DATES OF PUBLICATIONS: February 8, 2026
February 18, 2026
February 22, 2026

DATE OF ZONING COMMISSION RECOMMENDATION: February 23, 2026

RECOMMENDATION: Approve the ordinance that would assign a zoning classification of CH (Commercial-Heavy) to property proposed for annexation into the city of Lafayette.

Motion: Campbell
Second: Pontiff
Vote: 3-0-2-0
Ayes: Campbell, Lehman, Pontiff
Nays: None
Absent: German, Pritchard
Abstain: None

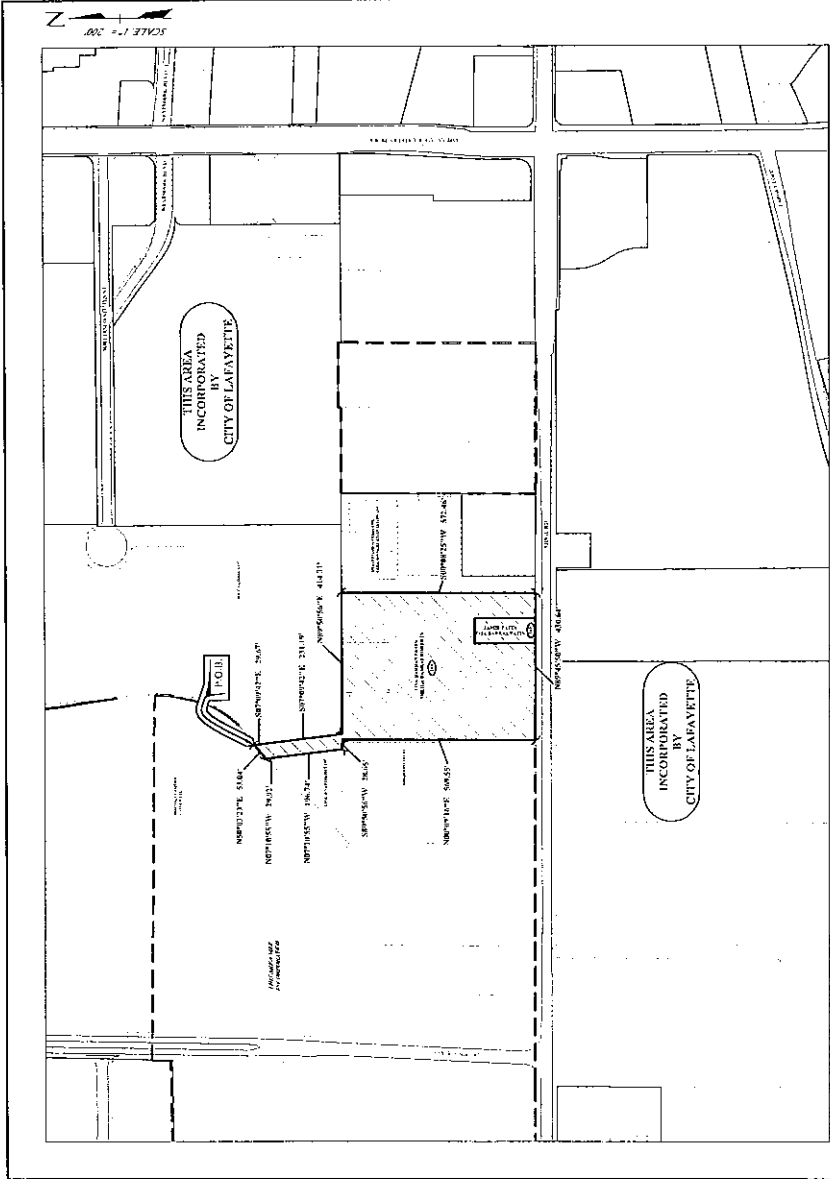
ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,


for Tammy Luke, Director

Community Development and Planning Dept.



**MAP OF
PROPOSED EXTENSION
FOR CITY OF LAFAYETTE,
LOUISIANA, CORPORATE LIMITS,
LOCATED IN
SECTION 8, T10S-R4E
262 RIDGE RD (TRACTS 3-5)
ANNEXATION
APPROX. 5.893 ACRES**

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

NOTE: ALL COORDINATES AND DISTANCES ARE BASED ON THE NATIONAL GRID SYSTEM (NAD 83).
 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 ALL DATA PREPARED BY LORISTONE LLC, DATED SEPTEMBER 11, 2023.

Prepared by: Lafayette City - Parish Consolidated Government
 Department: Lafayette Utilities System
 Date: October 2, 2023
 Drawn by: ELD

Zoning Commission

Community Development and Planning Department Staff Report

EXECUTIVE SUMMARY

Drafted 11/4/2025
Amended 2/24/2026

Agenda Item #4

2026-2-REZ

City Council District: 2 – Andy Naquin

Parish Council District: 2 – Donald Richard

Applicant: Primax Properties, LLC

Request: This is a request for a zoning assignment of CH (Commercial-Heavy) for property proposed for annexation into the city of Lafayette.

Location: 262 Ridge Road (Tracts 3-5)

Summary of Proposal:

The purpose of the proposed zoning assignment of CH (Commercial-Heavy) for property to be annexed into the city of Lafayette is to allow for a new location for "Tractor Supply". The applicant requires annexation to receive LUS services. This is a requirement of plat approval.

Recommendation:

Staff recommends a zoning assignment of CH (Commercial-Heavy).

Reason for Recommendation:

"Tractor Supply" is a chain of stores with a variety of agricultural and livestock supplies, along with tools, workwear and boots. A CH (Commercial-Heavy) zoning classification is appropriate for this use. A CH zoning classification is also appropriate considering the surrounding land uses. The subject property is unincorporated, but it is surrounded by incorporated CH (Commercial-Heavy) zoning districts and uses, including: a furniture/mattress center, plumbing supplies, furniture warehouses, a car wash, Sam's Club and a new apartment complex.

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 February 23, 2026, meeting and approved a motion to recommend that the City Council approve the request for a zoning classification of CH (Commercial-Heavy) 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: 0

Neutral: 0

Zoning Commission Meeting

February 23, 2026

2026-2-REZ

To: City Zoning Commission

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

City Council District: 2 – Andy Naquin

Parish Council District: 2 – Donald Richard

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Primax Properties, LLC

Request: This is a request for a zoning assignment of CH (Commercial-Heavy), to allow for a new location for the chain, "Tractor Supply".

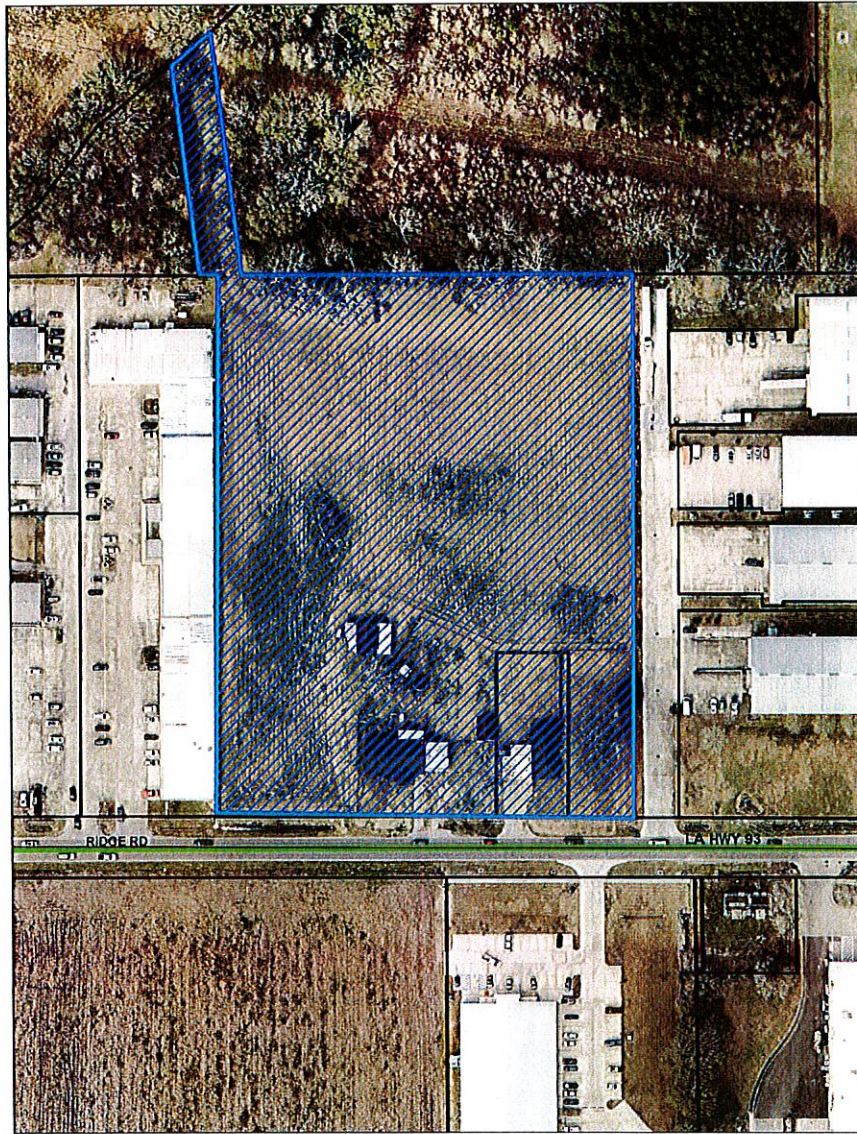
Location: 262 Ridge Road (Tracts 3-5)

Description: The subject property is located generally north of Ridge Road, east of South Domingue Avenue, and south of Curran Lane, and is approximately 5.893 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 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.

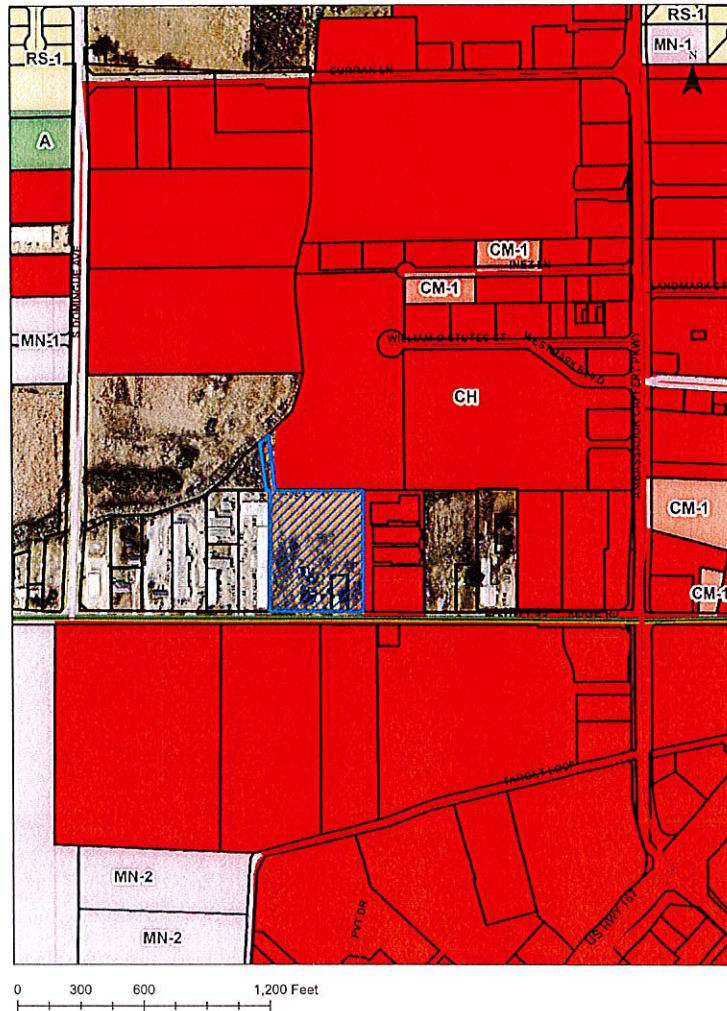


Subject Property

II. ANALYSIS

A. Existing conditions

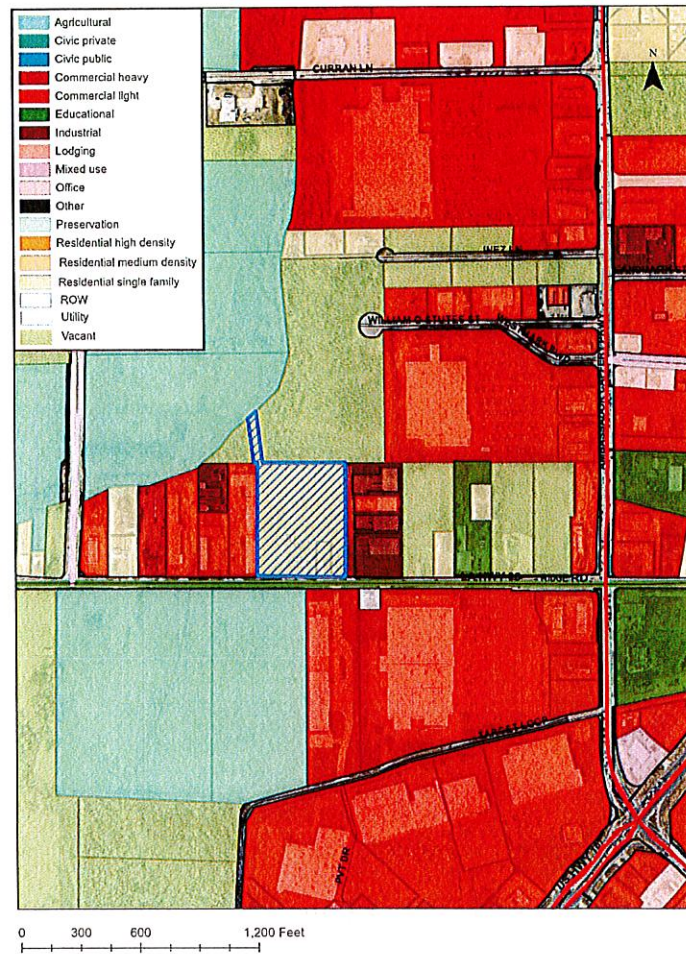
Zoning



Zoning Map of the Area Surrounding the Petitioned Site

The subject property is part of a small group of unincorporated properties surrounded by CH (Commercial-Heavy) zoning districts. These CH properties are following Johnston Street and Ambassador Caffery Parkway. There are also several CM-1 (Commercial Mixed) zoning districts following the classified roadways. To the southwest of the subject property are the MN-2 zoning

districts that are part of the Creekview subdivision, currently under construction. To the northwest, following South Domingue Avenue, are a mixture of zoning districts CH (Commercial-Heavy), A (Agricultural), MN-1 (Mixed-Use Neighborhood), and RS-1 (Residential Single-Family), and unincorporated undeveloped properties. The MN-1 zoning district at Ambassador Caffery Parkway and Curran Lane is at the beginning of a large RS-1 (Residential Single-Family) zoning district.



Land Use Map

The Land Use map indicates that the subject property is surrounded by commercial light and commercial heavy uses, and by undeveloped land and agricultural uses. Commercial heavy uses follow Ambassador Caffery and Johnston Street, with a few office uses, and a few educational uses.

Infrastructure



Street Classification and Sidewalk Inventory

The subject property fronts a minor arterial, Ridge Road. Ridge Road intersects with Ambassador Caffery Parkway, a principal arterial, just a short distance from the subject property. Johnston Street, another principal arterial, is just a short distance (.23 miles) further south of the intersection of Ridge Road and Ambassador Caffery Parkway. There are sidewalks at the areas of newer construction.

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 CH (Commercial-Heavy) is to allow for a new location of “Tractor Supply” and to have access to LUS services. There is a large amount of commercial development all around the subject property. Most of the properties immediately to the west are unincorporated, but they are still commercial or undeveloped. There are several residential developments, either established or still under construction, but they are beyond South Domingue Avenue. “Tractor Supply” is a commercial retail business, and, as such, can be accessed from Ambassador Caffery Parkway or Johnston Street. Ridge Road connects to both of these classified roadways.

D. Evaluation of approval standards

The proposed use is consistent with the comprehensive plan.

The Future Land Use Map, (FLUM) as presented in PlanLafayette, considers the intersection of Johnston Street and Ambassador Caffery Parkway as a future large Mixed-Use Center, which is just a short distance from the subject property. Retail, like “Tractor Supply”, is an important part of a Mixed-Use Center. Outside of the Mixed-Use center, as per the FLUM, is mixed residential; in this case, *Creekview Subdivision* (currently under construction), *The Waters*, and *Kate’s Crossing*, with zoning districts of RM-1 (Residential Mixed), MN-2 (Mixed-Use Neighborhood) and RS-1 (Residential Single-Family).

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 commercial mixed with some commercial heavy. There are residential uses starting to develop outside of this largely commercial area, as evidenced by two large mixed residential developments, *The Waters Subdivision* and *Creekview Subdivision*.

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 commercial uses in that area. The subject property will be one of many retail businesses along Ridge Road. The applicant is requesting CH (Commercial-Heavy) as its zoning classification, which is same as most of the zoning districts in this area. The new

residential developments here are one step away from this commercial group, so there should be no problems with the commercial uses along Ridge Road, Johnston Street and Ambassador Caffery Parkway.



Internal Memorandum

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

TO: Rachel Godeaux **DATE:** February 20, 2026

FROM: Tammy Luke

SUBJECT: Case No. 2026-2-REZ
262 Ridge Road (Tracts 3-5) Annexation

The attached ordinance would assign a zoning classification of CH (Commercial-Heavy) to property located generally north of Ridge Road, east of South Domingue Avenue, and south of Curran Lane. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, February 23, 2026 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, March 10, 2026, with Final Adoption Tuesday, March 24, 2026.

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



Tammy Luke
Director

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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 CH (Commercial-Heavy) for property located generally north of Ridge Road, east of South Domingue Avenue, and south of Curran Lane.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign the zoning classification of CH (Commercial-Heavy) to property proposed for annexation into the city of Lafayette.
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: March 10, 2026
 - B. FINAL ADOPTION: March 24, 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 (2 pages)
 - E. Map (1 page)
 - F. Final Evaluation of Zoning Considerations (10 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