

CITY ORDINANCE NO. CO-040-2026

**AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL APPROVING A
CONDITIONAL USE PERMIT TO ALLOW A DWELLING, TWO-FAMILY (DUPLEX)
IN A RS-1 (RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT, CASE NO. 2026-7-
REZ 100 WILKINS STREET CUP (CONDITIONAL USE PERMIT), LOCATED
GENERALLY NORTH OF MARKHAM STREET, EAST OF LISTON STREET, AND
SOUTH OF HAMMOND ROAD**

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette City Council hereby approves a CUP (Conditional Use Permit) to allow a dwelling, two-family (duplex) in a RS-1 (Residential Single-Family) zoning district, Case No. 2026-7-REZ, 100 Wilkins Street CUP (Conditional Use Permit), located generally north of Markham Street, east of Liston Street, and south of Hammond Road, the said parcel being shown and identified on a map titled, "Plat of Survey Showing the Re-Division of a Portion of Lots 23 & 24 into One Lot", prepared by Richard C. Spikes, Inc., dated January 13, 2026, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: 2026-7-REZ 100 Wilkins Street CUP
PETITIONER: Nathan Williams Jr.

DATE PETITION FILED: February 19, 2026

DATE OF PUBLIC HEARING: April 20, 2026

DATES OF PUBLICATIONS: April 5, 2026
April 15, 2026
April 19, 2026

DATE OF ZONING COMMISSION RECOMMENDATION: April 20, 2026

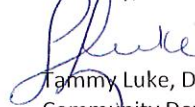
RECOMMENDATION: Deny the ordinance that would grant a CUP (Conditional Use Permit) for a dwelling, two family (duplex) in a RS-1 (Residential Single-Family) zoning district.

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

ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,

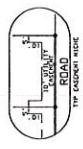


Tammy Luke, Director
Community Development and Planning Dept.



FIGURE 11 - 11017
 VILKINS STREET (40 R/V) PUBLIC

FIGURE 12 - 11017
 VILKINS STREET (40 R/V) PUBLIC



TYP. ROADWAY CROSS SECTION

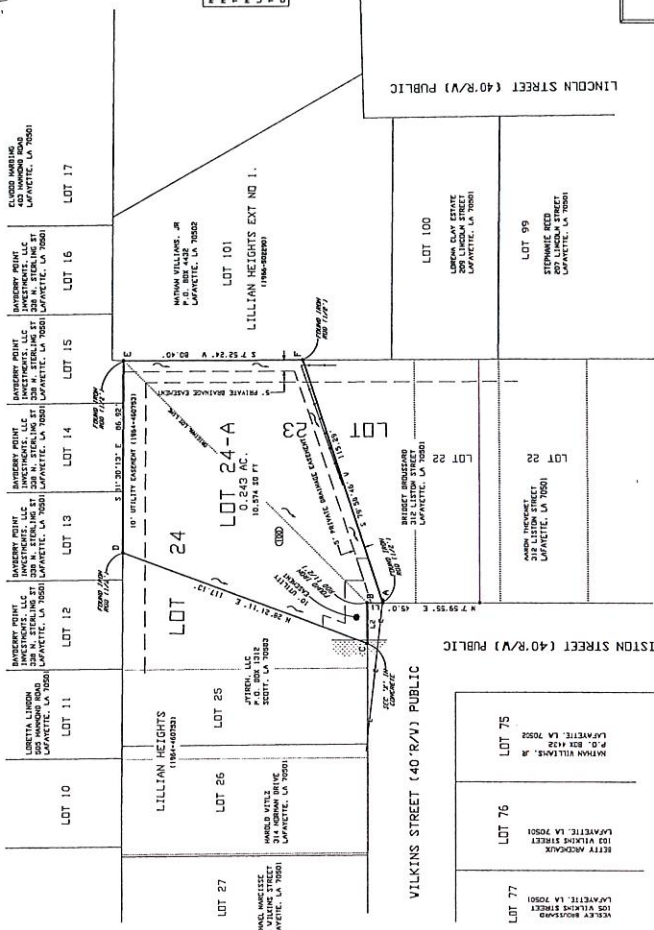
NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT IS STRICTLY PROHIBITED.

SCALE: 1" = 20'
 DATE: 11/13/2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

NOTES:
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BAVERSKY POINT
 (11017)



DELIVERY DATE: 11/13/2008
 THE ENGINEER HAS CONDUCTED VISUAL SURVEILLANCE OF THE SITE OF THIS ENFORCEMENT ACTION AT THE ADDRESSING STREET AND HAS FOUND THAT THE INFORMATION ON THESE PLANS IS CORRECT.
 THIS PROPERTY COMPLIES WITH ALL APPLICABLE ZONING AND SUBDIVISION LAWS.
 PROJECT NO.: 11017

SCALE: 1" = 20'
 DATE: 11/13/2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 11017

LINE TABLE
 1.00' = 1" = 12.00"
 2.00' = 1" = 24.00"
 3.00' = 1" = 36.00"
 4.00' = 1" = 48.00"
 5.00' = 1" = 60.00"
 6.00' = 1" = 72.00"
 7.00' = 1" = 84.00"
 8.00' = 1" = 96.00"
 9.00' = 1" = 108.00"
 10.00' = 1" = 120.00"

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UTILITIES
 ELECTRICAL: 12" VOLTAGE
 GAS: 12" VOLTAGE
 WATER: 12" VOLTAGE
 SEWER: 12" VOLTAGE
 TELEPHONE: 12" VOLTAGE

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Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 2/19/2026
Amended 5/21/2026

Agenda Item #5

2026-7-REZ

City Council District: 1 – Elroy Broussard

Parish Council District: 5 – AB Rubin

Applicant: Nathan Williams Jr.

Request: This is a request for a Conditional Use Permit (CUP) to build a *dwelling, two-family (duplex)* in a RS-1 (Residential Single-Family) zoning district.

Location: 100 Wilkins Street

Summary of Proposal:

The purpose of this rezoning is to be able to use the existing subject property lot to build a duplex. This will require a Conditional Use Permit (CUP) for a *dwelling, two-family (duplex)* in a RS-1 (Residential Single-Family) zoning district, as *duplexes* are conditional in RS-1. The subject property is 0.243 acres, or 10, 574 S.F. It is bigger than the minimum required lot square footage for RS-1 (Residential Single-Family), which is 6000 SF.

Recommendation:

Staff would recommend approval of a Conditional Use Permit (CUP) for a *dwelling, two-family (duplex)* in a RS-1 (Residential Single-Family) zoning district.

Reasons for Recommendation:

This lot's corner configuration makes it a good candidate for a two-family dwelling instead of just being used for a single-family dwelling. The lot is 10,574 SF, and the minimum for a single-

family dwelling lot in a RS-1 (Residential Single-Family) zoning district is 6000 SF. The lot is part of the *Lillian Heights Subdivision*, and is accessed from North Saint Antoine Street. This is an older neighborhood, first established in the early sixties. This neighborhood, *Lillian Heights*, along with *Bayberry Point Subdivision*, *Nolan Heights*, *Presley Heights*, *Villa Gardens*, *Gentilly Park* and *Richter Park Subdivision*, are all RS-1 (Residential Single-Family) residential neighborhoods while the subdivisions and developments to the west and the south are RM-1 (Residential Mixed) residential neighborhoods (*North Pierce Street Subdivision*, *Landfair Apartments* and *Destiny of Faith Estates*).

The comprehensive plan considers that there is a lack of housing choice in the city of Lafayette and “encourages compact development within existing activity centers and along corridors that include a mix of uses supportive of vibrant daily activity patterns”. 100 Wilkins Street is very close to North Saint Antoine Street, Martin Luther King Jr Drive and Benoit-Falgout Drive, all major collectors within this area. There are Housing Authority duplexes across North Saint Antoine Street from the subject property, and apartments and townhouses along Martin Luther King Jr Drive to the south. Acadiana Cares, Inc. is also located adjacent to Lillian Heights, providing support, counseling and housing.

Duplexes are a smaller and more affordable alternative to single-family homes. A variety of housing options can help fill the needs of the elderly, who no longer can maintain a full yard and house. Or it can be helpful to younger people just starting out, and students, who often can’t afford or don’t want the maintenance of a house and yard.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received no calls.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its April 20, 2026, meeting and approved a motion to recommend that the City Council deny the request for a Conditional Use Permit (CUP) for a dwelling, two family (duplex) in a RS-1 (Residential Single-Family) zoning district.

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: 2

Opposition: 1

Neutral: 0

Zoning Commission Meeting

April 20, 2026

2026-7-REZ

To: City Zoning Commission

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

City Council District: 1 – Elroy Broussard

Parish Council District: 5 – AB Rubin

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: Nathan Williams, Jr.

Request: This is a request for a Conditional Use Permit (CUP) to build a *dwelling, two-family (duplex)* in a RS-1 (Residential Single-Family) zoning district.

Location: 100 Wilkins Street

Description: The subject property is located generally north of Markham Street, east of Liston Street, and south of Hammond Road. The subject property is approximately 0.243 acres, in total.

Why is Zoning Commission action required?

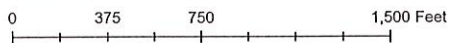
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council prior to council action, in accordance with Article 4 of the Lafayette Development Code.

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 25 50 100 Feet

Subject Property Map

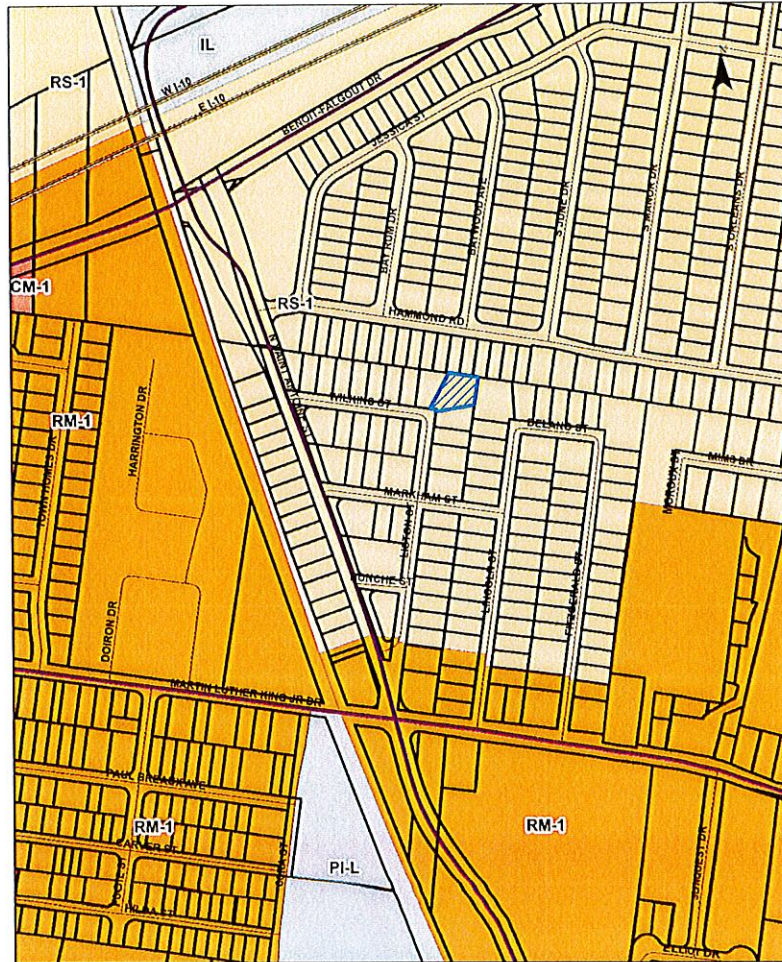


Vicinity Map

II. ANALYSIS

A. Existing conditions

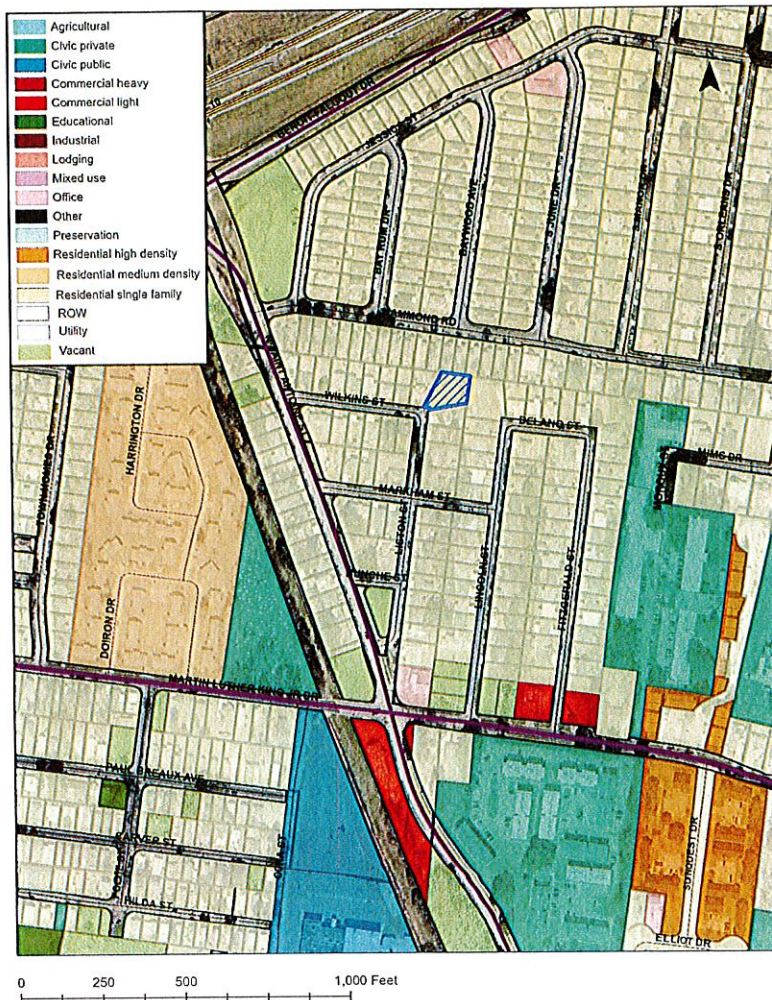
Zoning



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, which contains at least seven (7) single-family subdivisions. Large areas of RM-1 (Residential Mixed) zoning districts, with several apartment complexes, an affordable housing neighborhood, and townhouse complexes, are adjacent to the south and west of

the RS-1 areas. A PI-L (Public/Institutional Light) zoning district (MLK Recreation Center and Dorsey Park) is between two RM-1 zoning districts to the south, and an IL (Industrial-Light) zoning district is to the north, just north of I-10. RM-1 (Residential Mixed) properties follow Martin Luther King Jr Drive to the south of the subject property.

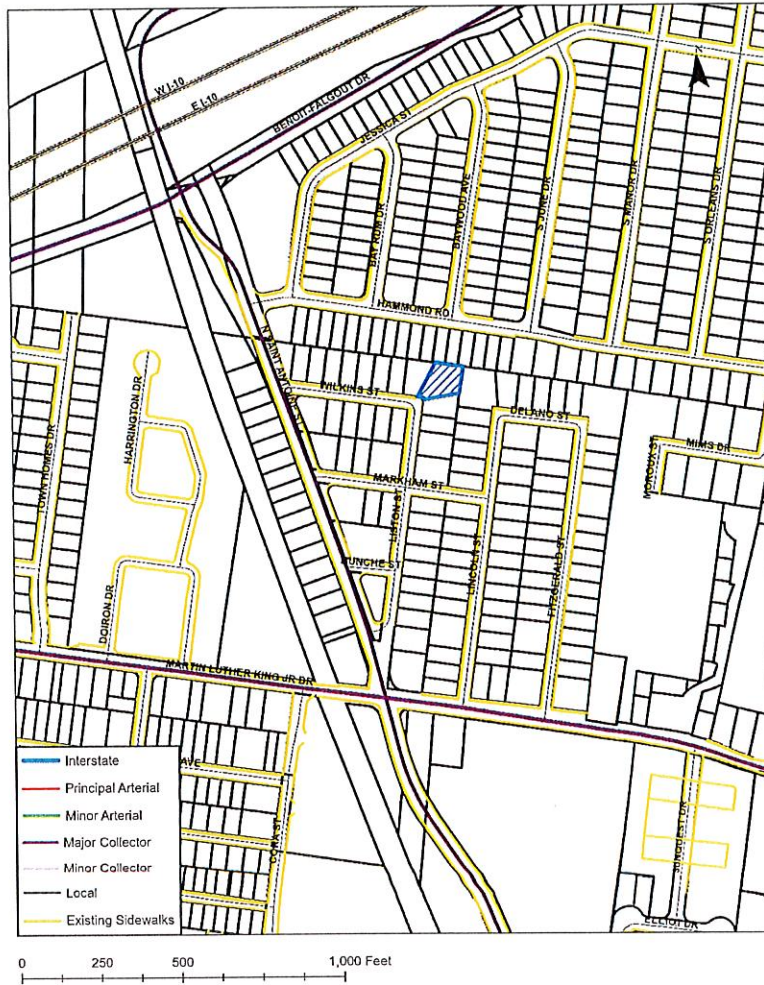


Land Use Map

The land use map is very similar to the Zoning Map. This area is almost all residential uses: primarily single-family residential, some medium density residential and some high density residential. MLK Rec Center and Dorsey Park are public civic uses, while there are several private civic uses, including a cemetery, apartments, the nonprofit organization, Acadiana CARES, Inc., and a church, Destiny of Faith. There are a few office uses, including a couple

within the neighborhood, and a couple of mixed and heavy commercial uses, including a convenience store with gas sales.

Infrastructure



Street Classification and Sidewalk Inventory Map

The subject property fronts the corner of Wilkins Street and Liston Street, which are both local roads. It is a short distance from North Saint Antoine Street, Martin Luther King Jr Drive and Benoit-Falgout Drive, which are all major collectors. I-10 to the north is an interstate highway. Sidewalks are indicated throughout this area, but are not existing in *Lillian Heights*

Subdivision, but are existing in *Bayberry Point Subdivision* to the north. The sidewalk system is not complete through this area. There are sidewalks along North Saint Antoine Street.

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 obtain a conditional use permit (CUP) to allow the property to be used for a duplex instead of for a single-family residential dwelling. There can sometimes be negative comments from neighbors when change like this occurs, but staff does not think that a duplex would be disruptive for the neighborhood. Duplexes are generally smaller living units, often with a single tenant or a couple, instead of a family that might have 3 or 4 cars for the parents and kids.

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

Plan Lafayette, in stating Elements & Goals, 3, Housing and Neighborhoods, 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."

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.

Lillian Heights Subdivision is a well-established neighborhood and can be compatible with small changes like the proposed CUP. There are already townhouses next to the food pantry and apartments along Martin Luther King Jr Drive. Small changes like this one, a duplex instead of a single-family dwelling, will not affect it in a negative way. In fact, a duplex often attracts a single tenant, or a couple, whereas a single-family dwelling may have more residents and more cars.

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 in the area, and with the mixed commercial lands uses that follow Martin Luther King Jr Drive. This subdivision, *Lillian Heights*, along with *Bayberry Point*, *Richter Park Subdivision* and all the other adjacent subdivisions, are primarily single-family residential dwellings, with more mixed residential in the general area of these neighborhoods. There are apartment complexes, townhouse complexes and affordable housing.

Duplexes are a more affordable and generally smaller living unit. A duplex can be a solution for elderly parents who can no longer maintain a large house and yard. For an elderly parent who is now living alone, there is comfort knowing someone is as close as next door. A single person might also want a smaller yard and house. A couple just starting out can more easily afford a duplex rather than a larger house with a lawn and landscaping to maintain. These are just examples of options available if more options are permitted.



Internal Memorandum

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

TO: Rachel Godeaux

DATE: April 22, 2026


FROM: Tammy Luke

SUBJECT: Case No. 2026-7-REZ
100 Wilkins Street Conditional Use Permit

The attached ordinance would allow a Conditional Use Permit (CUP) for a dwelling, two family (duplex) for property located generally north of Markham Street, east of Liston Street, and south of Hammond Road. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, April 20, 2026 meeting, recommended that the City Council deny the attached ordinance. We request that Council Introduction be scheduled for Tuesday, May 19, 2026, with Final Adoption Tuesday, June 2, 2026.

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



Tammy Luke
Director

RECEIVED

APR 27 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 allow a Conditional Use Permit (CUP) for a dwelling, two family (duplex) in a RS-1 (Residential Single-Family) zoning district for property located generally north of Markham Street, east of Liston Street, and south of Hammond Road.


- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to allow a Conditional Use Permit (CUP) for a dwelling, two family (duplex) in a RS-1 (Residential Single-Family) zoning district.

- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: May 19, 2026
 - B. FINAL ADOPTION: June 2, 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