

CITY ORDINANCE NO. CO-037-2026

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. 2026-1-AZON HOBSON STREET AND NORTH BUCHANAN STREET ADMINISTRATIVE REZONING, LOCATED GENERALLY NORTH OF MUDD AVENUE, WEST OF NORTH BUCHANAN STREET, AND SOUTH OF NORTH BUCHANAN STREET; 311, 313 & 315 (ON ONE LOT), 319, 401, 405 & 407 NORTH BUCHANAN STREET, 100, 101, 102, 106 & 107 HOBSON STREET, AND 101, 103 & 107 MUDD AVENUE BEING REZONED FROM IL (INDUSTRIAL-LIGHT) TO MN-2 (MIXED-USE NEIGHBORHOOD)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. 2026-1-AZON Hobson Street and North Buchanan Street Administrative Rezoning located generally north of Mudd Avenue, west of North Buchanan Street, and south of North Buchanan Street, the particular parcels being rezoned from IL (Industrial-Light) to MN-2 (Mixed-Use Neighborhood); 311, 313 & 315 (on one lot), 319, 401, 405 & 407 North Buchanan Street, 100, 101, 102, 106 & 107 Hobson Street, and 101, 103 & 107 Mudd Avenue, the said parcels being shown and identified on a map titled, "Hobson and North Buchanan Street Administrative Rezoning-Address Map", 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: 2026-1-AZON Hobson Street & North Buchanan Street Administrative Rezoning

PETITIONER: Lafayette Consolidated Government

DATE PETITION FILED: December 16, 2025

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

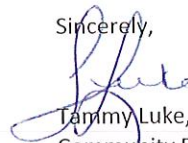
RECOMMENDATION: Approve the ordinance that would rezone properties 311, 313 & 315 (on one lot), 319, 401, 405 & 407 North Buchanan Street, 100, 101, 102, 106 & 107 Hobson Street, and 101, 103 & 107 Mudd Avenue from IL (Industrial-Light) to MN-2 (Mixed-Use Neighborhood).

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

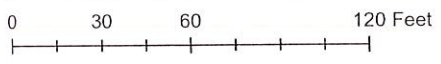
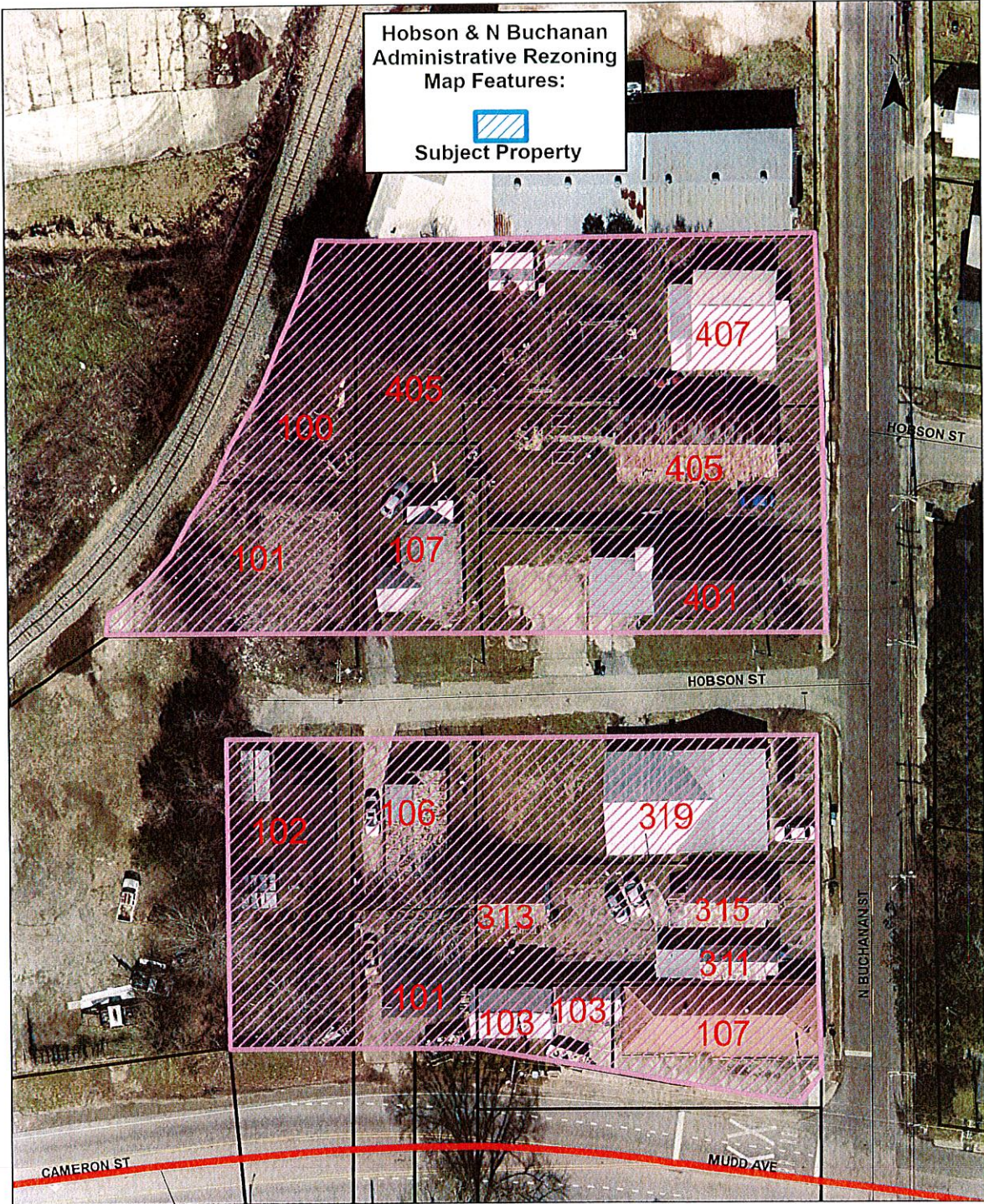
Sincerely,



Tammy Luke, Director
Community Development and Planning Dept.

Hobson & N Buchanan
Administrative Rezoning
Map Features:

Subject Property



Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 12/16/2025
Amended 4/21/2026

Agenda Item #1

2026-1-AZON

City Council District: 1 – Elroy Broussard

Parish Council District: 5 – AB Rubin

Applicant: Lafayette Consolidated Government

Request: This is a staff-led request for the administrative rezoning of **13** selected properties within the **Hopkins Addition** neighborhood. All of these properties are in an IL (Industrial-Light) zoning district, and all are residential uses or are vacant properties, except for one building along Mudd Avenue (107) that has been a commercial use at times. Staff proposes rezoning these properties from IL (Industrial-Light) to MN-2 (Mixed-Use Neighborhood). The zoning district would then reflect the existing land uses, and they would be legal conforming properties instead of legal non-conforming properties. MN-2 will give these residents options for development, as MN-2 permits light commercial as well as residential. This is Phase 1 of an administrative rezoning of a few areas of residential land use in **Hopkins Addition, the Honeymoon Addition and the Mudd Addition.**

Location: There are **13** properties:
311, 313 & 315 (all on 1 lot), 319, 401, 405, and 407 **North Buchanan Street**, 100, 101, 102, 106 & 107 **Hobson Street**, and 101, 103 & 107 **Mudd Avenue.**

Summary of Proposal:

The purpose of this rezoning is to correct outdated and/or inappropriate zoning districts. These properties are all currently IL (Industrial-Light) zoning districts, but IL does not permit single-family residences. For now, the lots with residences on them are legal non-conforming, but

there are also three vacant lots. Single-family or multi-family residences cannot be built on these vacant lots as long as they remain an IL (Industrial-Light) zoning district.

Recommendation:

Staff recommends approval of this recommendation to rezone these properties from IL (Industrial-Light) zoning districts to MN-2 (Mixed-Use Neighborhood) zoning districts.

Reasons for Recommendation:

The original neighborhood of Hopkins Addition was drawn up in 1903. At that time, it was common for areas of housing to be built in industrial areas, serving the workers in these areas. People would often walk to work. Over the years, streets changed, zoning was added, and now these homes are in the middle of an industrial area, and are in IL (Industrial-Light) zoning districts. There are no residential uses allowed in an IL zoning district, except for one use, a *Community Home*, which serves a small household of handicapped persons. So, at present, with an IL (Industrial-Light) zoning classification, any vacant lots could not be built on, at least, not with a single-family residence or any other type of residence. These lots are too small for industrial uses. These lots are categorized as legal non-conforming. Expansion and renovation are limited for legal non-conforming lots. Rezoning these lots from IL to MN-2 (Mixed-Use Neighborhood) will offer more options for the people who live in this area, and will limit intrusion of inappropriate land uses (example: a bar/lounge, car wash, auto repair or sales and so on).

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received one call, asking for information on the zoning district MN-1. The caller was in favor of the change once MN-1 was explained.

Briefing: February 23, 2026

A briefing on this case was presented to the Zoning Commission on Monday, February 23, 2026, and it was determined that it would move forward as a case on April 20, 2026, at the next Zoning Commission meeting.

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 approve the request to rezone the subject properties from IL (Industrial-Light) to MN-2 (Mixed-Use Neighborhood).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 1

Opposition: 0

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

Zoning Commission Meeting

April 20, 2026

2026-1-AZON

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: Lafayette Consolidated Government

Request: This is a staff-led request for a rezoning from IL (Industrial-Light) to MN-2 (Mixed-Use Neighborhood).

Location: There are **13** properties:
311, 313 & 315 (all on 1 lot), 319, 401, 405, and 407 **North Buchanan Street**, 100, 101, 102, 106 & 107 **Hobson Street**, and 101, 103 & 107 **Mudd Avenue**.

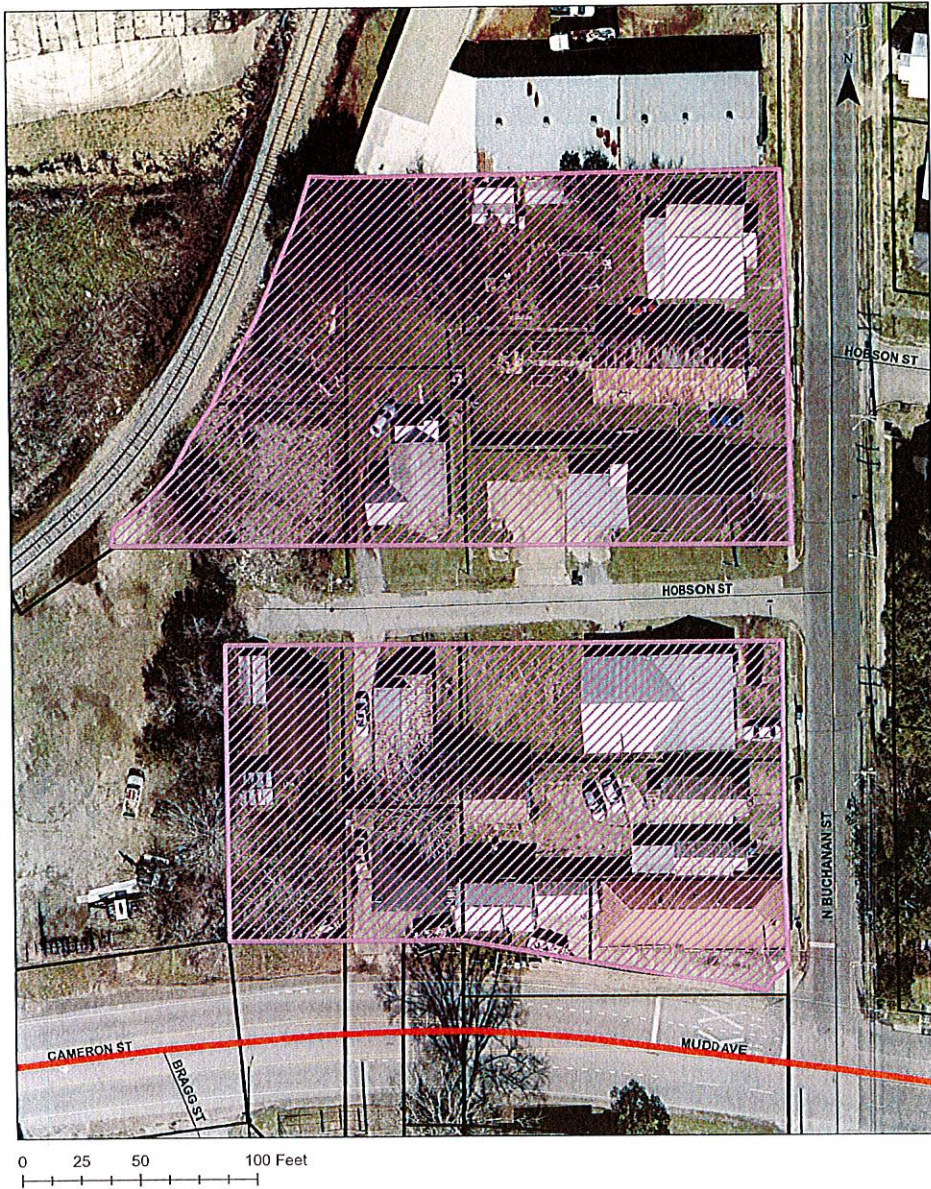
Description: The subject properties are located generally north of Mudd Avenue, west of North Buchanan Street, and south of North Buchanan Street. The subject properties are approximately 1.53 acres in total.

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.



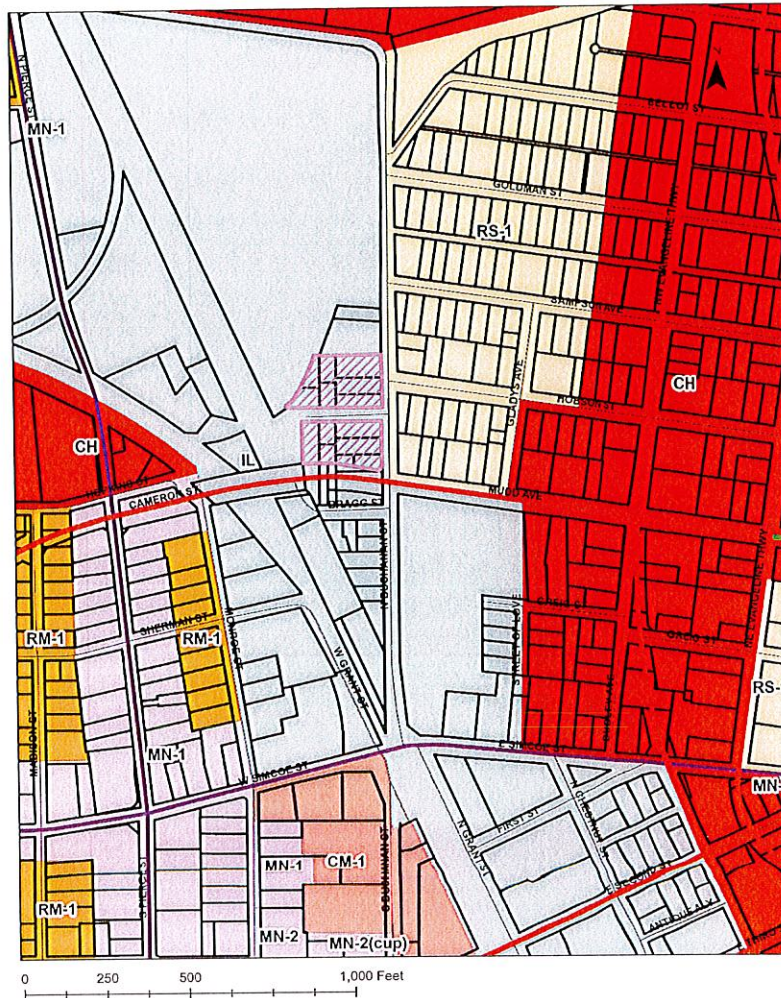
Subject Property Map



Vicinity Map

II. ANALYSIS

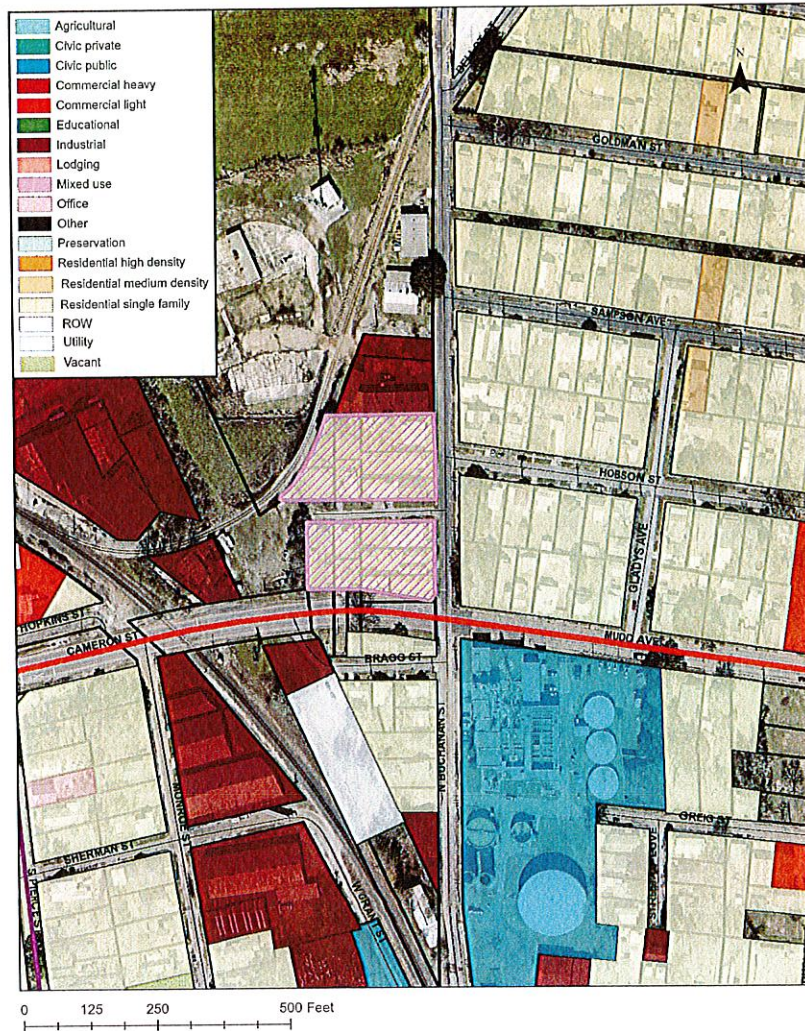
A. Existing conditions Zoning



Zoning Map of the area surrounding the petitioned site

The subject properties are part of an IL (Industrial-Light) border that generally follows the railroad and borders the CH (Commercial-Heavy) zoning districts at the Evangeline Thruway/I-49. To the east of the subject properties is a large neighborhood (*Mudd Addition & St. Germain Subdivision*) of RS-1 (Residential Single-Family) zoning districts, which

changes to CH (Commercial-Heavy) at the thruway. To the west of the subject properties is the LaPlace neighborhood, which was comprehensively rezoned in 2016 to more residential zoning districts (RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood)).



Land Use Map

The land use map shows that the subject properties are all residential uses, except for the vacant lots. To the east are more mainly single-family residential uses, with a few residential medium density uses also. There is a large civic public use to the south, which is part of LUS.

Commercial heavy and industrial uses follow the train tracks north and south of the subject properties.

Infrastructure



Street Classification and Sidewalk Inventory Map

The subject properties front North Buchanan Street, and Hobson Street, which are both local roads. Cameron Street/Mudd Avenue to the south of the subject properties is a principal arterial at this location. The Thruway/I-49 is also a principal arterial. All other roads in this

vicinity are local roads, except for West Simcoe Street, East Simcoe Street, North Pierce Street and South Pierce Street, which are major collectors. There are sidewalks along North Buchanan Street, but a sidewalk system is not complete.

B. Recent cases and relevant trends

Staff works on administrative rezonings on a regular basis, and the current case is typical. This case is to rezone properties to a zoning classification that reflects the existing land uses. In this case, rezoning residential uses from industrial zoning to residential zoning districts. A similar case in 2024 was **2024-1-AZON Reid Street Administrative Rezoning**. This was a block of mostly residential uses that were in an IL (Industrial-Light) zoning district. These properties were successfully rezoned to MN-2 (Mixed-Use Neighborhood). In 2025, staff completed a series of administrative rezonings in McComb-Veazey. All of these cases rezoned zoning districts from an older zoning system, a “cumulative” zoning system. CH (Commercial-Heavy) and IL (Industrial-Light) zoned properties that had been legal non-conforming were rezoned to more appropriate zoning districts that reflected the existing land uses, very similar to this case on North Buchanan and Hobson Street.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this staff-led rezoning is to eliminate inappropriate zoning for residential properties in order to help preserve and maintain an existing neighborhood. The plat for this neighborhood is dated 1903, and the zoning classification was probably non-existent. The zoning of this area was probably done years later under a cumulative zoning system, when single-family residences were allowed in CH (Commercial-Heavy) and IL (Industrial-Light). But as the zoning system was updated these residential properties became legal non-conforming, as residential uses were no longer allowed in these areas except for multi-family and group homes. Being labeled as legal non-conforming uses limits the options the owner has for the property.

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

The comprehensive plan considers that there is a lack of housing choice in the city and “encourages compact development within existing activity centers and along corridors that include a mix of uses supportive of vibrant daily activity patterns” (Policy 2.11). Staff intends that the administrative rezoning of this neighborhood will revitalize the area by once again allowing single-family residences on the vacant subject property lots while reducing the possibility of intrusion of commercial businesses within the neighborhood. Staff has had several similar cases in the last few years, recommending rezoning residential use properties in commercial/industrial zoning districts to a residential zoning district.

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.

N/A.

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

N/A.

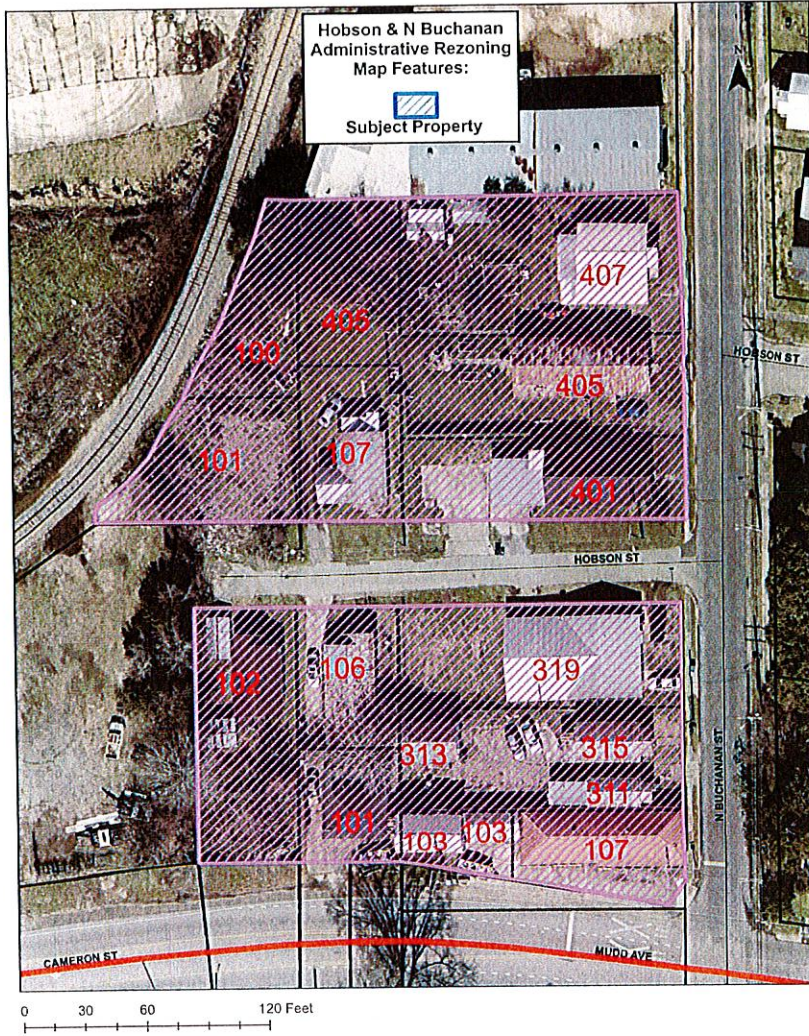
The proposed amendment is compatible with surrounding land uses.

Yes. All developed lots in the subject properties are residences except for 107 Mudd Avenue, although the building at times has had residential uses. The last use at this address was retail, a flooring store. The properties across North Buchanan Street (*Mudd Addition* and *St. Germain Subdivision*) are in a RS-1 zoning district, until the neighborhood reaches I-49, where the zoning districts become CH (Commercial-Heavy). There are more legal non-conforming residential uses to the south of the subject properties, across Mudd Avenue. There is another small neighborhood which staff hopes to make the next phase of this case: a residential area that spans from Mudd Avenue to East Simcoe Street. There was a CH (Commercial-Heavy) use adjacent to and just to the north of the current subject properties, but the building is now vacant. The LUS building to the south is a civic public use. This small neighborhood is compatible with these uses.

List of 15 properties recommended to be rezoned to MN-2 by address:

1. 100 Hobson Street – Vacant lot
2. 101 Hobson Street – Vacant lot
3. 102 Hudson Street - Residential Single-Family
4. 106 Hobson Street – Residential Single-family
5. 107 Hobson Street – Residential Single-Family
6. 311, 313 & 315 North Buchanan Street – Residential Mixed
7. 319 North Buchanan Street – Residential Single-Family
8. 401 North Buchanan Street – Residential Single-Family
9. 405 North Buchanan Street – Residential Single-Family
10. 407 North Buchanan Street – Residential Single-Family
11. 101 Mudd Avenue – Residential Mixed/Duplex
12. 103 Mudd Avenue – Residential Mixed/Triplex/Apartment
13. 107 Mudd Avenue – Light Commercial: building is vacant

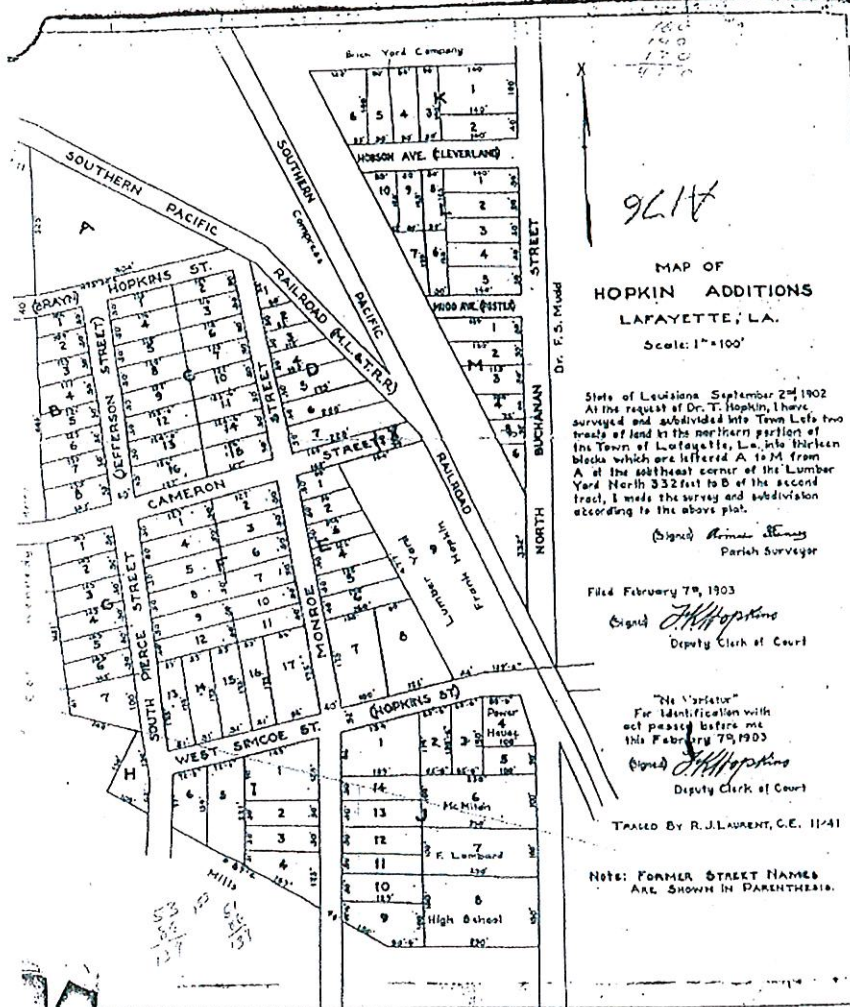
Address Map



Original Hopkins Additions Subdivision Map

176

Blas Blaine



MAP OF
HOPKIN ADDITIONS
LAFAYETTE, LA.
Scale: 1"=100'

State of Louisiana September 27, 1902
At the request of Dr. T. Hopkins, I have surveyed and subdivided into Town Lots two tracts of land in the northern portion of the Town of Lafayette, La. into sixteen blocks which are lettered A to M from A at the southeast corner of the Lumber Yard North 332 feet to B of the second tract, I make the survey and subdivision according to the above plan.

(Signed) *Armed Stoney*
Parish Surveyor

Filed February 79, 1903

(Signed) *J.M. Hopkins*
Deputy Clerk of Court

"No Variation"
For identification with
act passed before me
this February 79, 1903
(Signed) *J.M. Hopkins*
Deputy Clerk of Court

Traced By R. J. LAURENT, C.E. 11/41

NOTE: FORMER STREET NAMES
ARE SHOWN IN PARENTHESES.



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. 2026-1-AZON


Hobson Street and North Buchanan Street Administrative Rezoning

311, 313 & 315 (on one lot), 319, 401, 405 & 407 North Buchanan Street, 100,
101, 102, 106 & 107 Hobson Street, and 101, 103 & 107 Mudd Avenue.

The attached ordinance would rezone, from IL (Industrial-Light) to MN-2 (Mixed-Use Neighborhood), properties located generally north of Mudd Avenue, west of North Buchanan Street, and south of North Buchanan Street. 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 approve 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

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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 rezone properties located generally north of Mudd Avenue, west of North Buchanan Street, and south of North Buchanan Street.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject properties from IL (Industrial-Light) to MN-2 (Mixed-Use Neighborhood).
- 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 (14 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