**CITY ORDINANCE NO. CO-049-2026**

**AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. 2026-5-REZ 2000 BLOCK SOUTH COLLEGE ROAD REZONING, LOCATED GENERALLY NORTH OF SOUTH COLLEGE ROAD, WEST OF MARKET PLACE, AND SOUTH OF OAK BRANCH; BEING REZONED FROM CH (COMMERCIAL-HEAVY) TO RM-1 (RESIDENTIAL MIXED)**

**BE IT ORDAINED** by the Lafayette City Council, that:

**SECTION 1:** The Lafayette Development Code is hereby amended so as to reclassify Case No. 2026-5-REZ 2000 Block South College Road Rezoning located generally north of South College Road, west of Market Place, and south of Oak Branch, the particular parcel being rezoned from CH (Commercial-Heavy) to RM-1 (Residential Mixed); the said parcel being shown and identified on a map titled, "A Map Showing 10.444 acres to be Rezoned From CH to MN-1", prepared by Michael P. Guidry, Inc., dated February 5, 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**SECTION 2:** All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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 occurs first.

* * * * *

O-049-2026

**LAFAYETTE ZONING COMMISSION**
**RECOMMENDATION OF ACTION**

**TO:** Lafayette City Council

**FROM:** Lafayette Zoning Commission and Community Development & Planning Dept.

**SUBJ:** 2026-5-REZ 2000 Block South College Road Rezoning

**PETITIONER:** Michael P. Guidry, Inc.

**DATE PETITION FILED:** February 5, 2026

**DATE OF PUBLIC HEARING:** May 18, 2026

**DATES OF PUBLICATIONS:** May 3, 2026
May 13, 2026
May 17, 2026

**DATE OF ZONING COMMISSION RECOMMENDATION:** May 18, 2026

**RECOMMENDATION:** Approve the ordinance that would rezone property from CH (Commercial-Heavy) to RM-1 (Residential Mixed).

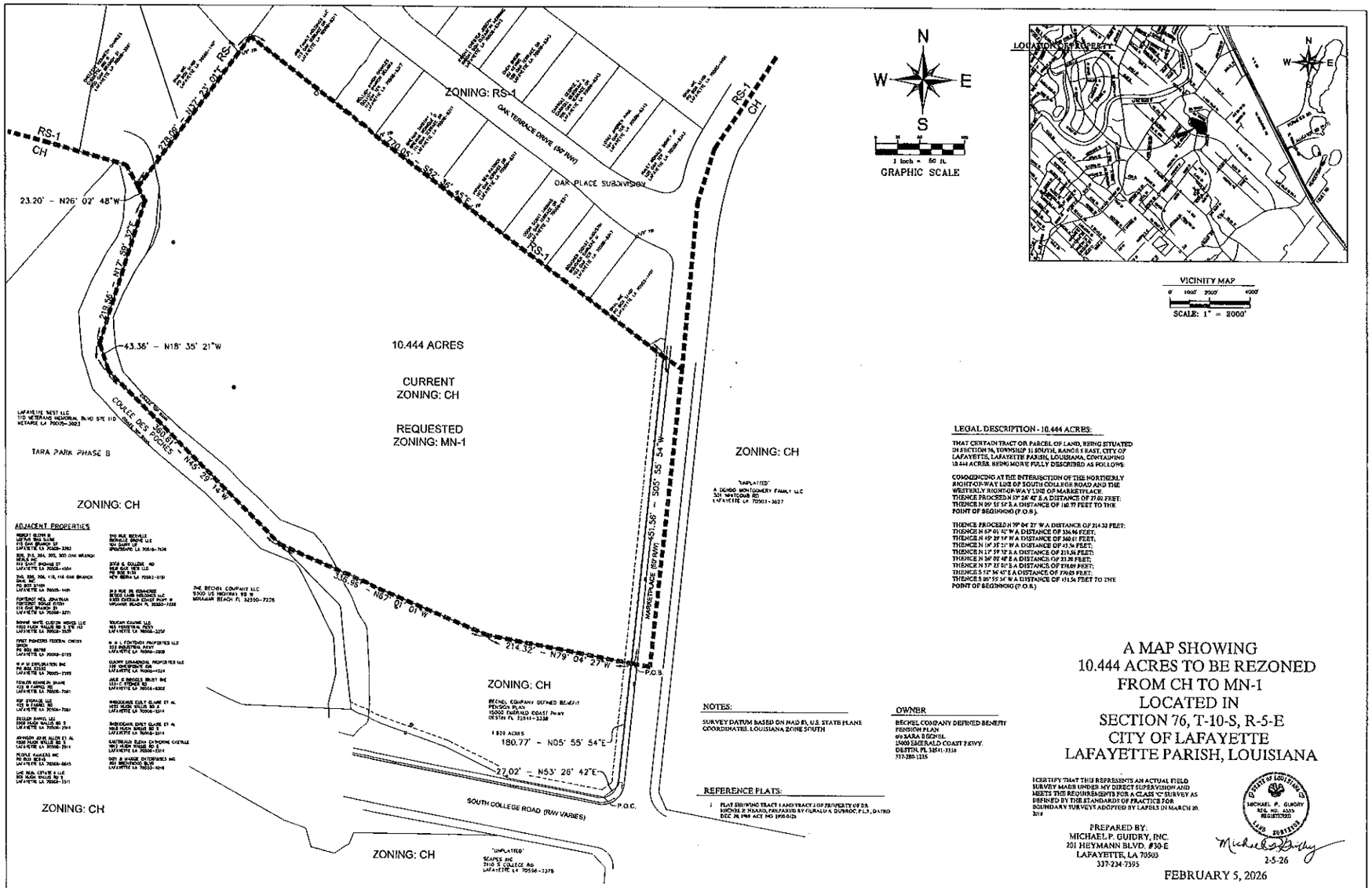
| | |
|---|---|
| Motion: | Pontiff |
| Second: | German |
| Vote: | 5-0-0-0 |
| Ayes: | Campbell, German, Lehman, Pontiff, Pritchard |
| Nays: | None |
| Absent: | None |
| Abstain: | None |

**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.




LEGAL DESCRIPTION - 10.444 ACRES:

THAT CERTAIN TRACT OR PARCEL OF LAND, BEING SITUATED IN SECTION 76, TOWNSHIP 11 SOUTH, RANGE 5 EAST, CITY OF LAFAYETTE, LAFAYETTE PARISH, LOUISIANA, CONTAINING 10.444 ACRES, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH COLLEGE ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF MARKETPLACE.
THENCE PROCEED N 57° 58' 42" E A DISTANCE OF 27.02 FEET;
THENCE N 90° 55' 54" E A DISTANCE OF 180.77 FEET TO THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED N 79° 04' 27" W A DISTANCE OF 214.32 FEET;
THENCE N 67° 01' 01" W A DISTANCE OF 335.56 FEET;
THENCE N 45° 28' 14" W A DISTANCE OF 360.81 FEET;
THENCE N 18° 35' 21" W A DISTANCE OF 43.36 FEET;
THENCE N 17° 59' 32" E A DISTANCE OF 219.56 FEET;
THENCE N 26° 02' 48" E A DISTANCE OF 23.20 FEET;
THENCE N 37° 23' 01" E A DISTANCE OF 278.09 FEET;
THENCE S 52° 36' 45" E A DISTANCE OF 770.05 FEET;
THENCE S 90° 55' 54" W A DISTANCE OF 451.56 FEET TO THE POINT OF BEGINNING (P.O.B.)

NOTES:

SURVEY DATUM BASED ON NAD 83, U.S. STATE PLANE COORDINATES, LOUISIANA ZONE SOUTH

REFERENCE PLATS:

1. PLAT SHOWING TRACT 1 AND TRACT 1-OP PROPERTY OF DR MICHELE BOARD, PREPARED BY GERALD A. DUBROC, P.L.S., DATED DEC 28, 1965 ACT NO. 1956429

OWNER

BECNEL COMPANY DEFINED BENEFIT PENSION PLAN
c/o SARA BECNEL
15400 EMERALD COAST PKWY.
DESTIN, FL 32541-3338
337-280-1235

# A MAP SHOWING 10.444 ACRES TO BE REZONED FROM CH TO MN-1 LOCATED IN SECTION 76, T-10-S, R-5-E CITY OF LAFAYETTE LAFAYETTE PARISH, LOUISIANA

I CERTIFY THAT THIS REPRESENTS AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ADOPTED BY LAPELS ON MARCH 20, 2019

STATE OF LOUISIANA
MICHAEL P. GUIDRY
REG. NO. 4333
REGISTERED
LAND SURVEYOR

2-5-26

PREPARED BY:
MICHAEL P. GUIDRY, INC.
201 HEYMANN BLVD. #30-E
LAFAYETTE, LA 70503
337-234-7595

FEBRUARY 5, 2026

CD- 049-2026

3

Lafayette Consolidated Government

# Zoning Commission

Community Development and Planning Department Staff Report

## EXECUTIVE SUMMARY

Drafted 1/ 7/2026
Amended 5/29/2026

**Agenda Item #3**

**2026-5-REZ**

**City Council District:** 5 – Kenneth Boudreaux

**Parish Council District:** 4 – John Guilbeau

**Applicant:** Michael P. Guidry, Inc.

**Request:** This is a request for the rezoning of a property from CH (Commercial-Heavy) to MN-1 (Mixed-Use Neighborhood) in order to create a residential development.

**Location:** 2000 Block South College Road

**Summary of Proposal:**

The purpose of the proposed rezoning of the subject property from CH (Commercial-Heavy) to MN-1 (Mixed-Use Neighborhood) is to allow for the building of a residential development.

**Recommendation:**

Staff recommends approval of the request to rezone the subject property from CH (Commercial-Heavy) to **MN-1** (Mixed-Use Neighborhood) to allow for the building of a residential development. Staff recommended consideration of **RM-1** (Residential Mixed) also. RM-1 and MN-1 both have a minimum lot size of 3000 SF, but RM-1 does not allow light commercial, as MN-1 does. However, it appears that the owner of the subject property prefers MN-1, as a zoning district that gives options as to the use on the property.

**Reason for Recommendation:**

The subject property is part of an area of intense zoning districts: first CH (Commercial-Heavy) and then a larger area of IL (Industrial-Light). But land use studies indicate that this area's zoning districts do not accurately reflect the existing land uses. The existing CH zoning districts

follow Kaliste Saloom, and there are several commercial heavy uses fronting the roadway, but the majority of these CH zoning districts here are office uses and other less intense commercial uses. In the IL (Industrial-Light) zoning districts near the subject property, there are a number of residential uses, a few commercial heavy uses, but very few industrial uses in this area. The true commercial heavy and industrial uses are further southeast, and beyond the right angle turn at the 1300 block of South Hugh Wallis Road.

In spite of the intense zoning districts, there are already several residential developments in the area of the subject property. Adjacent to the subject property is the RS-1 (Residential Single-Family) residential development, *Oak Place Subdivision*. *Fountainview Place* (RS-1 Residential Single-Family) and *Melancon Heights* (RM-1 Residential Mixed) are residential developments just a short distance north of the subject property, with entrances from East Kaliste Saloom Road. A border of MN-1 (Mixed-Use Neighborhood) residential properties follow South Hugh Wallis Road; legal non-conforming residential properties rezoned to legal conforming residential properties in an administrative rezoning in 2022. And there are more legal non-conforming residential properties throughout the area. Another residential development will be compatible with the existing offices, residential land uses and commercial mixed properties.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff has received four phone calls. Two were glad that the case would be a residential development, while two others weren't happy that anything at all was being built next to them. One would prefer the zoning remain CH, although that zoning would allow uses such as: bar/lounge, auto sales and auto repair, self-service storage, car wash and adult business, none of which are desirable adjacent to a neighborhood.

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## ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its May 18, 2026, meeting and approved a motion to recommend that the City Council approve the request to rezone the subject properties from CH (Commercial-Heavy) to RM-1 (Residential Mixed).

**Note:** Case was deferred from April 20, 2026 to May 18, 2026 by Commissioners, who preferred to have more commissioners than the quorum they had to discuss case. Applicant changed the zoning he requested from MN-1 (Mixed-Use Neighborhood) to RM-1 (Residential Mixed). He made this change after his case was deferred to May 18, 2026.

**Summary of Public Comment:**

Public Comment before the Zoning Commission meeting
Support: 2
Opposition: 2
Neutral: 0

Public Comment during the Zoning Commission meeting
Support: 1
Opposition: 2
Neutral: 0

**Zoning Commission Meeting**

**May 18, 2026**

**2026-5-REZ**

**To:** City Zoning Commission

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

**City Council District:** 5 – Kenneth Boudreaux

**Parish Council District:** 4 – John Guilbeau

**Prepared by:** Carol Vermillion Robbins

## PRELIMINARY STAFF REPORT

### I. GENERAL INFORMATION

**Applicant:** Michael P. Guidry, Inc.

**Request:** This is a request for a rezoning of property from CH (Commercial-Heavy) to MN-1 (Mixed-Use Neighborhood), in order to build a residential development.

**Location:** 2000 Blk South College Road

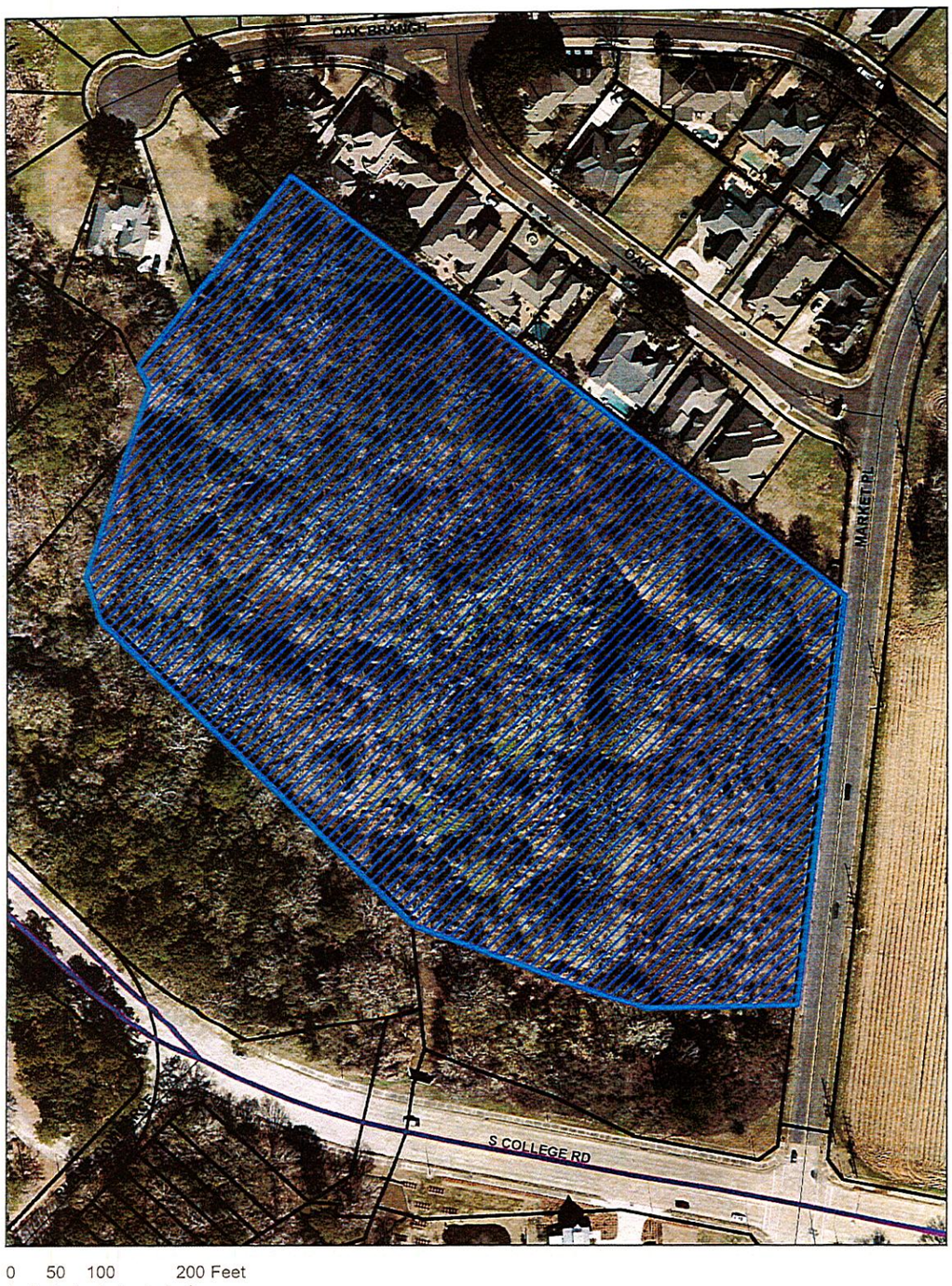
**Description:** The property is located generally north of South College Road, west of Market Place, and south of Oak Branch, and is approximately 10.444 acres.

**Why is Zoning Commission action required?**

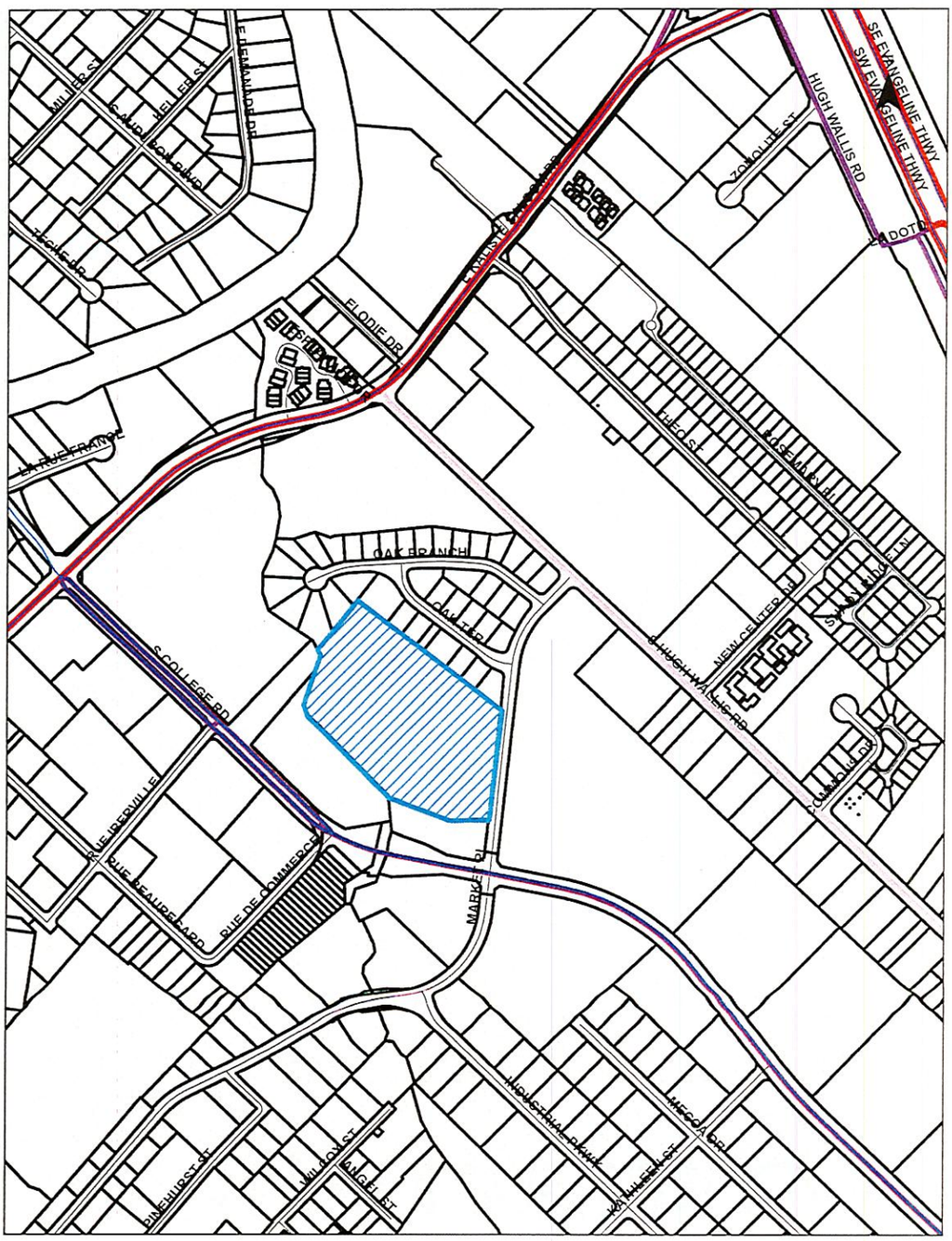
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council prior to council action, in accordance with Article 4 of the Lafayette Development Code.

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.

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*Subject Property*



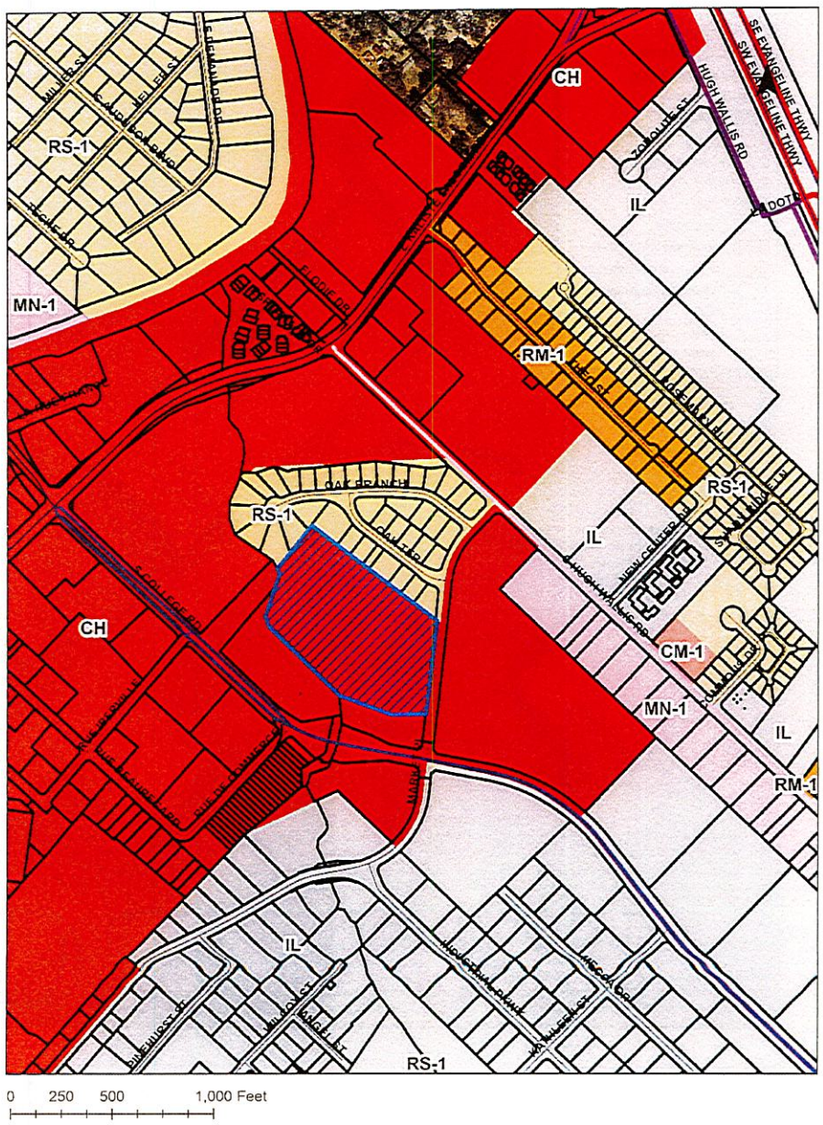

*Vicinity Map*

CO-049-2026

## II. ANALYSIS

### A. Existing conditions

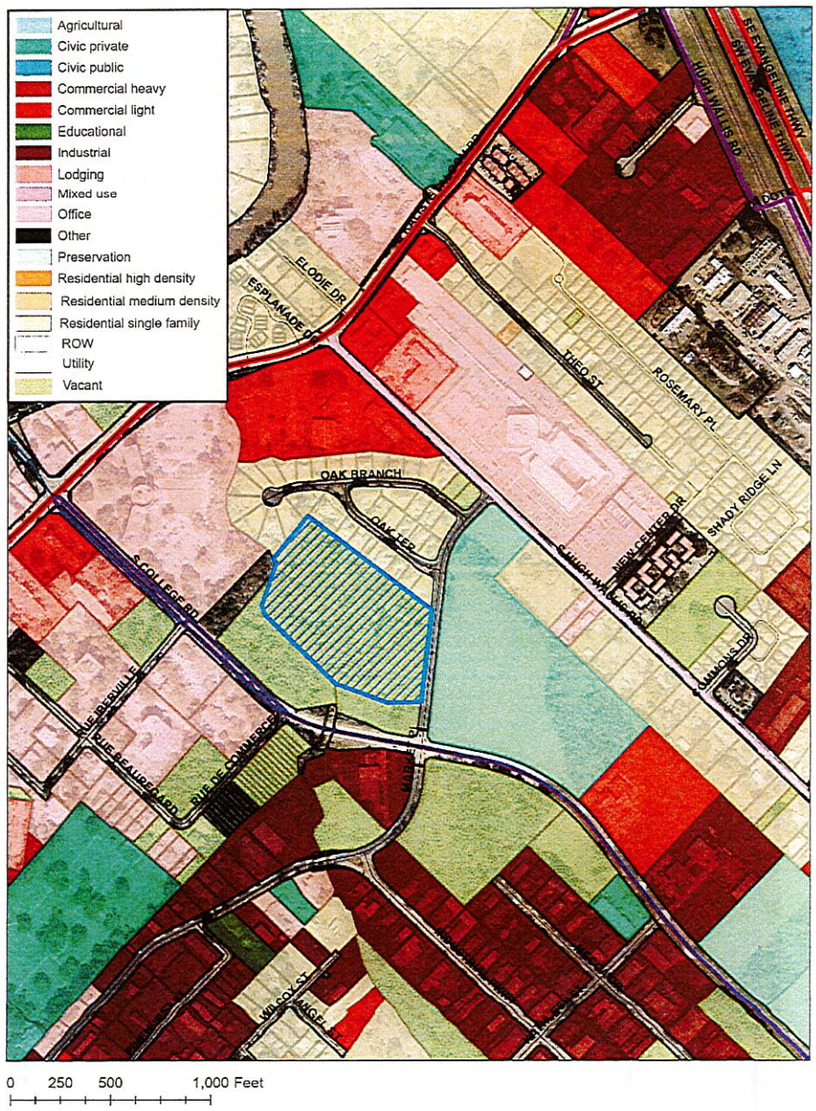
*Zoning*




***Zoning Map of the Area Surrounding the Petitioned Site***

The subject property is zoned CH (Commercial-Heavy), and is surrounded by other CH zoning districts, except where it is adjacent to another residential development, *Oak Place Subdivision*, which is a RS-1 (Residential Single-Family) zoning district. To the south of the subject property is a very large IL (Industrial-Light) zoning district, which extends further south and east. There is a strip of MN-1 (Mixed-Use Neighborhood) zoning districts following

South Hugh Wallis Road, along with RS-1 and CM-1 (Commercial Mixed) zoning districts. There are two residential developments north of the subject property, one is RM-1 (Residential Mixed) zoning districts, and the other RS-1 (Residential Single-Family) zoning districts.

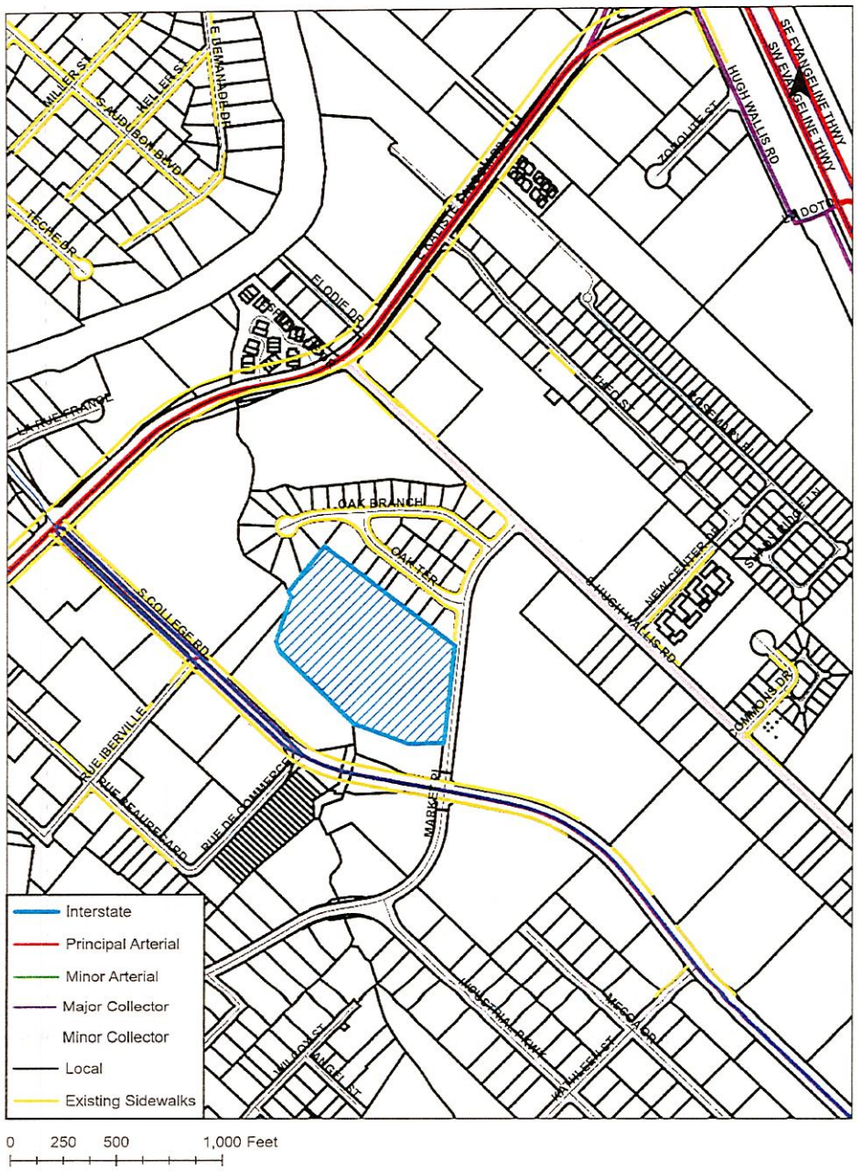



***Land Use Map***

The Land Use map indicates a large amount of office use, both following Kaliste Saloom and in the adjacent areas. Most of the commercial uses are commercial light and commercial mixed uses, not commercial heavy. There are residential uses shown; most of them single-family residential. Lodging uses are also common here, probably due to its proximity to the Lafayette Regional Airport. There are industrial uses to the southeast, and to the north, along the Evangeline Thruway.

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*Infrastructure*




***Street Classification and Sidewalk Inventory***

The subject property fronts Market Place, a local road, and South College Road, which is a major collector. The subject property is also just a short distance from East Kaliste Saloom Road, a principal arterial. A few areas within the neighborhoods have sidewalks, but it is an incomplete system.

**B. Recent cases and relevant trends**

N/A.

**C. Purpose of rezoning and effect on adjacent land uses**

The purpose of rezoning is to switch to a zoning district that will allow a residential development. CH (Commercial-Heavy) will allow multi-family, but not a single-family development. There are very few residential uses in CH. The applicant has selected RM-1 (Residential Mixed) for a new zoning district. RM-1 will give the owner & developer options for the use of this property.

**D. Evaluation of approval standards**

***The proposed use 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.***

The subject property area has become an area of offices, office parks, with a number of options in hotels and lodging. LHC has a campus of offices on South Hugh Wallis Road, while the Park Tower Office Building fronting East Kaliste Saloom Road is adjacent to the subject property. The area south of South College Road has been developed as office parks, including the Rue Beauregard Office Park, an attractive office park with residential style overtones. The flow from office parks to residential uses is an easy one.

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

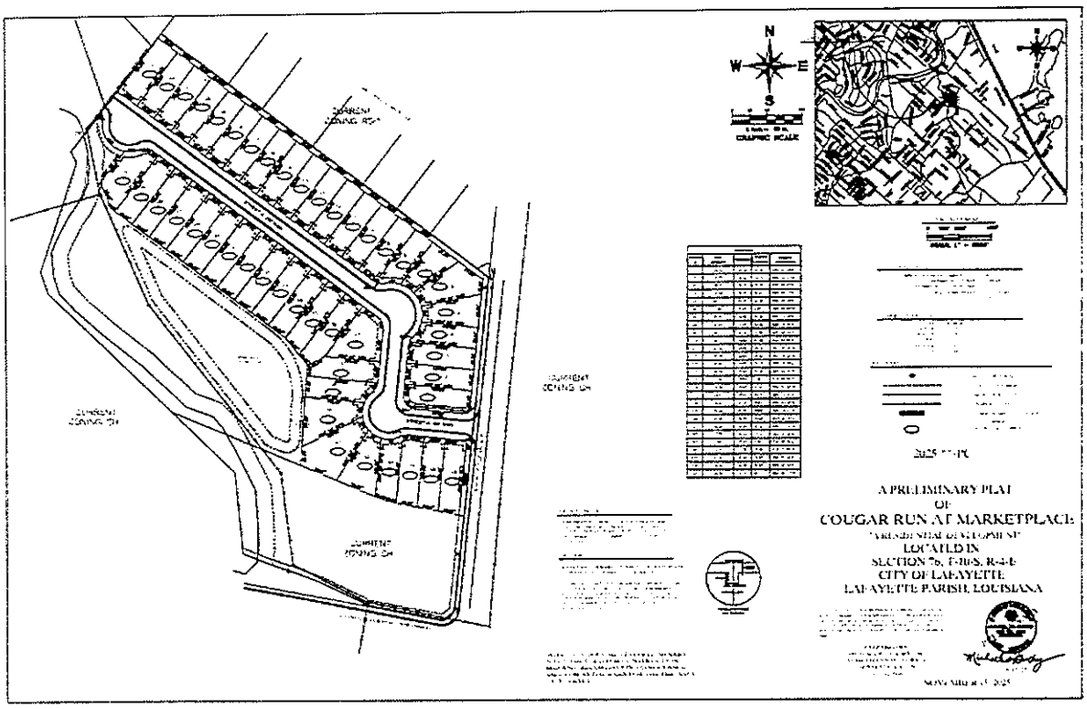
N/A.

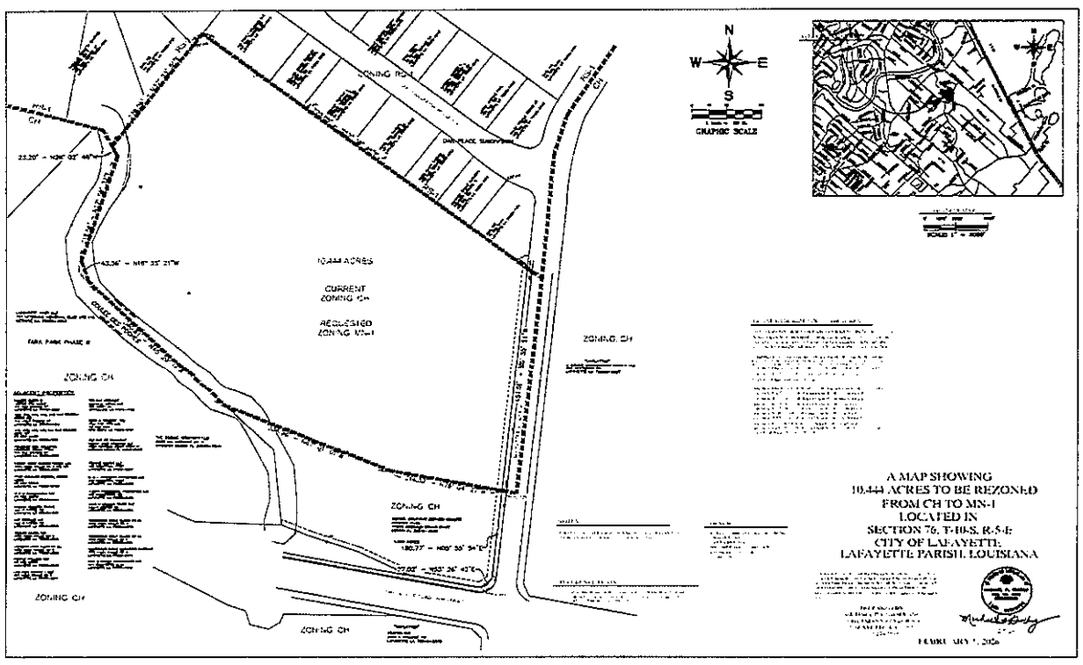
***The proposed amendment is compatible with surrounding land uses.***

The proposed amendment is compatible with the surrounding land uses. The nearest property to the subject property is also a single-family residential development, a RS-1 (Residential Single-Family) neighborhood. Also nearby are several office parks, and this new development should not be a problem, but possibly even a convenience for workers at the park.

CO-049-2026

## Preliminary Plats– Cougar Run at Market Place, Rezoning Map



Lafayette
CONSOLIDATED GOVERNMENT

# Internal Memorandum

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

**TO:** Rachel Godeaux **DATE:** May 22, 2026

**FROM:** Tammy Luke

**SUBJECT:** **Case No. 2026-5-REZ**
**2000 Block South College Road Rezoning**

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The attached ordinance would rezone, from CH (Commercial-Heavy) to RM-1 (Residential Mixed), property located generally north of South College Road, west of Market Place, and south of Oak Branch. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, May 18, 2026, meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, June 16, 2026 with Final Adoption Tuesday, July 7, 2026.

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

**Tammy Luke**
Director

RECEIVED
MAY 21 2026
OFFICE OF THE CAO

CO-049-2026

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 South College Road, west of Market Place, and south of Oak Branch.

2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from CH (Commercial-Heavy) to RM-1 (Residential Mixed).

3) **REQUEST ACTION OF COUNCIL:**

   A. INTRODUCTION: June 16, 2026

   B. FINAL ADOPTION: July 7, 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 (1 pages)

5) **FISCAL IMPACT:**

   ___ Fiscal Impact (will be detailed in Cost-Revenue Analysis)

   _X_ No Fiscal Impact

**RECOMMENDED BY:**

TAMMY LUKE, DIRECTOR

**APPROVED FOR AGENDA:**

CHIEF ADMINISTRATIVE OFFICER

**DISPOSITION OF ORDINANCE NO. CO-049-2026**

1. This ordinance was introduced:
June 16, 2026
YEAS: Broussard, Naquin, Hebert, Hooks, Boudreaux

NAYS: None

ABSENT: None

ABSTAIN: None

Final disposition by Council:
July 7, 2026
YEAS: Broussard, Naquin, Hooks, Boudreaux

NAYS: None

ABSENT: Hebert

ABSTAIN: None

2. Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the official journal on June 19, 2026.

3. On July 9, at 8:30 o'clock a.m., 2026, this ordinance was presented to the Mayor-President for approval.

CLERK OF THE COUNCIL

4. Disposition by Mayor-President:

I hereby:

A. Approve this ordinance, this 10 day of July, 2026, at 4:34 o'clock p.m.

B. Veto this ordinance, this _____ day of _____, 2026, at _____ o'clock ___.m., veto message is attached.

C. Veto individual appropriation item(s) this _____ day of _____, 2026, at _____ o'clock ___.m., veto message is attached. *Only applicable to ordinances adopting the operating and capital improvement budgets and amendments thereto.*

MAYOR-PRESIDENT

5. A. On July 13, at 2:25 o'clock p.m., 2026, this ordinance was returned to the Council Office signed by Mayor-President, without veto message.

B. On _____, at _____ o'clock __.m., 2026, this ordinance was returned to the Council Office with a veto message, and on _____, 2026, the Council did/refused to adopt this ordinance after the Mayor-President's veto.

C. On _____, at _____ o'clock __.m., 2026, this ordinance was returned to the Council Office without signature of Mayor-President. *If not signed or vetoed by the Mayor-President within ten (10) days after receipt, the ordinance shall be considered adopted.*

CLERK OF THE COUNCIL

6. This ordinance was published in full in the official journal on July 10, 2026.