

**CITY ORDINANCE NO. CO-056-2026**

**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. 2026-12-REZ 2125 WEST WILLOW STREET (PLOT 1-A) ANNEXATION, LOCATED GENERALLY NORTH OF ZACHARY DRIVE, WEST OF NORTH BUD STREET, AND SOUTH OF WEST WILLOW STREET; AND ASSIGNING A ZONING CLASSIFICATION OF CH (COMMERCIAL-HEAVY) (DISTRICT 1)**

**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. 2026-12-REZ 2125 West Willow Street (Plot 1-A) Annexation, located generally north of Zachary Drive, west of North Bud Street, and south of West Willow Street; 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 21, T9S-R4E 2125 W Willow St (Plot 1-A) Annexation" 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. 1.

**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 northwesterly property corner of MCS INVESTMENT PROPERTIES LLC, the northeasterly property corner of SHARI HARI OF SCOTT LLC, and the southerly right-of-way of W Willow St, thence S89°57'50"E, a distance of approximately 170.64', along the northerly property line of MCS INVESTMENT PROPERTIES LLC, and the southerly right-of-way of W Willow St, which is also the existing City of Lafayette corporate limits to a corner point, thence S00°02'30"W, a distance of approximately 506.13', along the easterly property line of MCS INVESTMENT PROPERTIES LLC, and the westerly property line of OLIVIER INTERESTS LLC, and the westerly property line of SIBILLE PROPERTIES LLC & JOHN L OLIVER, which is also the existing City of Lafayette corporate limits to a corner point, thence S89°44'36"W, a distance of approximately 169.26', along the southerly property line of MCS INVESTMENT PROPERTIES LLC, and the northerly property line of SIBILLE PROPERTIES LLC & JOHN L OLIVER to a corner point, thence N00°06'52"W, a distance of approximately 507.00', along the westerly property line of MCS INVESTMENT PROPERTIES LLC, and the easterly property line of SHARI HARI OF SCOTT LLC, which is also the existing City of Lafayette corporate limits 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 March 31, 2026 entitled, MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 21, T9S-R4E, 2125 W WILLOW ST (PLOT 1-A) ANNEXATION - APPROX. 1.976 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 thirty (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:** 2026-12-REZ 2125 West Willow Street (Plot 1-A) Annexation

**PETITIONER:** MCS Investment Properties, LLC

**DATE PETITION FILED:** April 4, 2025

**DATE OF PUBLIC HEARING:** June 15, 2026

**DATES OF PUBLICATIONS:** May 31, 2026  
June 10, 2026  
June 14, 2026

**DATE OF ZONING COMMISSION RECOMMENDATION:** June 15, 2026

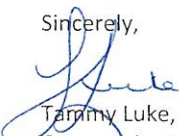
**RECOMMENDATION:** Approve the ordinance that would assign a zoning classification of CH (Commercial-Heavy) to property proposed for annexation.

Motion: Campbell  
Second: Pritchard  
Vote: 3-0-1-1  
Ayes: Campbell, Lehman, Pritchard  
Absent: German  
Abstain: Pontiff

**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.



## Zoning Commission

Community Development and Planning Department Staff Report

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### EXECUTIVE SUMMARY

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Drafted 4/4/2025  
Amended 6/16/2026

#### Agenda Item #2

#### 2026-12-REZ

**City Council District:** 1 – Elroy Broussard

**Parish Council District:** 5 – AB Rubin

**Applicant:** MCS Investments Properties, LLC, c/o Matthew Stutes

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

**Note:** The applicant has asked for a zoning classification of CH (Commercial-Heavy). The use would be *Building maintenance services*, which includes plumbing services, and is permitted in CH (Commercial-Heavy). This will include office space, and warehouse space for indoor storage.

**Location:** 2125 West Willow Street (Plot 1-A)

#### Summary of Proposal:

The purpose of the zoning assignment of CH (Commercial-Heavy) for property proposed to be annexed into the city of Lafayette is to allow for a new location for **Colville Plumbing**, which will be an office and a warehouse, under the use *Building maintenance services*. 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:

**Colville Plumbing** is a residential and commercial plumbing service company. 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, IL (Industrial-Heavy), and IH (Industrial-Heavy) zoning districts and uses, including: a tire and auto service center, an HVAC contractor, a hotel, a lab, auto sales, auto repair, a construction company, a self-service storage facility, and more similar uses. There are a few, isolated residential uses in this area, but only a few, and they have been in place a long time.

**Summary of Public Comment:**

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

## ZONING COMMISSION RECOMMENDATION

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The Zoning Commission held a public hearing regarding this matter at its June 15, 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: 0

Opposition: 0

Neutral: 0

**Zoning Commission Meeting**

**June 15, 2026**

**2026-12-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**

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**I. GENERAL INFORMATION**

**Applicant:** MCS Investments 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.

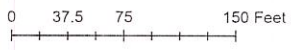
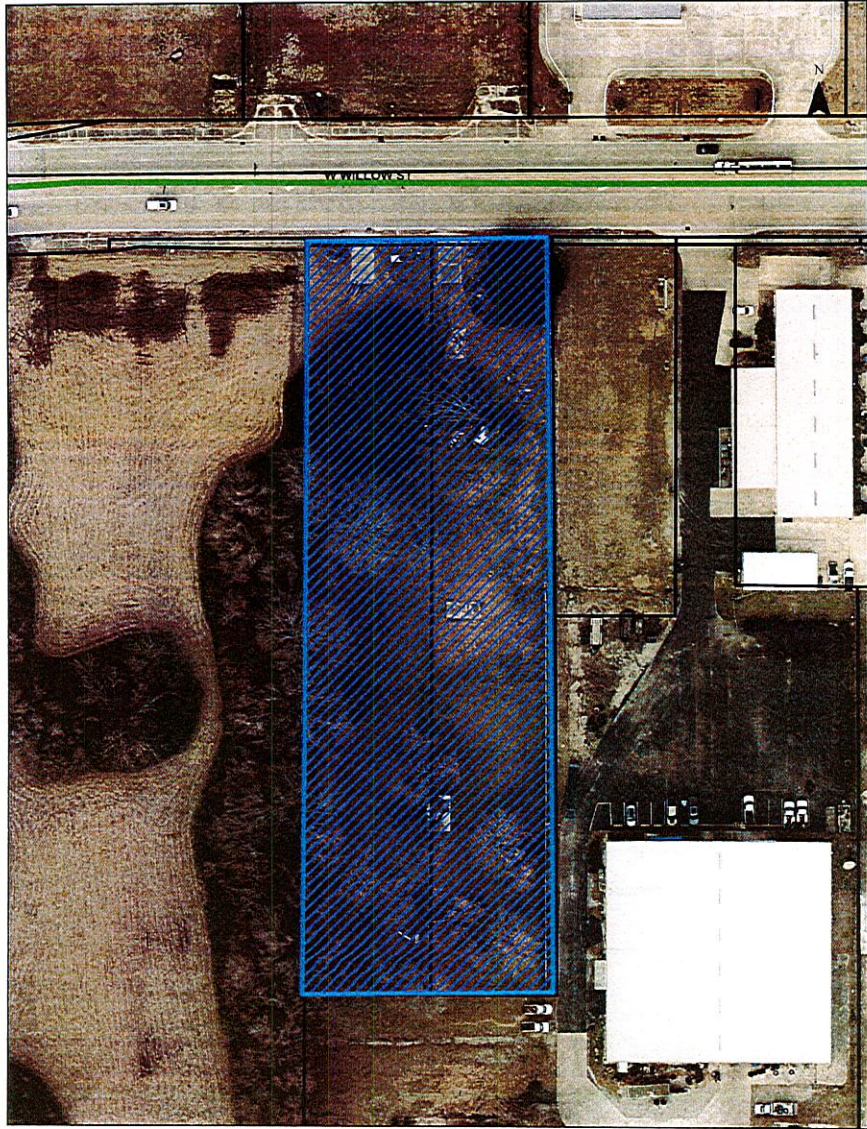
**Location:** 2125 West Willow Street (Plot 1-A)

**Description:** The subject property is located generally north of Zachary Drive, west of North Bud Street, and south of West Willow Street and is approximately 1.976 acres.

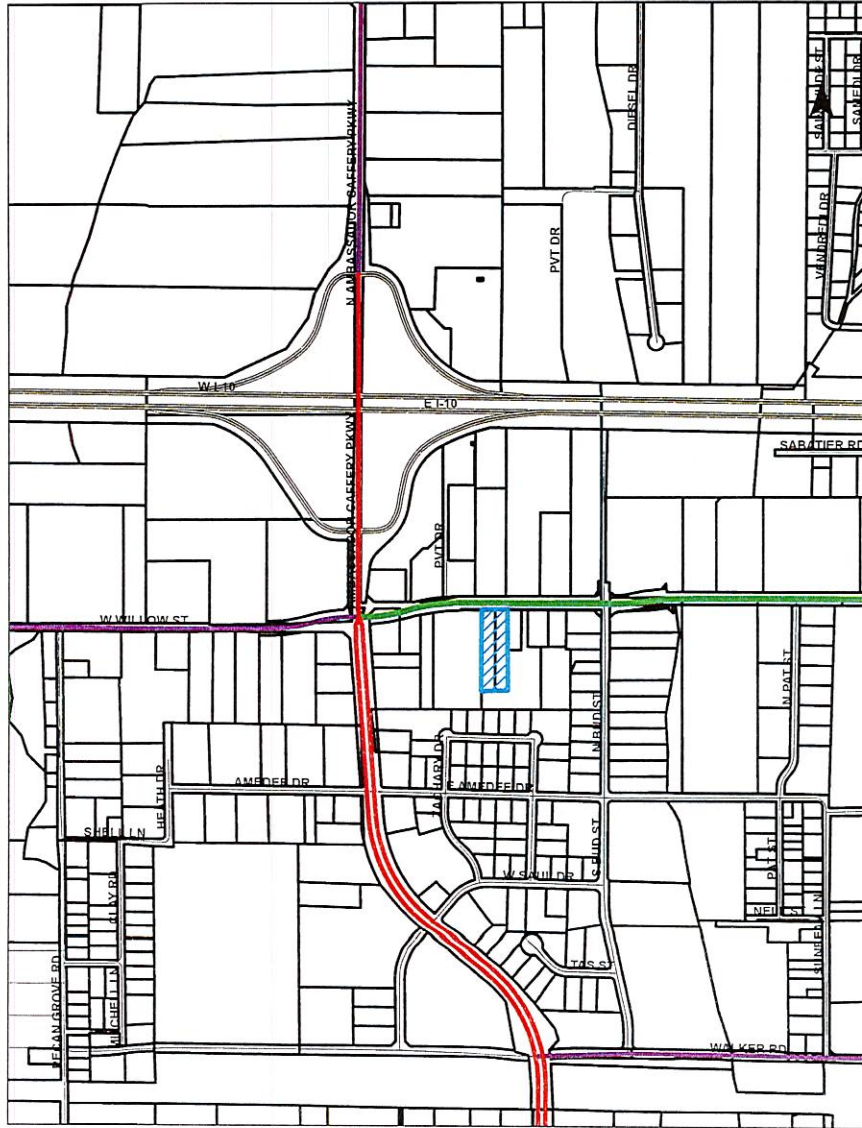
**Why is Zoning Commission action required?**

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*

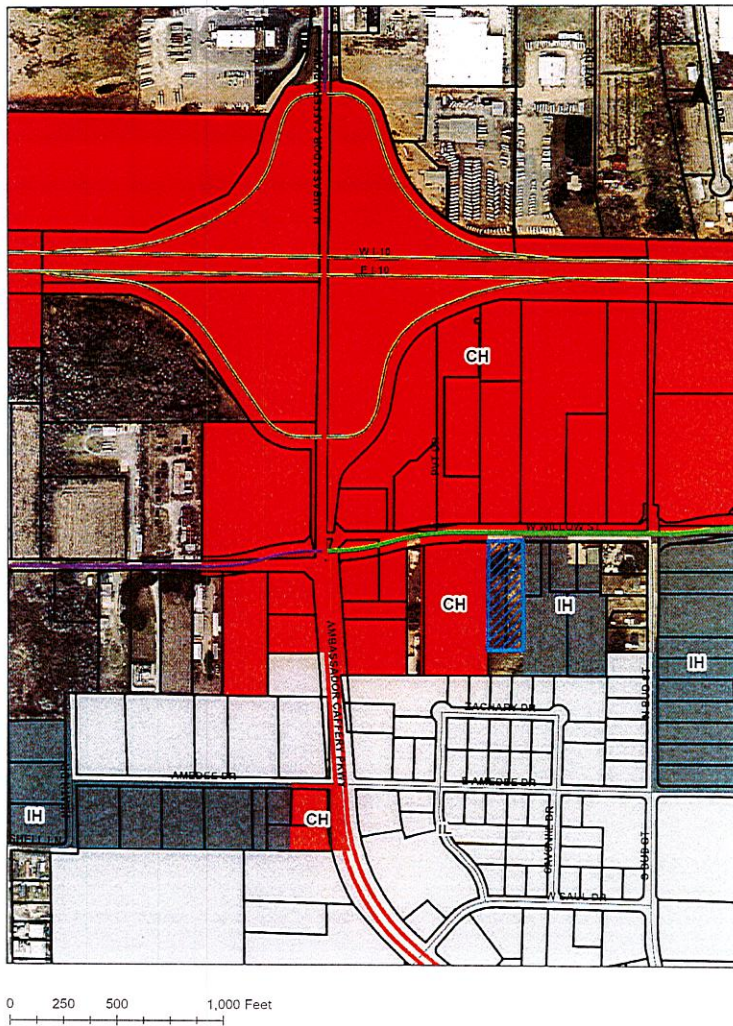


Vicinity Map

II. ANALYSIS

A. Existing conditions

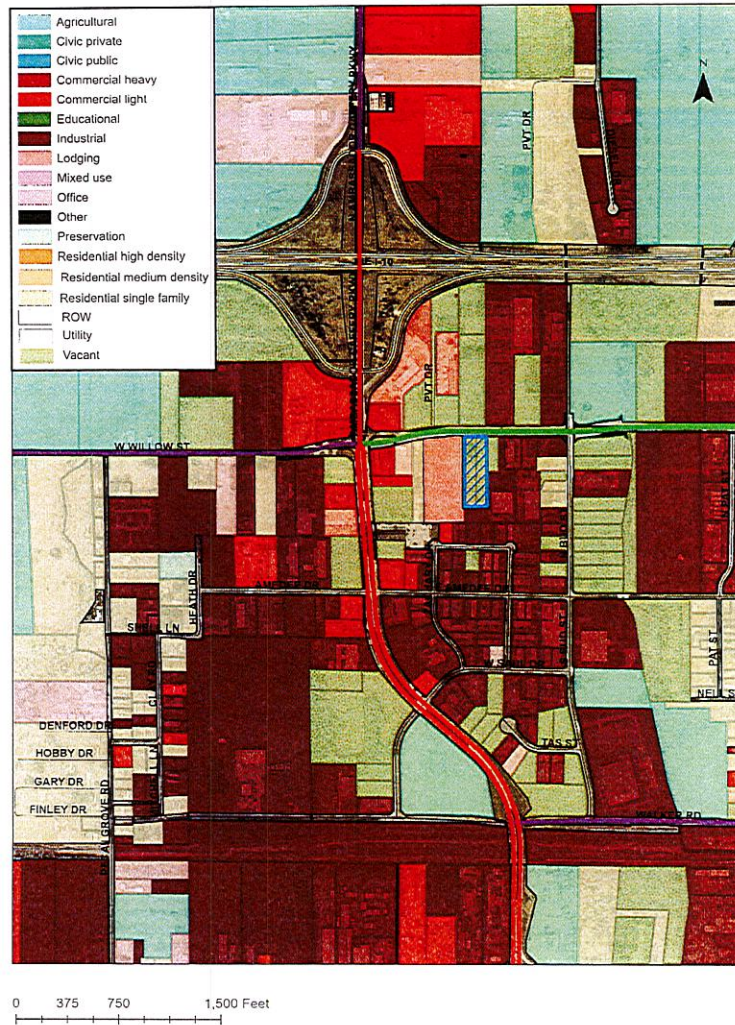
Zoning



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

The subject property is part of a small group of unincorporated properties and incorporated properties on the south side of West Willow Street, near the intersection of West Willow Street and Ambassador Caffery Parkway. The properties to the north and west are all CH

zoning districts, with IL and IH zoning districts to the south and east. The property immediately to the west of the subject property was annexed in 2024 with a zoning classification of CH, to build a hotel (**2024-18-REZ 2100 Block West Willow Street Annexation**). Unincorporated properties surround the area to the north and west.

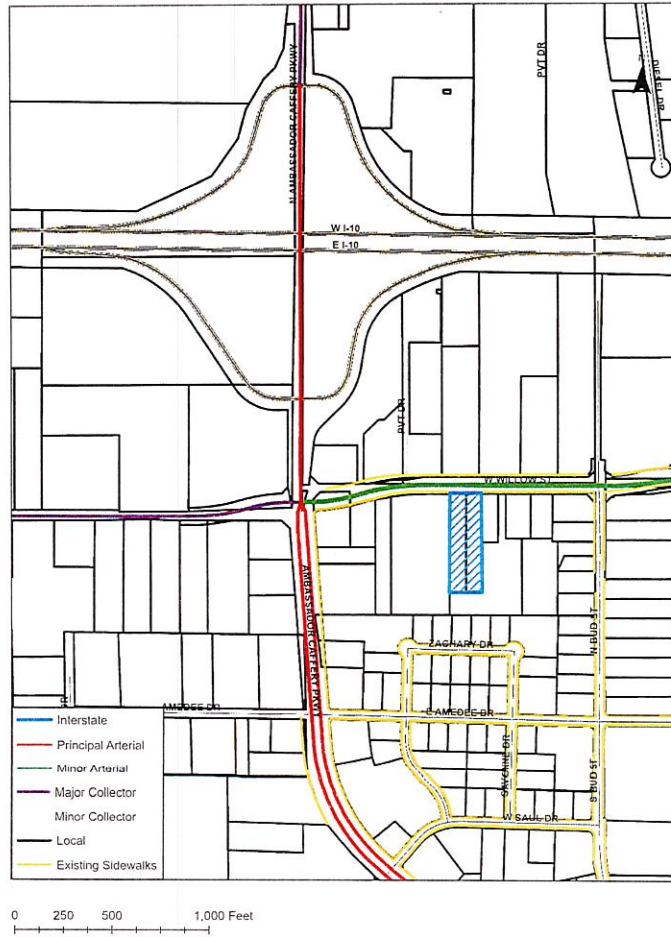


**Land Use Map**

The Land Use map indicates that there are still many vacant properties in this area. Commercial heavy uses such as convenience stores with gas sales, fast food restaurants, and automobile service businesses follow Ambassador Caffery into the city, along with four

or five lodging uses. The areas around Ambassador Caffery Parkway are mostly comprised of commercial heavy and industrial uses. There are also several random residential uses. North of I-10 is a mixture of uses such as: office space, agricultural, commercial-heavy and industrial uses and residential land uses.

**Infrastructure**



**Street Classification and Sidewalk Inventory**

The subject property fronts a minor arterial, West Willow Street. West Willow Street intersects with Ambassador Caffery Parkway, a principal arterial, just a short distance (.16 miles) from the subject property, then is classified as a major collector to the west. This Ambassador Caffery Parkway exit from I-10 has become an important exit, a gateway into

the city of Lafayette. There are sidewalks along Ambassador Caffery and West Willow Street, but the sidewalks shown in the area south of the subject property are not existing.

#### **B. Recent cases and relevant trends**

The property adjacent to the subject property to the west at 2131 West Willow Street, was a case in 2024. The property was annexed with a zoning classification of CH (Commercial-Heavy). (**2024-18-REZ 2100 Block West Willow Street Annexation**). The applicant planned to build a hotel, which is now complete. The property location was very important to the applicant, as it was so near Ambassador Caffery Parkway, where it comes into the city of Lafayette.

#### **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 for Colville Plumbing Service Company and to have access to LUS services. There is a large amount of commercial development all around the subject property. A plumbing business will be considered a *Building maintenance use*. There are a lot of lodging uses in this area, used car lots, auto repair, self-service storage facilities, several convenience stores with gas sales, tire shops, machine shops and fast food restaurants. Typical commercial-heavy land uses.

#### **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 area at the intersection of West Willow Street and Ambassador Caffery Parkway as a future large Mixed-Use Center, just a short distance from I-10 and a short distance from the subject property. This roadway, Ambassador Caffery Parkway, has become a “Gateway into Lafayette”, which accounts for the many lodging uses, fast food outlets and automobile service businesses.

*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.*

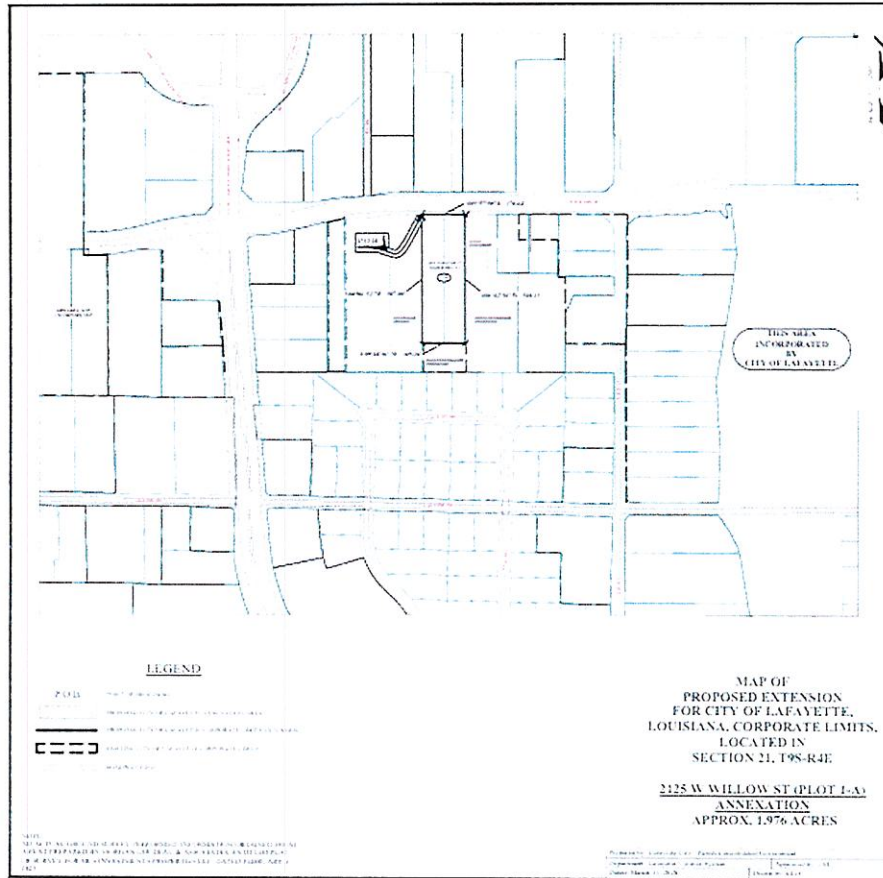
The uses in the vicinity of the subject property are primarily commercial heavy and industrial uses. There are a few residential areas, usually older, rural residential land uses at random locations. Most of the residential uses here are older locations; this is more of a commercial/industrial area that has built up around the classified roadways such as West Willow Street, Ambassador Caffery Parkway and I-10. There are also several legal non-conforming mobile home parks in the area, such as, Willow Springs Mobile Home Village and G & R Mobile Home Park.

*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 commercial/industrial businesses along West Willow Street, Amedee Drive and Ambassador Caffery Parkway. The applicant is requesting CH (Commercial-Heavy) as its zoning classification, which is same as many of the zoning districts in this area.





## Internal Memorandum

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

**TO:** Rachel Godeaux **DATE:** June 18, 2026

**FROM:** Tammy Luke


**SUBJECT:** Case No. 2026-12-REZ  
2125 West Willow Street (Plot 1-A) Annexation

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The attached ordinance would assign a zoning classification of CH (Commercial-Heavy) to property proposed for annexation into the city of Lafayette located generally north of Zachary Drive, west of North Bud Street, and south of West Willow Street. This is a city ordinance because zoning only exists in the city of Lafayette.

The Zoning Commission, at its Monday, June 15, 2026 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, July 7, 2026, with Final Adoption Tuesday, July 21, 2026.

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

  
\_\_\_\_\_  
Tammy Luke  
Director

**RECEIVED**

JUN 17 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 assign a zoning classification of CH (Commercial-Heavy) to property proposed for annexation into the city of Lafayette located generally north of Zachary Drive, west of North Bud Street, and south of West Willow Street.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to assign the zoning classification of CH (Commercial-Heavy) to the subject property, proposed for annexation into the city of Lafayette.
- 3) **REQUEST ACTION OF COUNCIL:**
- A. INTRODUCTION: July 7, 2026
  - B. FINAL ADOPTION: July 21, 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~~ 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