

CITY ORDINANCE NO. CO-063-2026

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. 2026-2-AZON GREIG STREET & STREET OF LOVE ADMINISTRATIVE REZONING, LOCATED GENERALLY NORTH OF EAST SIMCOE STREET, WEST OF DUDLEY AVENUE, AND SOUTH OF MUDD AVENUE; 306, 310 & 314 MUDD AVENUE, 113, 114, 118, 119, 121, 122 & 123 STREET OF LOVE AND 310 & 311 GREIG STREET, BEING REZONED FROM CH (COMMERCIAL-HEAVY) AND IL (INDUSTRIAL-LIGHT) TO MN-2 (MIXED-USE NEIGHBORHOOD), AND 116 STREET OF LOVE BEING REZONED FROM CH (COMMERCIAL-HEAVY) AND IL (INDUSTRIAL-LIGHT) TO ONLY CH (COMMERCIAL-HEAVY)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. 2026-2-AZON Greig Street and Street of Love Administrative Rezoning located generally north of East Simcoe Street, west of Dudley Avenue, and south of Mudd Avenue, the particular parcels 306, 310 & 314 Mudd Avenue, 113, 114, 118, 119, 121, 122 & 123 Street of Love, and 310 & 311 Greig Street, being rezoned from CH (Commercial-Heavy) and IL (Industrial-Light) to MN-2 (Mixed-Use Neighborhood), and 116 Street of Love being rezoned from CH (Commercial-Heavy) and IL (Industrial-Light) to only CH (Commercial-Heavy); the said parcels being shown and identified on a map titled, "Greig Street & Street of Love Administrative Rezoning", 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: 2026-2-AZON Greig Street and Street of Love Administrative Rezoning

PETITIONER: Lafayette Consolidated Government

DATE PETITION FILED: December 2, 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 rezone 12 subject properties from IL (Industrial-Light) and CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood), and at 116 Street of Love, 1 subject property from IL (Industrial-Light) and CH (Commercial-Heavy) to only CH (Commercial-Heavy).

Motion: Pontiff
Second: Pritchard
Vote: 4-0-1-0
Ayes: Campbell, Lehman, Pritchard, Pontiff
Nays: None
Absent: German
Abstain: None

ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

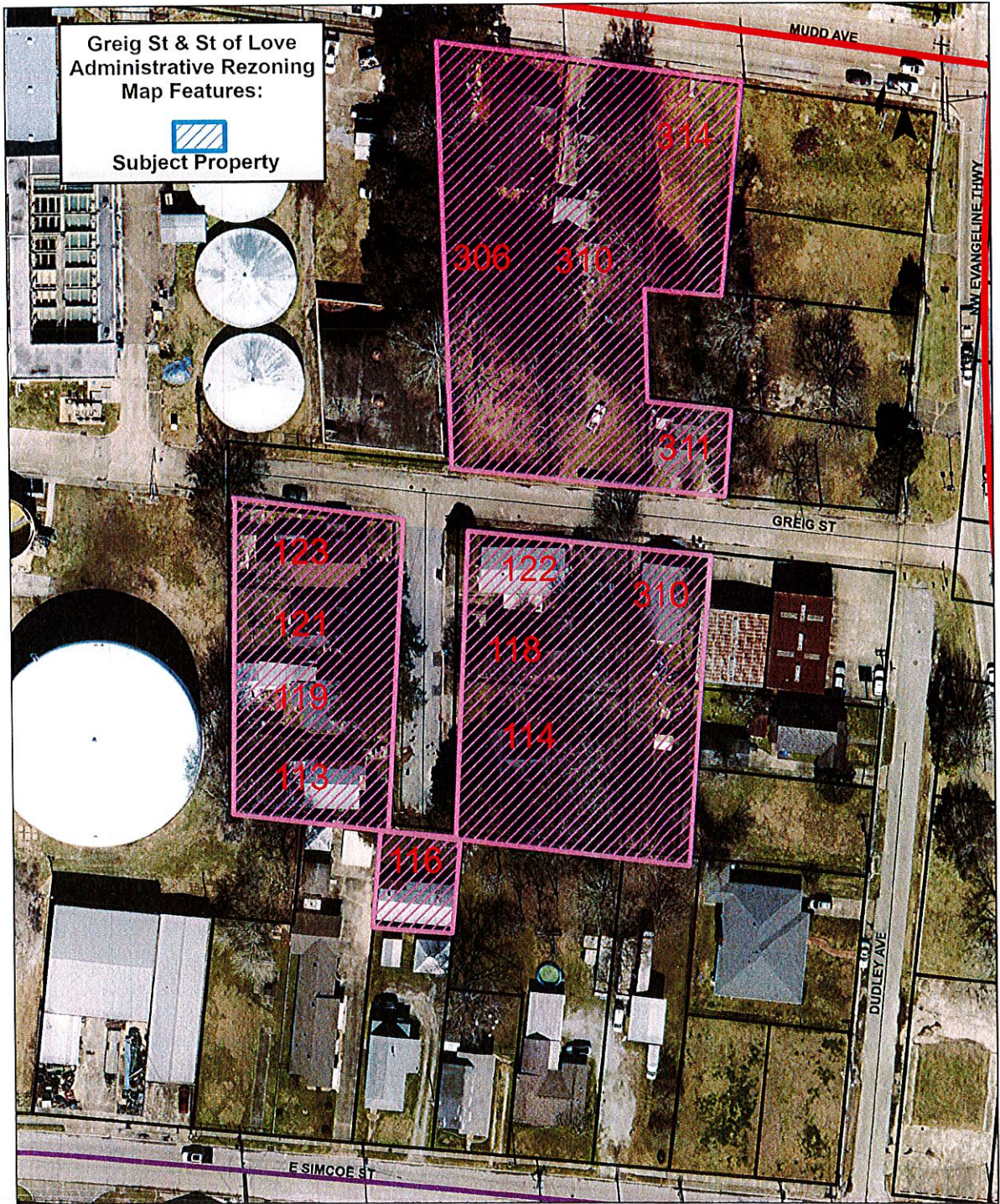
Sincerely,


Tammy Luke, Director
Community Development and Planning Dept.

Greig St & St of Love
Administrative Rezoning
Map Features:



Subject Property



0 37.5 75 150 Feet

Zoning Commission

Community Development and Planning Department Staff Report

EXECUTIVE SUMMARY

Drafted 12/16/2025
Amended 6/18/2026

Agenda #1

2026-2-AZON

City Council District: 5 – Kenneth Boudreaux

Parish Council District: 5 – AB Rubin

Applicant: Lafayette Consolidated Government

Request: This is a staff-led request for the administrative rezoning of **13** properties within the *Honeymoon Addition* and the *Mudd Addition (BLA Blks 6 & 7)*. This is Phase 2 of administrative rezonings located in Hopkins Addition, the Honeymoon Addition and the Mudd Addition. These subject properties stretch south from Mudd Avenue to the south end of the Honeymoon Addition and east from the Honeymoon Addition to NW Evangeline Thruway. The area is in both CH (Commercial-Heavy) zoning districts and in IL (Industrial-Light) zoning districts. All but one of the subject properties are residential uses; most single-family residential, but with some mixed residential uses also. Staff recommends rezoning from IL (Industrial-Light) and CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood). The one commercial use lot is zoned half CH (Commercial-Heavy) and half IL (Industrial-Light), so staff recommends rezoning it to only CH (Commercial-Heavy) for clarity (116 Street of Love).

Location: 306, 310 & 314 **Mudd Avenue**, 113, 114, 118, 119, 121, 122 & 123 **Street of Love**, and 310 & 311 **Greig Street**. These **12** CH (Commercial-Heavy) and IL (Industrial-Light) properties are recommended to be rezoned to MN-2 (Mixed-Use Neighborhood).

116 **Street of Love** is currently zoned IL (Industrial-Light) and CH (Commercial-Heavy). It is recommended to be rezoned to only CH. It is a commercial use, a warehouse.

Note: This administrative rezoning was originally **18** properties. However, after much discussion with one of the owners of family property along East Simcoe Street, five (5) properties have been withdrawn. They are 121, 125, 129, 201A & 201B **East Simcoe Street**. Only **13** properties will be included in this rezoning.

Summary of Proposal:

The purpose of the proposed rezoning of 12 subject properties from IL (Industrial-Light) and CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood), and with 1 commercial property rezoned from IL (Industrial-Light) & CH (Commercial-Heavy) to only CH (Commercial-Heavy), is to correct inappropriate zoning, increase residential density, and thereby protect and revitalize this area by reducing the intrusion of heavy commercial businesses into this residential neighborhood. This administrative rezoning originally included lots along East Simcoe Street also, but the owners were not interested in protecting their residential properties. They don't believe their children will want to live in this area, so the properties should stay as IL (Industrial-Light) and CH (Commercial-Heavy), and possibly be sold by their children. Several owners who lived in the Honeymoon Addition and along Greig Street, however, DO want to protect the residential nature of their neighborhood.

Recommendation:

Staff recommends approval of the request to rezone 12 subject properties from IL (Industrial-Light) and CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood) and one subject property from IL and CH to only CH (Commercial-Heavy), in order to correct inappropriate zoning.

Reason for Recommendation:

The Honeymoon Addition is an older neighborhood, added in 1923. Housing was often built next to industrial and heavy commercial uses in order to supply homes for workers who might have had to walk to work. Later, cumulative zoning methods continued the tradition of housing in industrial areas. Current zoning methods do not allow single-family dwellings and duplexes in CH (Commercial-Heavy) or IL (Industrial-Light) zoning districts, so all of these existing residential uses are legal non-conforming uses. Staff has often seen the effects of this progression in older neighborhoods with many vacant lots. **New residential dwellings cannot be built in CH or IL zoning districts, so the lots stay vacant.** Multi-family, apartments and community living are the only residential uses allowed in CH (Commercial-Heavy). A community home is the only residential use allowed in IL (Industrial-Light).

Staff recommends rezoning the subject properties from CH (Commercial-Heavy) and IL (Industrial-Light) to MN-2 (Mixed-Use Neighborhood) in order to give options to these property owners in these areas. MN-2 will allow all residential uses, and will also allow light commercial uses, such as offices, small retail, and personal services such as beauty parlors, laundries, barbershops, etc. The existing commercial use at 116 Street of Love is recommended to be rezoned from IL Industrial-Light) and CH (Commercial-Heavy) to only CH. The current commercial use is a warehouse, which is a permitted use in CH and IL. As a final note, the small size of some of these existing lots makes them unfit for most industrial and commercial uses.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received 5 phone calls. The first was from an owner, Mr. Ancelet, asking for more details about the rezoning. His family owns all the houses in this case that front East Simcoe Street, and these properties are very well maintained. This owner will talk to his family and call me back. A second caller, a couple who own the SRIJI Food Mart across the street from the subject properties, just wanted information. They were more interested in DOTD's purchasing of land along the Thruway. A third caller, from 310 Greig Street, approves of the downzoning. Other callers, from across Mudd Avenue, and from Street of Love, also support this rezoning.

Staff did speak several times with Mr. Ancelet: at the Briefing, and several times on the phone, and finally it was decided that his family's properties (121, 125, 129, 201A & 201B East Simcoe Street) would be removed from this administrative rezoning, at his request.

Briefing: Monday, May 18, 2026

A briefing on this case was presented to the Zoning Commission on Monday, May 18, 2026 and it was determined that it would move forward as a case on June 15, 2026, at the next Zoning Commission meeting.

ZONING COMMISSION RECOMMENDATION

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 to rezone the 12 subject properties from IL (Industrial-Light) and CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood), with 1 property (116 Street of Love) to be rezoned from IL (Industrial-Light) and CH (Commercial-Heavy) to only CH (Commercial-Heavy).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 3

Opposition: 1

Neutral: 1

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

Zoning Commission Meeting

June 15, 2026

2026-2-AZON

To: City Zoning Commission

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

City Council District: 5 – Kenneth Boudreaux

Parish Council District: 5 – AB Rubin

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Lafayette Consolidated Government

- Request:** This is a staff-led request for the administrative rezoning of **13** properties within the *Honeymoon Addition* and the *Mudd Addition*. These subject properties stretch south from Mudd Avenue to the south end of the Honeymoon Addition and east from the Honeymoon Addition to NW Evangeline Thruway. The area is in both a CH (Commercial-Heavy) zoning district, and in an IL (Industrial-Light) zoning district. All but one of the subject properties are residential uses; most single-family residential, but with some mixed residential uses also. Staff recommends rezoning from IL (Industrial-Light) and CH (Commercial-Heavy) to MN-2 (Mixed-Use Neighborhood). The one commercial use lot is zoned half CH (Commercial-Heavy) and half IL (Industrial-Light), so staff recommends rezoning to only CH (Commercial-Heavy) for clarity (116 Street of Love).
- Location:** 306, 310 & 314 **Mudd Avenue**, 113, 114, 116, 118, 119, 121, 122 & 123 **Street of Love**, and 310 & 311 **Greig Street**.
- Description:** These properties are located generally north of East Simcoe Street, west of Dudley Avenue, and south of Mudd Avenue and the total of all properties is 2.42 acres.
- Note:** This administrative rezoning was originally **18** properties. However, after much discussion with one of the owners of the houses on East Simcoe Street, five (5) properties have been withdrawn. They are 121, 125, 129, 201A & 201B East Simcoe Street. Only **13** properties will be included in this rezoning.

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 50 100 200 Feet

Subject Property

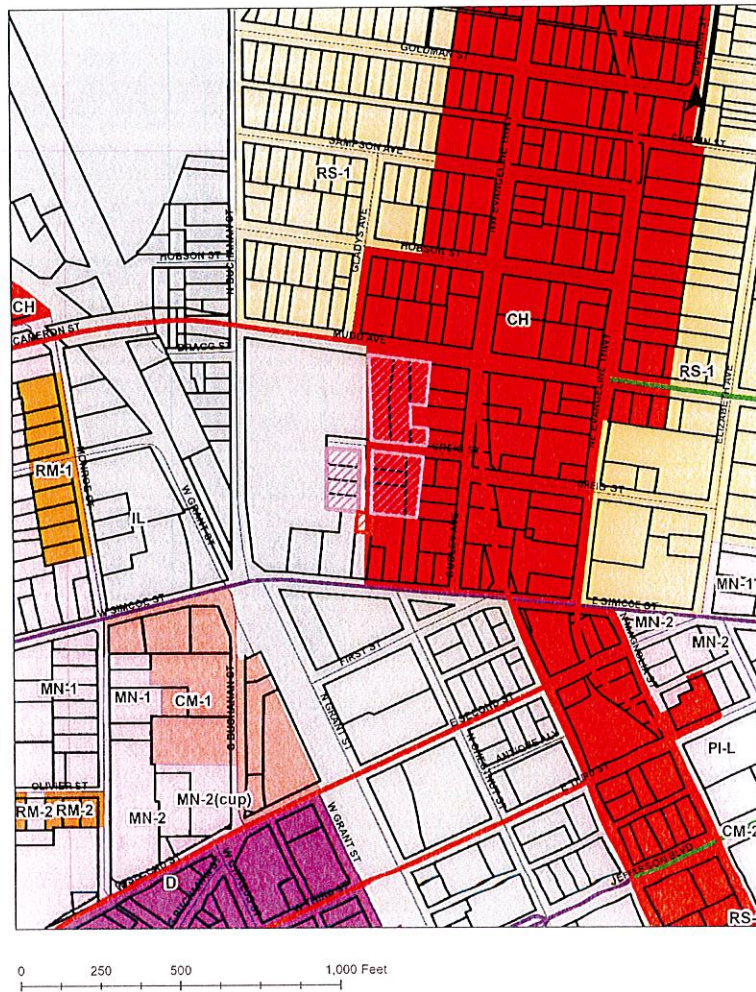


Vicinity Map

II. ANALYSIS

A. Existing conditions

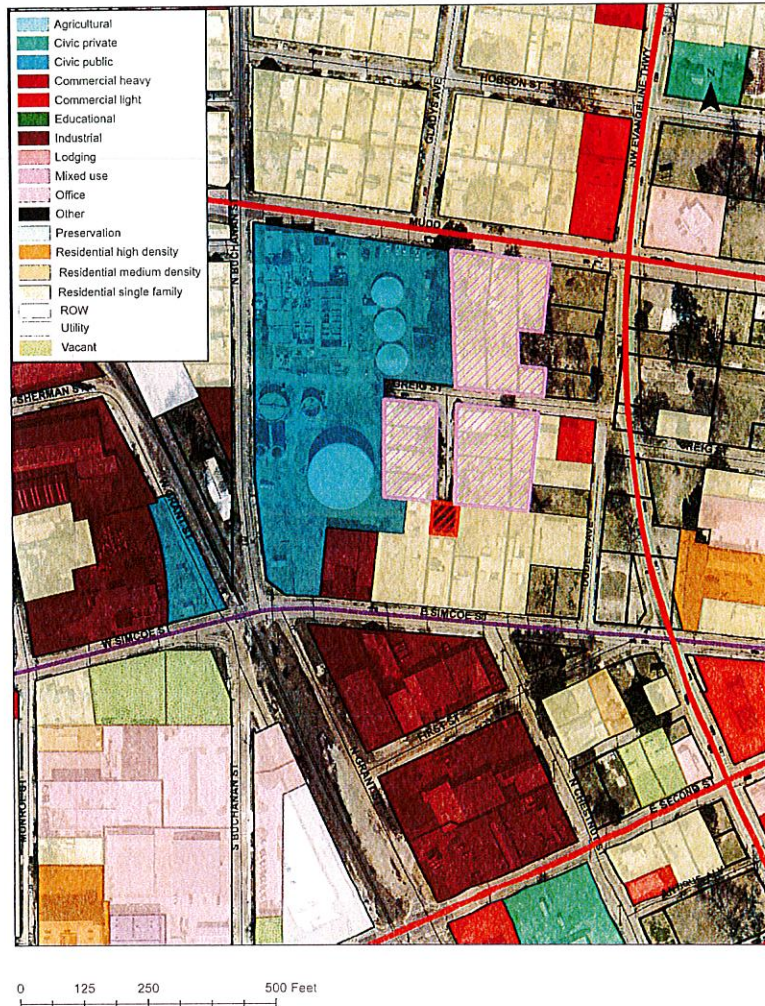
Zoning



Zoning Map of the Area Surrounding the Petitioned Site

The subject properties are split between CH (Commercial-Heavy) zoning districts and IL (Industrial-Light) zoning districts. The IL (Industrial-Light) zoning districts and CH (Commercial-Heavy) zoning districts follow along the railroad tracks and the Thruway. There are RS-1 (Residential Single-Family) neighborhoods on either side of the Thruway to the north with MN-2 (Mixed-Use Neighborhood) and two PI-L (Public/Institutional Light) zoning districts

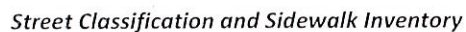
continuing south. On the east side of the IL (Industrial-Light) zoning districts are MN-1 (Mixed-Use Neighborhood), RM-1 (Residential Mixed) and CM-1 (Commercial Mixed) zoning districts in LaPlace neighborhood. The D (Downtown) zoning districts are south of LaPlace neighborhood.



Land Use Map

The Land Use map indicates that all but one of the land uses in the subject properties are residential uses. (The other use, at 116 Street of Love, is a CH use, a warehouse). Most are single-family dwellings, but there are several medium density residential also. To the north is a large area of single family residential, with a few commercial light uses following the thruway. (A large number of properties along the thruway have been sold to DOTD in

Infrastructure



Some of the subject properties front Mudd Avenue, a principal arterial. To the south is East Simcoe Street, which is a major collector. The Thruway to the east and East Second Street to the south are also principal arterials. Sidewalks are shown in most of these areas but are not complete.

B. Recent cases and relevant trends

2026-1-AZON Hobson Street and North Buchanan Street Administrative Rezoning was the first administrative rezoning of 2026. This was another case of downzoning IL (Industrial-Light) zoning districts located very near this current case. Like this current case, the existing land uses were almost completely residential land uses. Rezoning the IL (Industrial-Light) zoning districts to MN-2 (Mixed-Use Neighborhood) has enabled the owners of these properties to: build more single-family dwellings on vacant property, renovate or expand these existing houses without much trouble, and helped them by keeping inappropriate land uses out of a residential neighborhood. IL zoning districts would have allowed bar/lounges, auto repair, gas stations, car washes, and other uses that don't belong in a neighborhood.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to correct zoning that has limited the residential uses in this section of older neighborhoods. This was not an intended effect; when CH (Commercial-Heavy) and IL (Industrial-Light) was originally chosen for this area, a single-family residence could still be a use in a CH and IL zoning district. However, the cumulative zoning that was applied to this area is no longer in effect, and most of the CH and IL zoning districts will need to be downzoned. The land uses in the area of the subject properties are almost all single-family residential. There is one commercial heavy use, a storage warehouse. There is one vacant property.

D. Evaluation of approval standards

The proposed use is consistent with the comprehensive plan.

Policy 3.1 "Encourage a variety of housing types at varying densities within residential areas." We hope to encourage variety in housing types in the appropriate residential areas, along with greater densities. This area will easily accept single-family and duplexes; different types and different densities of residential use. A zoning classification of MN-2 (Mixed-Use Neighborhood) will help encourage this.

There was a mistake in the original zoning map or text.

The large CH (Commercial-Heavy) zoning districts are the result of previous "cumulative" zoning systems, where a CH zoning district would allow almost any use, including residential uses. As a result, CH (Commercial-Heavy) was often the desirable zoning district when cumulative zoning was still being used in this area. Though there are commercial uses in the area, especially along the Thruway and the railroad, the area of the subject properties is more residential than commercial. This type of zoning has changed and rezoning this property to MN-2 (Mixed-Use Neighborhood) allows flexibility and greater density for housing types, and restricts too intense zoning districts from a residential area (auto sales and auto repair, bar/lounges, car washes, etc.).

The proposed amendment is compatible with current development trends, if any, in the vicinity of the subject property.

Offering residential use in this area, in a transit-friendly location with interstate and downtown proximity, provides housing options for many, including young adults and/or an older population. Both of these groups, and others, require and desire smaller, affordable, housing in walkable, transit-friendly communities.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

The proposal is compatible with the surrounding land uses. Even though the area in which these portions of Mudd Avenue and Greig Street appear are CH (Commercial-Heavy) and IL (Industrial-Light) zoning districts, the commercial uses are few, as most of the properties are residential in use. The subject properties area is comprised of single-family dwellings in a neighborhood layout with the exception of a storage warehouse. There is a commercial use at 127 NW Evangeline Thruway (not included in rezoning); a muffler shop, but in general the area around this part of NW Evangeline Thruway has been cleared out in anticipation of the proposed changes to the Thruway. MN-2 (Mixed-Use Neighborhood) will give the residents more options.

List of CH (Commercial-Heavy) and IL (Industrial-Light) properties to be rezoned:

1. 306 Mudd Avenue – Residential Single-Family: **CH** to be rezoned to **MN-2**
2. 310 Mudd Avenue – Residential Single-Family: **CH** to be rezoned to **MN-2**
3. 314 Mudd Avenue – vacant: **CH** to be rezoned to **MN-2**
4. 310 Greig Street – Residential Single-Family: **CH** to be rezoned to **MN-2**
5. 311 Greig Street – Residential Single-Family: **CH** to be rezoned to **MN-2**
6. 113 Street of Love – Residential Single-Family: **IL** to be rezoned to **MN-2**
7. 114 Street of Love – Residential Single-Family: **CH** to be rezoned to **MN-2**
8. 116 Street of Love – warehouse/storage: **IL & CH** to be rezoned to **CH** only
9. 118 Street of Love – Residential Single-Family: **CH** to be rezoned to **MN-2**
10. 119 Street of Love – Residential Mixed: **IL** to be rezoned to **MN-2**
11. 121 Street of Love – Residential Single-Family: **IL** to be rezoned to **MN-2**
12. 122 Street of Love – Residential Single-Family: **CH** to be rezoned to **MN-2**
13. 123 Street of Love – Residential Single-Family: **IL** to be rezoned to **MN-2**



0 37.5 75 150 Feet





Internal Memorandum

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

TO: Rachel Godeaux

DATE: July 2, 2026

FROM: Tammy Luke

SUBJECT: Case No. 2026-2-AZON
Greig Street and Street of Love Administrative Rezoning

The attached ordinance would rezone 12 properties, from CH (Commercial-Heavy) and IL (Industrial-Light) to MN-2 (Mixed-Use Neighborhood), and 1 property, 116 Street of Love, from CH (Commercial-Heavy) and IL (Industrial-Light) to only CH (Commercial-Heavy), properties located generally north of East Simcoe Street, west of Dudley Avenue, and south of Mudd Avenue. 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 21, 2026, with Final Adoption Tuesday, August 4, 2026.

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



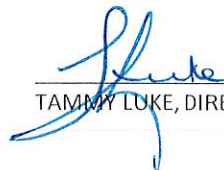
Tammy Luke
Director

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 13 properties located generally north of East Simcoe Street, west of Dudley Avenue, and south of Mudd Avenue.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the 12 subject properties from CH (Commercial-Heavy) and IL (Industrial-Light) to MN-2 (Mixed-Use Neighborhood), and one subject property, 116 Street of Love, from CH (Commercial-Heavy) and IL (Industrial-Light) to only CH (Commercial-Heavy).
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: July 21, 2025
 - B. FINAL ADOPTION: August 4, 2025
- 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