

CITY ORDINANCE NO. CO-064-2026

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY THE PROPERTY OF CASE NO. 2026-14-REZ 6800 BLOCK JOHNSTON STREET REZONING, LOCATED GENERALLY NORTH OF KEENELAND LANE, EAST OF JOHNSTON STREET, AND SOUTH OF E. BROUSSARD ROAD; BEING REZONED FROM A (AGRICULTURAL) TO CH (COMMERCIAL-HEAVY) FOR THE FIRST 250 FEET OF DEPTH FROM JOHNSTON STREET, AND FROM A (AGRICULTURAL) TO RS-2 (RESIDENTIAL SINGLE-FAMILY) FOR THE REMAINING DEPTH OF THE PROPERTY

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. 2026-14-REZ 6800 Block Johnston Street Rezoning located generally north of Keeneland Lane, east of Johnston Street, and south of E. Broussard Road; the particular parcel being rezoned from A (Agricultural) to CH (Commercial-Heavy) for the first 250 feet of depth from Johnston Street, and from A (Agricultural) to RS-2 (Residential Single-Family) for the remaining depth of the property; the said parcel being shown and identified on a map titled, "Area Map Rezoning of property A to RS-2 & CH ", prepared by Hensgens Engineering, LLC, dated April 10, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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.

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**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City Council

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

SUBJ: 2026-14-REZ 6800 Block Johnston Street Rezoning

PETITIONER: Stillwater Development c/o David Hensgens

DATE PETITION FILED: May 7, 2026

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

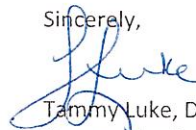
RECOMMENDATION: Approve the ordinance that would rezone property from A (Agricultural) to CH (Commercial-Heavy) for first 250 feet back from Johnston Street & RS-2 (Residential Single-Family) for the remainder of the property.

Motion: Pontiff
Second: Pritchard
Vote: 4-0-1-0
Ayes: Campbell, Lehman, Pontiff, Pritchard
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.



Subject Property Map

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 5/8/2026
Amended 6/16/2026

Agenda Item #4

2026-14-REZ

City Council District: 3 – Liz Hebert

Parish Council District: 4 – John Guilbeau

Applicant: Stillwater Development, c/o David Hensgens

Request: This is a request to rezone property from A (Agricultural) to CH (Commercial-Heavy) for the first 250 feet from Johnston Street, and to RS-2 (Residential Single-Family) for the remainder of the property.

Location: 6800 Block Johnston Street

Summary of Proposal:

The purpose of this rezoning is to accommodate a mixed-use development with commercial use along the Johnston Street frontage, and single-family residential use for the remaining rear acreage of the property.

Recommendation:

Staff recommends approval of this rezoning from A (Agricultural) to CH (Commercial-Heavy) along Johnston Street frontage, and to RS-2 (Residential Single-Family) for the remaining rear acreage.

Reasons for Recommendation:

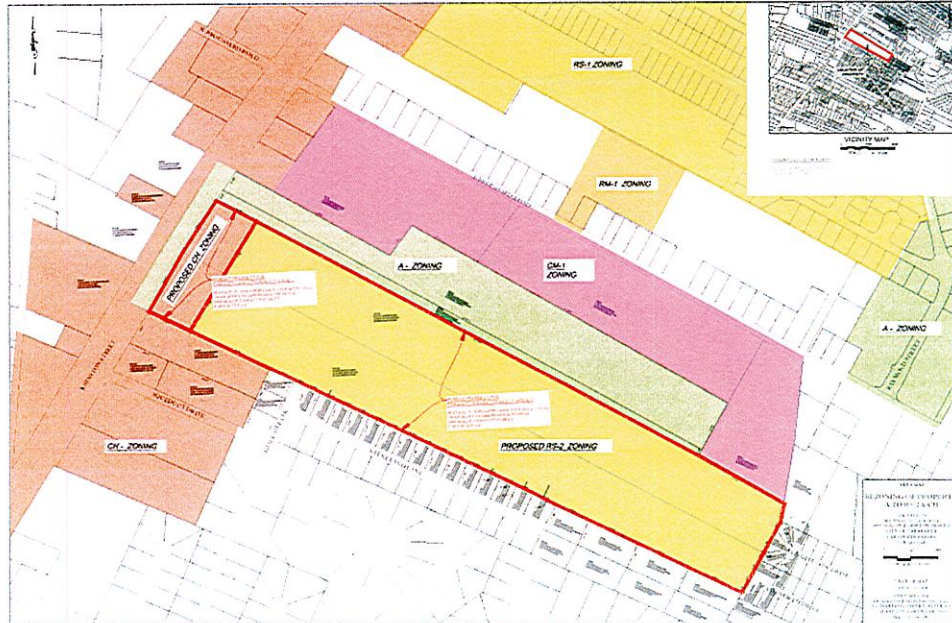
The subject property is adjacent to unincorporated single-family residential developments (*Delmar Estates, Charleston Village, and River Green Subdivision*) to the south, and is adjacent to partially developed church property (*Trinity Bible Church*) to the north. The frontage along Johnston Street is consistently CH (Commercial-Heavy) zoning districts and unincorporated commercial heavy properties, in this particular section of the roadway. The properties on the west side of Johnston Street also follow this pattern: commercial heavy uses along the frontage

of Johnston Street, with single-family residential and agricultural properties further west. This planned mixed-use development should be compatible with the existing surrounding land uses.

The applicant has asked for RS-2 (Residential Single-Family) for its zoning classification. RS-1 (Residential Single-Family) and RS-2 are very similar, but the minimum lot size for RS-1 is 6000 SF, where RS-2 has a minimum lot size of 4000 SF. Duplexes, townhouses and cottage courts are allowed in RS-2, but a Conditional Use Permit is required for these in RS-1. Neither RS-1 or RS-2 will permit short-term rentals.

Summary of Public Comment:

At the time of publication of the preliminary report, staff received no calls about the proposed rezoning.



Rezoning Map

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 subject properties from A (Agricultural) to CH (Commercial-Heavy) for the first 250 feet from Johnston Street, and from A (Agricultural) to RS-2 (Residential Single-Family) for the remainder of the property.

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: 1

Opposition: 3

Neutral: 1

Zoning Commission Meeting

June 15, 2026

2026-14-REZ

To: City Zoning Commission

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

City Council District: 3 – Liz Hebert

Parish Council District: 4 – John Guilbeau

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: Stillwater Development, c/o David Hensgens

Request: This is a request to rezone property from A (Agricultural) to CH (Commercial-Heavy) for the first 250 feet from Johnston Street, and to RS-2 (Residential Single-Family) for the remainder of the property.

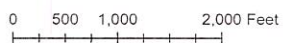
Location: 6800 Block Johnston Street

Description: The properties are located generally north of Keeneland Lane, east of Johnston Street, and south of E. Broussard Road. The subject property is approximately 53.951 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 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 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.



Vicinity Map

II. ANALYSIS

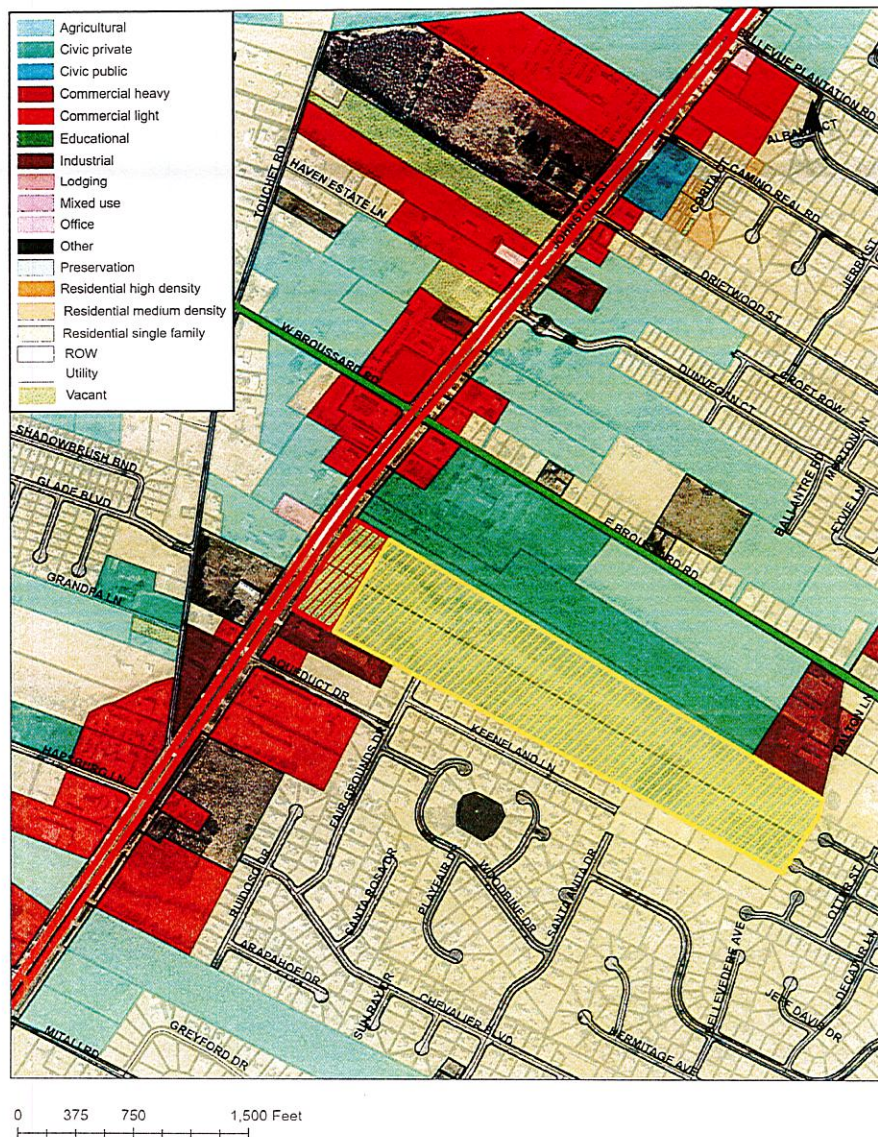
A. Existing conditions

Zoning



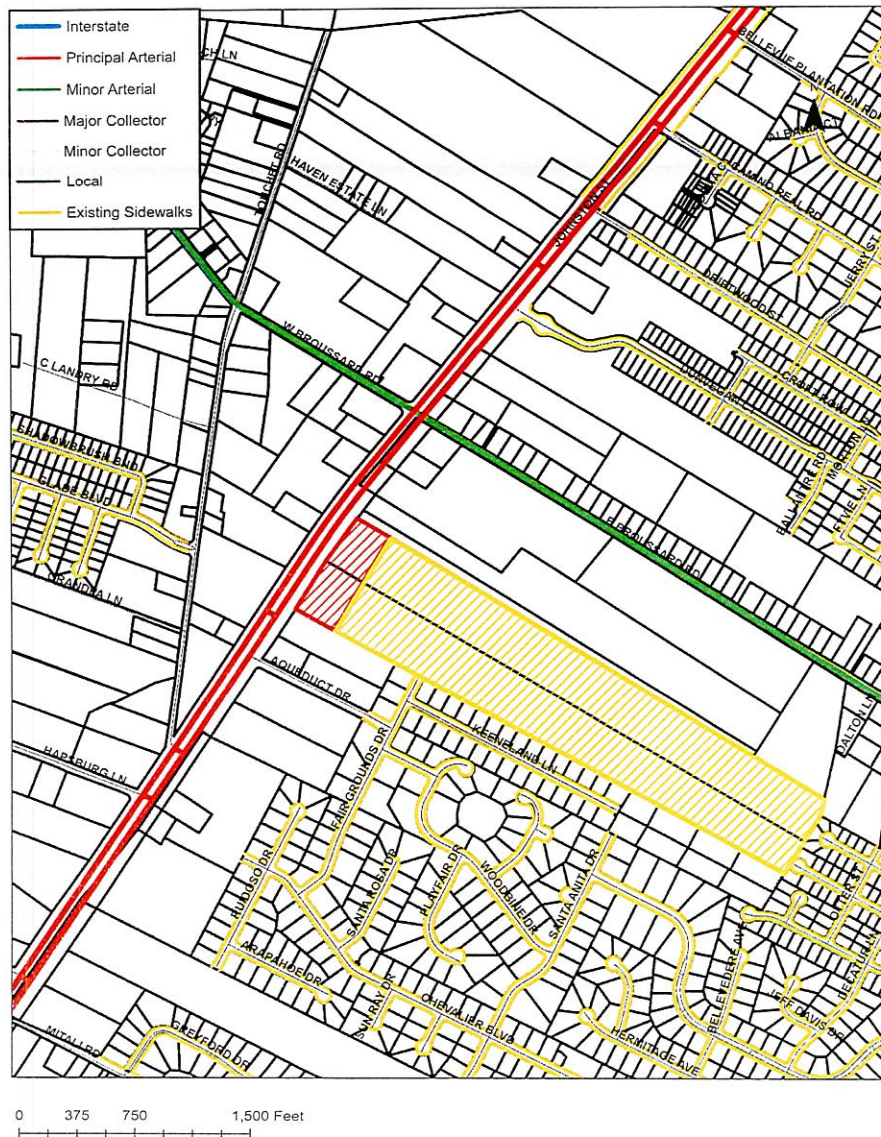
Zoning Map of the area surrounding the petitioned site

The subject property is currently an A (Agricultural) zoning district. There are another two properties to the north of the subject property that are also A (Agricultural) zoning districts. There are some CM-1 (Commercial Mixed) properties along E. Broussard Road, but the majority of the zoning districts along Johnston Street are CH (Commercial-Heavy), except for a few CM-1 properties further north as well. Beyond this border are mainly residential zoning districts, including RS-1 (Residential Single-Family), RS-2 (Residential Single-Family), RM-1 (Residential Mixed) and MN-1 (Mixed-Use Neighborhood). To the south are mostly unincorporated properties.



Land Use Map

This map shows the existing land uses along Johnston Street at or near the city limits. Commercial heavy and commercial mixed land uses follow Johnston Street, and the majority of uses beyond this border are almost all residential, single-family, with a large number of agricultural uses. There are also a small number of civic uses, both public and private (several different church properties, and a fire station).



Street Classification and Sidewalk Inventory Map

The subject property fronts Johnstone Street, a principal arterial. The intersection of Johnstone Street and E. Broussard Road/W. Broussard Road is just .16 miles north of the subject property. E. and West Broussard Roads are minor arterials. Beyond these two classified roadways, all other roads in this area are local roads. Sidewalks are being built in the new residential developments, but there are none along Johnstone Street or West/E. Broussard Road. These roadways are not made for pedestrian traffic.

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 establish a commercial zoning district fronting Johnston Street, with the remaining property being developed for a single-family residential development. The applicant plans to dedicate the first 250 feet fronting Johnston Street south to CH (Commercial-Heavy) zoning districts, then the remaining property will be dedicated to a single-family residential development, with a zoning classification of RS-2 (Residential Single-Family). The adjacent land uses to the south are also a single-family residential development, also with CH (Commercial-Heavy) properties fronting Johnston Street. The CH uses include an auto repair shop and equipment rental. These residential developments are unincorporated, but otherwise they will be very similar to the proposed development. The adjacent land uses to the north are mostly vacant property, belonging to Trinity Bible Church, at 130 E. Broussard Road.

D. Evaluation of approval standards

The proposed rezoning 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 proposed amendment is in line with current development trends in this part of Lafayette, at the southern city limits. The borders of Johnston Street are being used for commercial mixed and commercial heavy land uses, as this rezoning is, and beyond the border of commercial development are new residential developments similar to this proposed case.

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

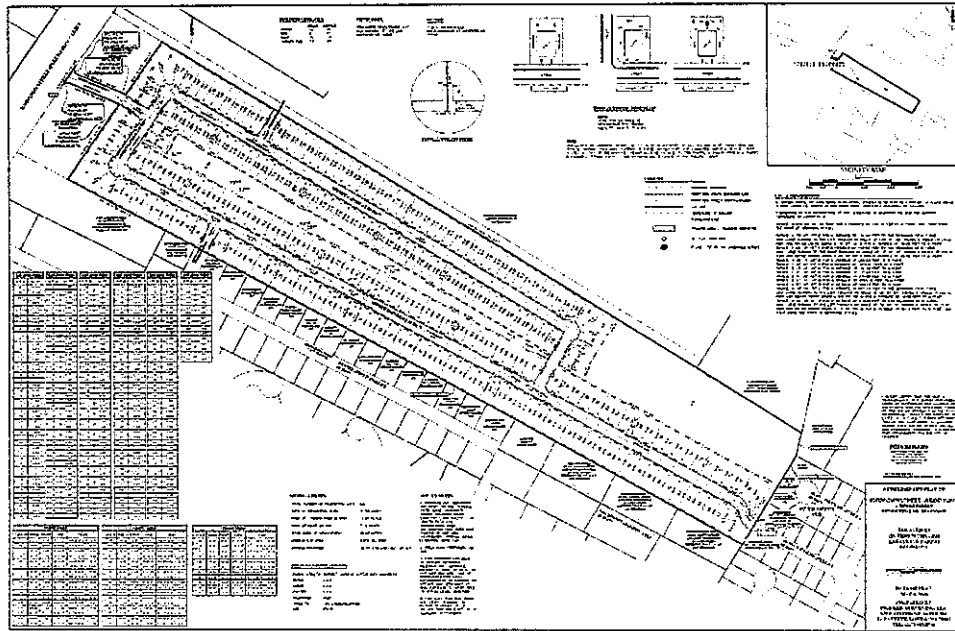
N/A.

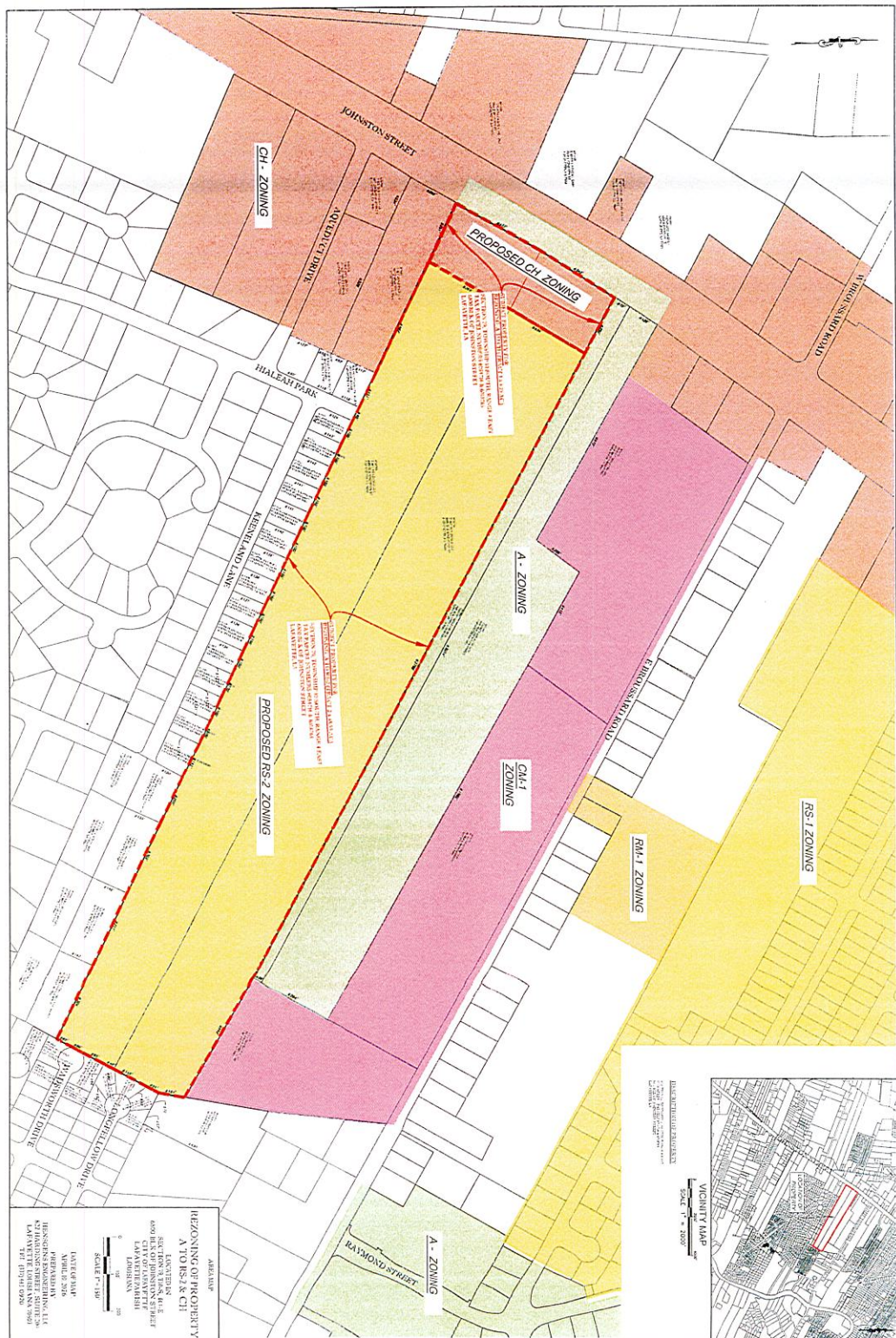
The proposed amendment is compatible with surrounding land uses.

The proposed amendment is compatible with surrounding land uses as the subject property is surrounded by like uses.

Development Plan

237 Lots







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. 2026-14-REZ**
6800 Block Johnston Street Rezoning

The attached ordinance would rezone, from A (Agricultural) to CH (Commercial-Heavy) for the first 250 feet from Johnston Street, and from A (Agricultural) to RS-2 (Residential Single-Family) for the remainder of the property located generally north of Keeneland Lane, east of Johnston Street, and south of E. Broussard Road. 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 property located generally north of Keeneland Lane, east of Johnston Street, and south of E. Broussard Street.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from A (Agricultural) to CH (Commercial-Heavy) for the first 250 feet from Johnston Street and from A (Agricultural) to RS-2 (Residential Single-Family) for the remainder of the property.
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: July 21, 2026
 - B. FINAL ADOPTION: August 4, 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

DISPOSITION OF ORDINANCE NO. CO-064-2026

- | | | |
|----|--|--|
| 1. | <p>This ordinance was introduced:
 <u>July 21</u>, 2026
 YEAS: Broussard, Naquin,
 Hooks, Boudreaux</p> <p>NAYS: None</p> <p>ABSENT: Hebert</p> <p>ABSTAIN: None</p> | <p>Final disposition by Council:
 _____, 2026
 YEAS:</p> <p>NAYS:</p> <p>ABSENT:</p> <p>ABSTAIN:</p> |
| 2. | <p>Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the official journal on <u>July 24</u>, 2026.</p> | |
| 3. | <p>On _____, at _____ o'clock __.m., 2026, this ordinance was presented to the Mayor-President for approval.</p> | |

CLERK OF THE COUNCIL

4. Disposition by Mayor-President:

I hereby:

- A. Approve this ordinance, this _____ day of _____, 2026, at _____ o'clock ____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 _____, at _____ o'clock __.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 _____, 2026.