

CITY ORDINANCE NO. CO-173-2021

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2021-0041 715 COOLIDGE STREET REZONING, LOCATED GENERALLY NORTH OF EAST SAINT MARY BOULEVARD, EAST OF COOLIDGE STREET, AND SOUTH OF AUBURN AVENUE; THE PARTICULAR PARCELS BEING REZONED FROM CM-1 (COMMERCIAL MIXED) TO RM-1 (RESIDENTIAL MIXED)

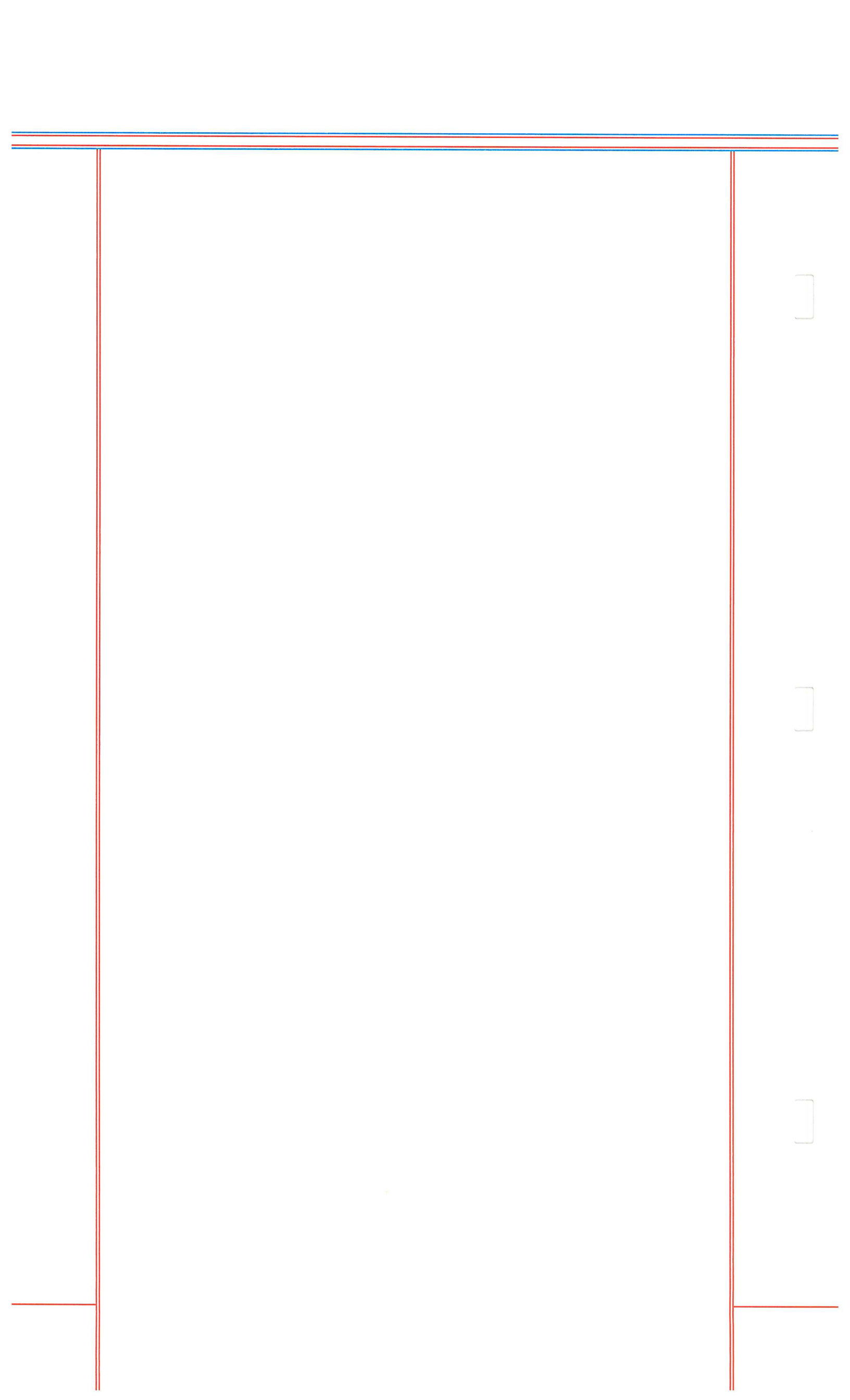
BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2021-0041 715 Coolidge Street Rezoning, located generally north of East Saint Mary Boulevard, east of Coolidge Street, and south of Auburn Avenue; the particular parcels being rezoned from CM-1 (Commercial Mixed) to RM-1 (Residential Mixed); the said parcels being shown and identified by a rezoning map titled “Rezoning Plat showing the proposed rezoning of the N. 24’ of Lot 4 and an unsubscribed portion of Block 18 of College Addition, address of 715 Coolidge Street (Lafayette, LA 70503) Section 44, T 10 S – R 4 E Lafayette Parish, Louisiana, City of Lafayette,” prepared by Craig P. Spikes RLS. No. 4580; a copy of which is attached hereto and made a part hereof.

SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: ZON2021-0041 715 Coolidge Street Rezoning

PETITIONER: Louisiana House Corporation c/o Richard B. Heroman

DATE PETITION FILED: October 5, 2021

DATE OF PUBLIC HEARING: November 15, 2021

DATES OF PUBLICATIONS: October 31, 2021
November 10, 2021
November 14, 2021


DATE OF ZONING COMMISSION RECOMMENDATION: November 15, 2021

RECOMMENDATION: Deny the ordinance that would rezone property from CM-1 (Commercial Mixed) to RM-1 (Residential Mixed).

Motion: Pritchard
Second: Doise
Vote: 3-0-2-0
Ayes: Hebert, Doise, Pritchard
Nays: None
Absent: Dural, Green
Abstain: None

ATTACHMENTS: Executive Summary and Preliminary Staff Report

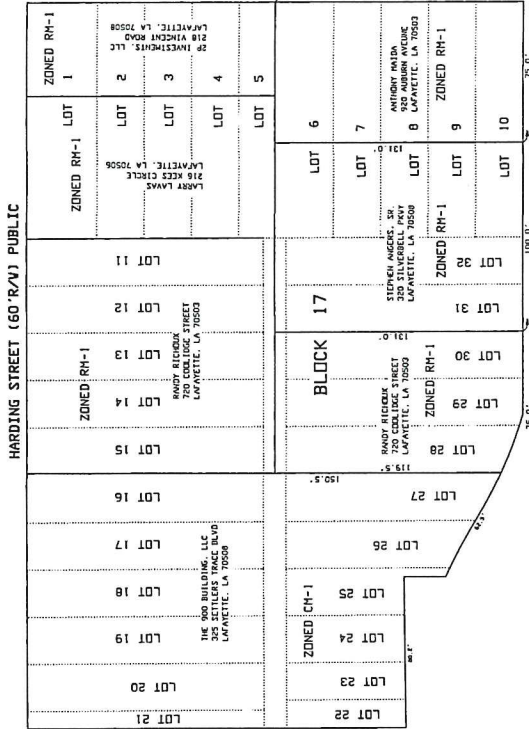
REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,

Mary Sliman, Director
Community Development and Planning Dept.



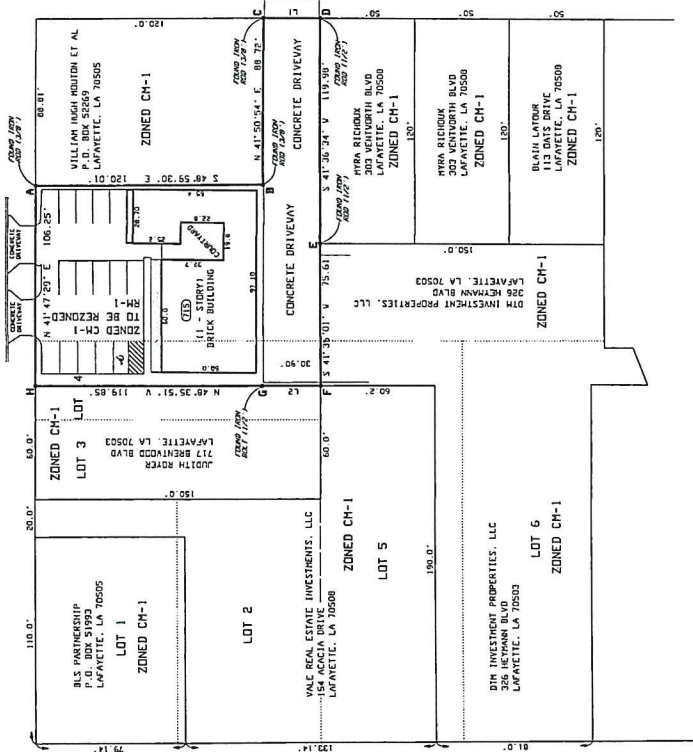
0 300 600
1" = 600'

COOLIDGE STREET



L1: N 47°25'38" E 30.01'
L2: N 47°42'42" E 30.95'

COOLIDGE STREET (60' R/W) PUBLIC

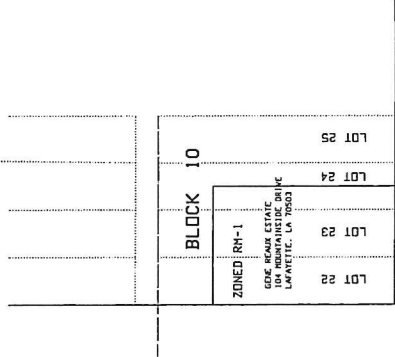


E. ST. MARY BOULEVARD

CELESTINE P. STACE
REGISTERED PROFESSIONAL ENGINEER
13371 231-0501

HARDING STREET (60' R/W) PUBLIC

E. ST. MARY BOULEVARD



NOTES

TRACT SIZE:	0.430 AC. (18,745) SQ. FT.
CURRENT ZONING:	CH-1
PROPOSED ZONING:	RH-1
LIMITS OF DEVELOPMENT:	AS SHOWN ON THIS PLAN
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF LOUISIANA.	
I CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION & CONTROL.	

DINER
TWENTY EIGHT
THREE
LAFAYETTE, LA 70503
237-257-2007
237-257-2007
237-257-2007

APPL. LEANT
LAFAYETTE, LA 70503
237-257-2007
237-257-2007
237-257-2007

RE-ZONING PLAN
SHOWING THE PROPOSED REZONING OF
THE N. 24 OF LOT 4 AND
AN UNDIVIDED PORTION
OF BLOCK 18 OF
COLLEGE PARK ADDITION
ADDRESS OF 715 COOLIDGE STREET
LAFAYETTE, LA 70503
SECTION 44, T 10 S - R 4 C
LAFAYETTE PARISH, LOUISIANA
CITY OF LAFAYETTE
SCALE: 1" = 30'
DATE: OCT. 15, 2021



Lafayette Consolidated Government

Zoning Commission

Community Development and Planning Department Staff Report

EXECUTIVE SUMMARY

Drafted 10/12/2021
Amended 11/16/2021

ZON2021-0041**City Council District:** 5 – Glenn Lazard**Parish Council District:** 5 – AB Rubin**Applicant:** Louisiana House Corporation c/o Richard B. Heroman**Request:** This is a request for rezoning of a property from CM-1 (Commercial Mixed) to RM-1 (Residential Mixed).**Location:** 715 Coolidge Street**Summary of Proposal:**

The purpose of this proposal is to allow the rezoning of a property from CM-1(Commercial Mixed) to RM-1 (Residential Mixed), in order to allow for boarding house use (**Group Living**) within the existing building. (Separate rooms sharing kitchen facilities).

Recommendation:

Staff recommends approval of the request to rezone this property from CM-1 (Commercial Mixed) to RM-1 (Residential Mixed).

Reasons for Recommendation:

This proposal was submitted in order to allow private club meetings and to allow Boarding House Lodging use for a fraternity, Lambda Psi Chapter of Sigma Xi. A boarding house use will be better served in a RM-1 (Residential Mixed) zoning district than in a RS-1 (Residential Single-Family) zoning district. The area already has many apartments and apartment complexes, so this group living house should fit be compatible. There is a large RM-1 district directly across from 715 Coolidge Street.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received 4phone calls, from people who preferred the property would stay commercial (CM-1). There were 2 other calls from people asking for information, but they did not have an opinion on the proposed project.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its November 15, 2021, meeting and made a motion to recommend that the City Council deny the request to rezone this property from CM-1 (Commercial Mixed) to RM-1 (Residential Mixed).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 2

Opposition: 15

Neutral: 2

Public Comment during the Zoning Commission meeting

Support: 4

Opposition: 4

Neutral: 0

Zoning Commission Meeting

November 15, 2021

ZON2021-0040

To: City Zoning Commission

From: Mary Sliman, Director
Cathie Gilbert, Planning Manager

City Council District: 5 – Glenn Lazard

Parish Council District: 5 – AB Rubin

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: Louisiana House Corporation c/o Richard B. Heroman

Request: This is a request to allow the rezoning of a property from CM-1 (Commercial Mixed) to RM-1 (Residential Mixed).

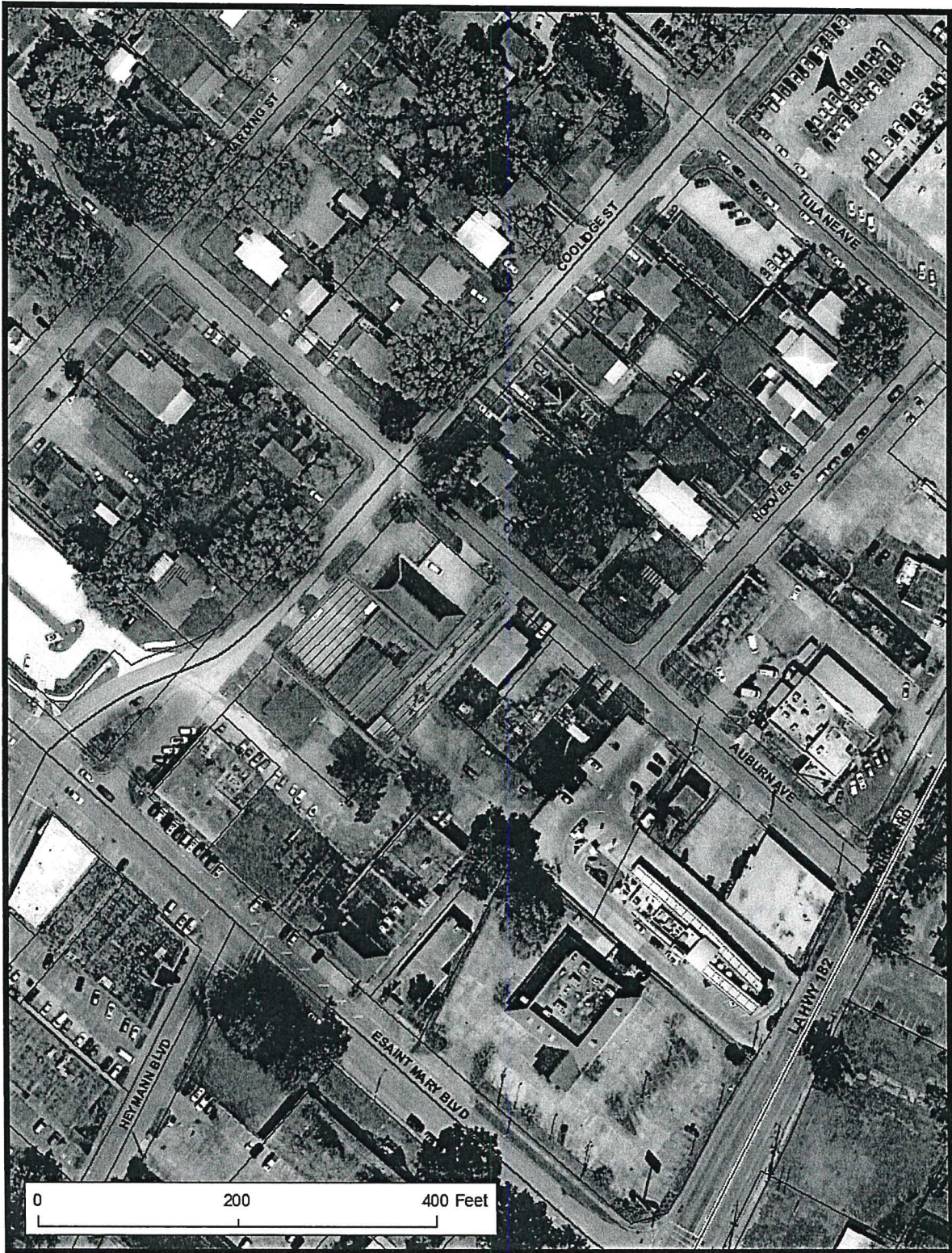
Location: 715 Coolidge Street

Description: The property is located generally north of East St. Mary Boulevard, east of Coolidge Street, and south of Auburn Avenue. The subject property is approximately 0.412 acres.

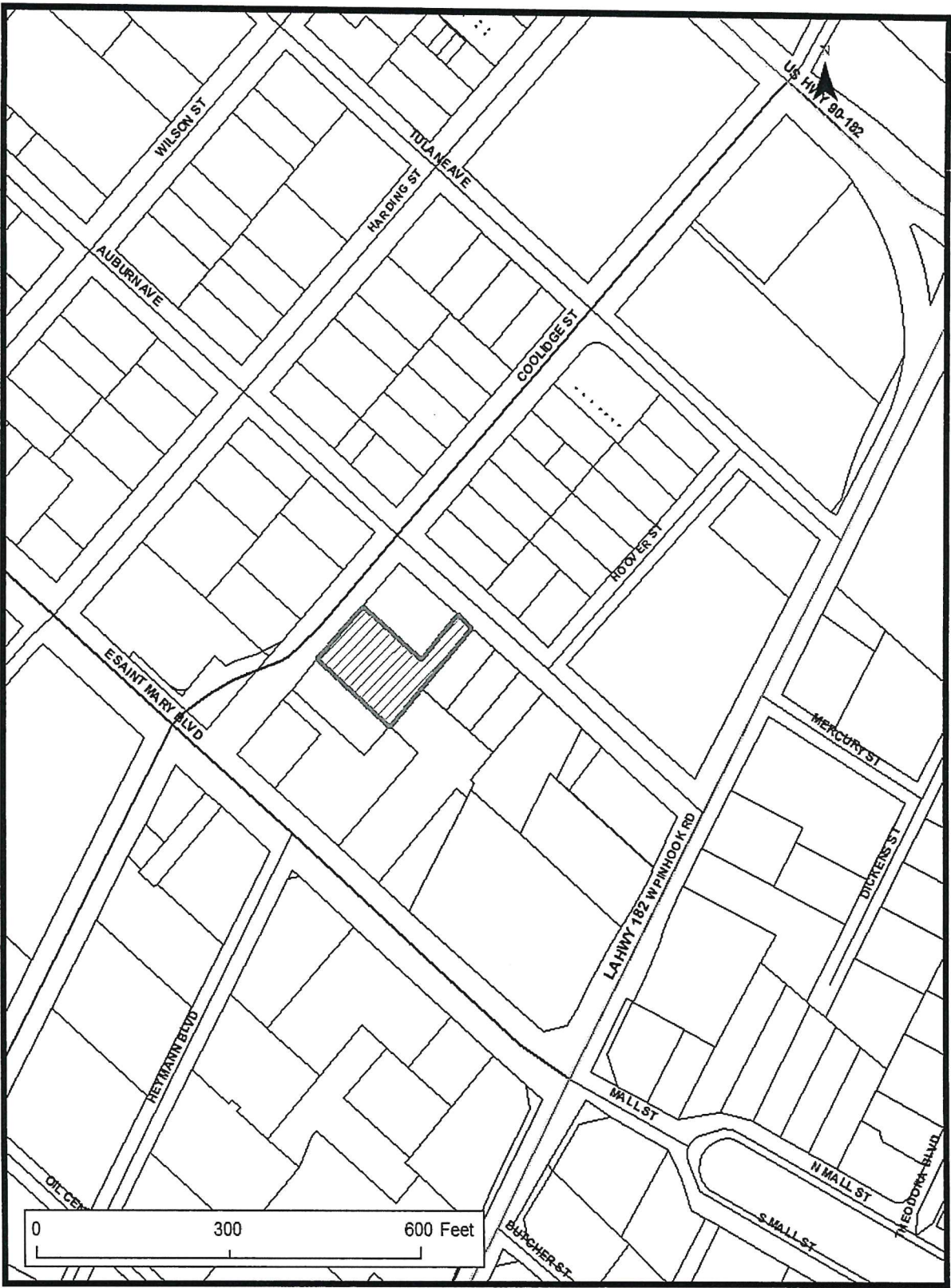
Why is Zoning Commission action required?

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 Unified Development Code.

The UDC 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

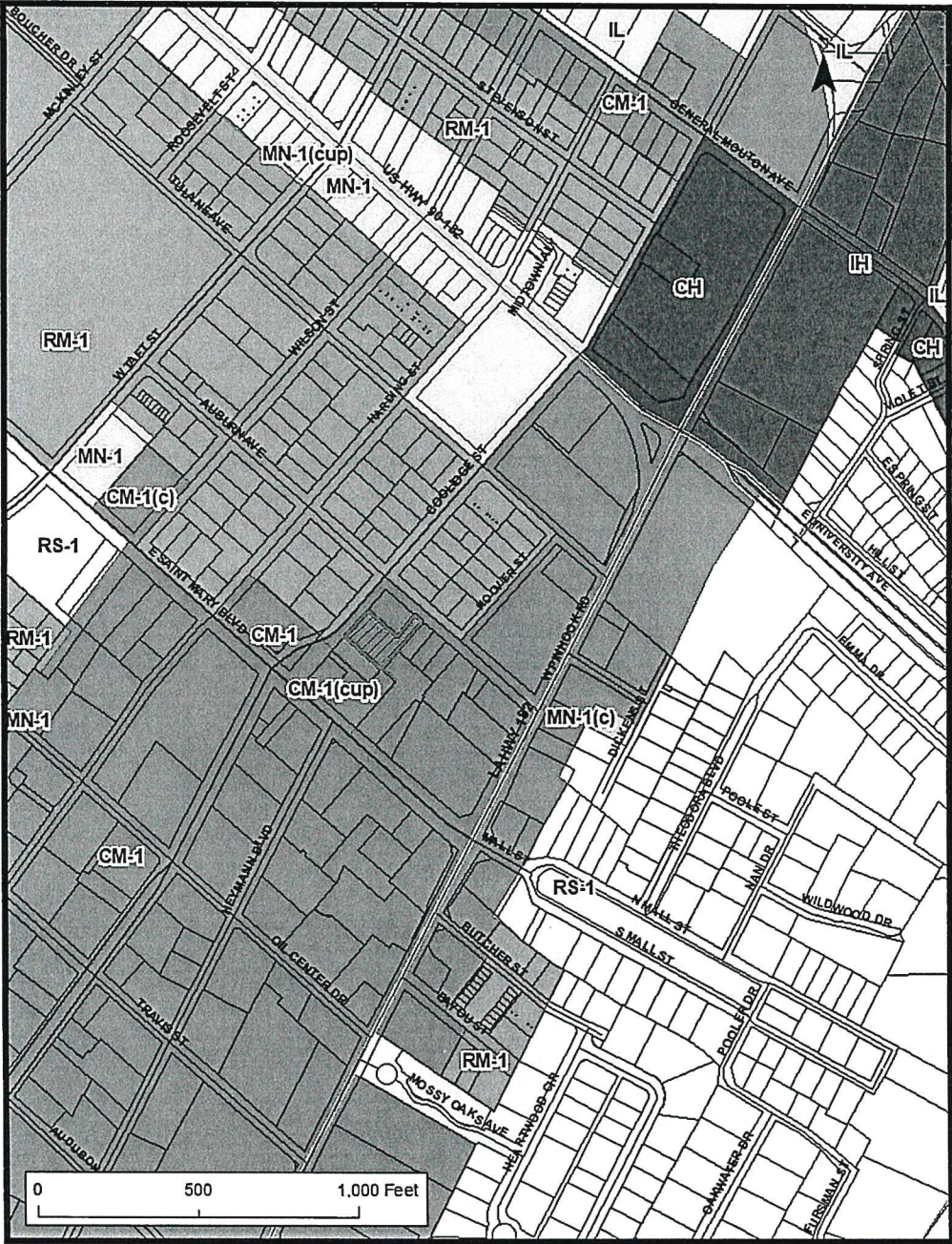


Vicinity Map

II. ANALYSIS

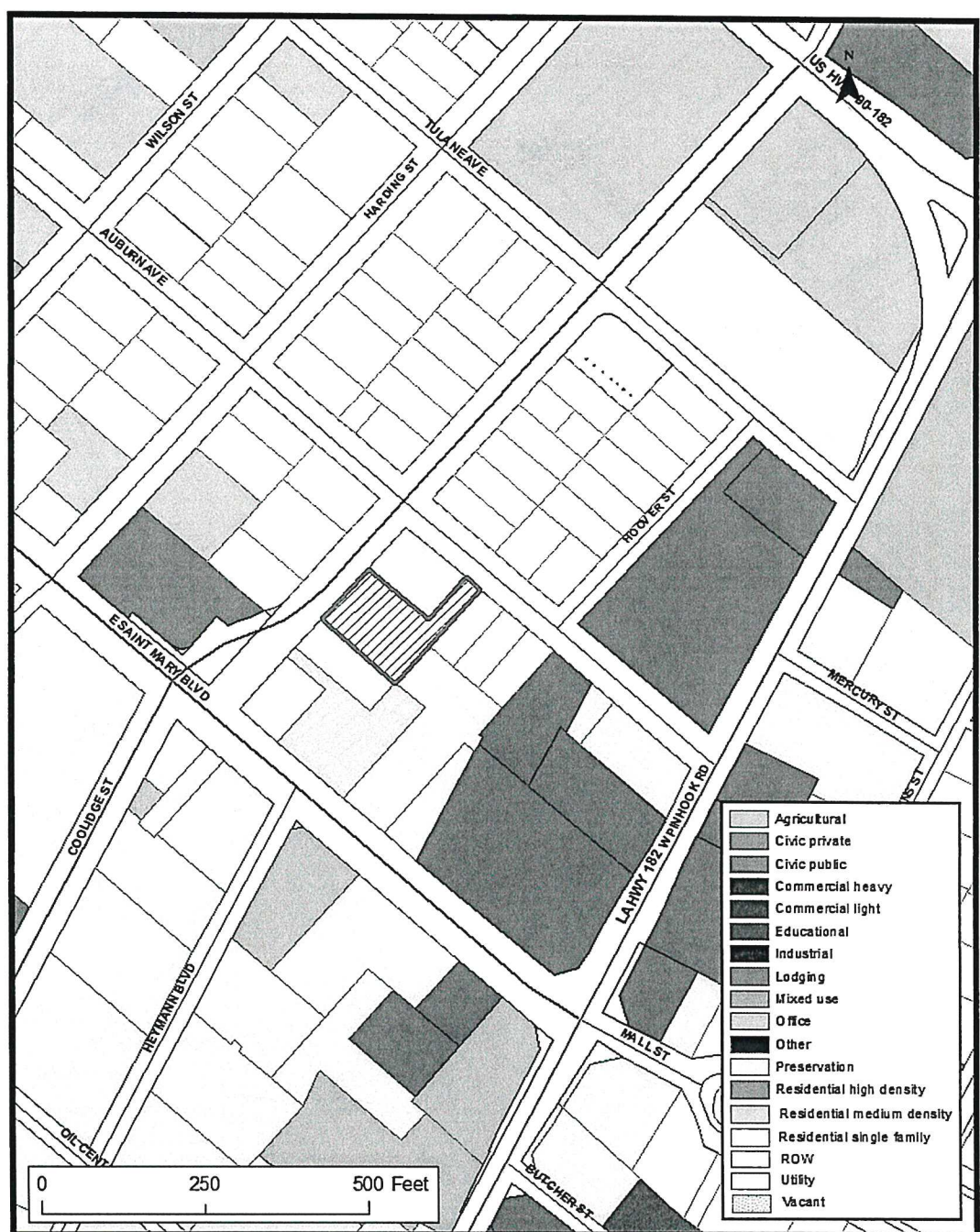
A. Existing conditions

Zoning



Zoning map of the area surrounding the petitioned site

The subject property is on the edge of the **Oil Center Administrative Rezoning area (ZON2021-0022)**. This entire area was downzoned from CH (Commercial-Heavy) to CM-1 (Commercial Mixed), with some areas of RM-1 (Residential Mixed), MN-1 (Mixed-Use Neighborhood) and one CM-1 (CUP) (Commercial Mixed –Conditional Use Permit). There is a very large area of RM-1 (Residential Mixed) directly across from the subject property, and a large residential area (RS-1) across West Pinhook Road.



Land Use Map

The Land Use map shows the light commercial areas of the downzoned Oil Center area (**ZON2021-0022 Oil Center Comprehensive Administrative Rezoning**), along with mixed-use spaces, office spaces, and private civic spaces. (Examples of private civic spaces: Petroleum Club, Merakey Counseling, and the Lafayette Protestant Cemetery). The residential neighborhood between Tulane and East St. Mary, and Pinhook and Wilson, is single family and medium density residential. The police station is public civic use. The Oil Center has a large number of office spaces, light commercial areas, and a great many medical uses.



Street Classification and Sidewalk Inventory Map

The subject property is located on Coolidge Street, a major collector. It is near the intersection of Coolidge Street and East St. Mary Boulevard, another major collector. The subject property is also a block away from West Pinhook Road, which is a principal arterial. All the other streets near the subject property are local roads. There are sidewalks going into the Oil Center, and along East St. Mary Blvd. and West Pinhook Road, but the sidewalks are incomplete and inconsistent.

B. Recent cases and relevant trends

The recent administrative rezoning of the Oil Center (**ZON2021-0022 Oil Center Comprehensive Administrative Rezoning**) will have a long term effect on the adjacent areas and properties. The Oil Center was almost entirely one CH (Commercial-Heavy) zoning district. The case downzoned most of the CH districts to CM-1 (Commercial Mixed), MN-1 (Mixed-Use Neighborhood, with a few small areas of RM-1 (Residential Mixed) and RS-1 (Residential Single-Family). The subject property was downzoned to CM-1, but the applicant would like to downzone further to RM, in order to allow a boarding house use. The properties directly across Coolidge Street from the subject property are RM (Residential Mixed), so the subject property would be compatible with the neighborhood. Residential uses have long been discussed as a future addition to the Oil Center. There are many residential areas surrounding the Oil Center, hopefully with more to come in the future.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to allow for a **Boarding House** use, a **Group Living** classification. The occupant will be a small fraternity. A boarding house differs from an apartment house or multifamily units in that the occupants have separate dwelling units but share kitchen facilities. This use would fit in well with the nearby residential properties, which range from single family homes to multifamily complexes. The subject property is on the back side of a CM-1 block that has light commercial such as restaurants, fast food, a coffee house, and small retail that faces East St. Mary Boulevard and West Pinhook Road. There are other residential uses (single-family residential) on the back side of this block, which are legally non-conforming uses. The subject property will have no effect on the existing block, except to demonstrate more of the same residential use that already exists.

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

Yes. Policy 2.11 "Encourage compact development/redevelopment within existing activity centers and along corridors that includes a mix of uses supportive of vibrant daily activity patterns."

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.

Yes. This building is on the very edge of an Oil Center mixed commercial lot. It is directly across the street from a large mixed residential area, and just a few blocks from the University. This area has long been desirable as rental properties for UL students. A boarding house use would be compatible with these trends of rental properties.

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

This was not the basis for consideration.

The proposed amendment is compatible with surrounding land uses.

Yes. The neighborhood across Coolidge Street from the subject property has been rental properties as well as private homes for quite some time. It is a RM (Residential Mixed) zoning district, so there is a lot of variety in the many types of residences. This boarding house use should be compatible with this.



RECEIVED

NOV 19 2021

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

Community Development and Planning Department
Office of the Director (Route 9010)

TO: Cydra Wingerter

FROM: Mary Sliman

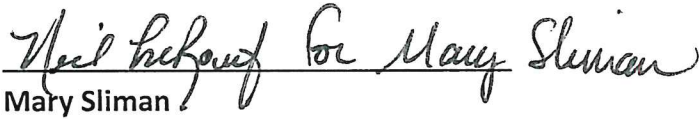
SUBJECT: Case No. ZON2021-0041
715 Coolidge Street Rezoning

DATE: November 16, 2021

The attached ordinance would rezone, from CM-1 (Commercial Mixed) to RM-1(Residential Mixed), property located generally north of East Saint Mary Boulevard, east of Coolidge Street, and south of Auburn Avenue.

The Zoning Commission, at its Monday, November 15, 2021 meeting, recommended that the City Council deny the attached ordinance. We request that Council Introduction be scheduled for Wednesday, December 15, 2021, with Final Adoption Tuesday, January 4, 2022.

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


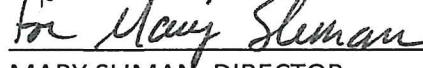


Mary Sliman
Director

LAFAYETTE CITY COUNCIL MEETING
ZONING AGENDA ITEM SUBMITTAL FORM

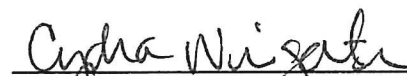
- 1) **JUSTIFICATION FOR REQUEST:** This is a request for the adoption of an ordinance that would rezone property located generally north of East Saint Mary Boulevard, east of Coolidge Street, and south of Auburn Avenue.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from CM-1 (Commercial Mixed) to RM-1 (Residential Mixed).
- 3) **REQUEST ACTION OF COUNCIL:**
- A. INTRODUCTION: December 15, 2021
- B. FINAL ADOPTION: January 4, 2022
- 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 (9 pages)
- 5) **FISCAL IMPACT:**
- ☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)
- ☒ No Fiscal Impact

RECOMMENDED BY:

MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-173-2021

1. This ordinance was introduced: December 15, 2021
YEAS: Lewis, Naquin,
Hebert, Lazard
NAYS: None
ABSENT: Cook
ABSTAIN: None
- Final disposition by Council:
January 4, 2022
YEAS: Lewis, Naquin,
Cook, Lazard
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 Advertiser on December 22, 2021.
3. This ordinance was presented to the Mayor-President for approval on 1/5/2022, 2022, at 9:45 o'clock 4 .m.

ASST. CLERK OF THE COUNCIL

4. Disposition by Mayor-President:

I hereby:

- A. Approve this ordinance, the 13 day of JANUARY, 2022, at 9:50 o'clock 4 .m.
- B. Veto this ordinance, the _____ day of _____, 2022, at _____ o'clock _____ .m., veto message is attached.
- C. Line item veto certain items this _____ day of _____, 2022, at _____ o'clock _____ .m., veto message is attached.

MAYOR-PRESIDENT

5. Returned to Council Office with/without veto message on January 14, 2022, at 8:50 o'clock 2 .m.

6. Reconsideration by Council (if vetoed):

On _____, 2022, the Council did/refused to adopt this ordinance after the Mayor-President's veto.

7. Returned to the Council Office without signature of Mayor-President (*unsigned*) on _____, 2022, at _____ o'clock _____ .m.

If not signed or vetoed by the Mayor-President, and ten days have elapsed since this ordinance was presented to him for action, same has been automatically approved.

CLERK OF THE COUNCIL

8. Full publication of this ordinance was made in the Advertiser on January 7, 2022.

