

**CITY ORDINANCE NO. CO-169-2021**

**AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2021-0036 1216 EAST BUTCHER SWITCH ROAD REZONING, LOCATED GENERALLY NORTH OF ACORN DRIVE, WEST OF LOUISIANA AVENUE, AND SOUTH OF EAST BUTCHER SWITCH ROAD; THE PARTICULAR PARCELS BEING REZONED FROM RS-1 (RESIDENTIAL SINGLE-FAMILY) TO MN-1 (MIXED-USE NEIGHBORHOOD)**

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

**SECTION 1:** The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2021-0036 1216 East Butcher Switch Road Rezoning, located generally north of Acorn Drive, west of Louisiana Avenue, and south of East Butcher Switch Road; the particular parcels being rezoned from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood); the said parcels being shown and identified by a rezoning map titled “Plat of Survey for Odyssey Holdings, LLC showing a 3.833 acre tract of land situated in Section 48, Township 9 South, Range 5 East, Lafayette Parish, Louisiana. Current Zoning: RS-1 (Residential Single-Family) Proposed Zoning: MN-1 (Mixed-Use Neighborhood),” prepared by Morgan Goudeau & Associates; 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**SECTION 2:** All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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.

\* \* \* \* \*



**LAFAYETTE ZONING COMMISSION  
RECOMMENDATION OF ACTION**

**TO:** Lafayette City Council

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

**SUBJ:** ZON2021-0036 1216 East Butcher Switch Road Rezoning

**PETITIONER:** Odyssey Holdings, LLC c/o Ryan Terry

**DATE PETITION FILED:** October 1, 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:** Approve the ordinance that would rezone property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).

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

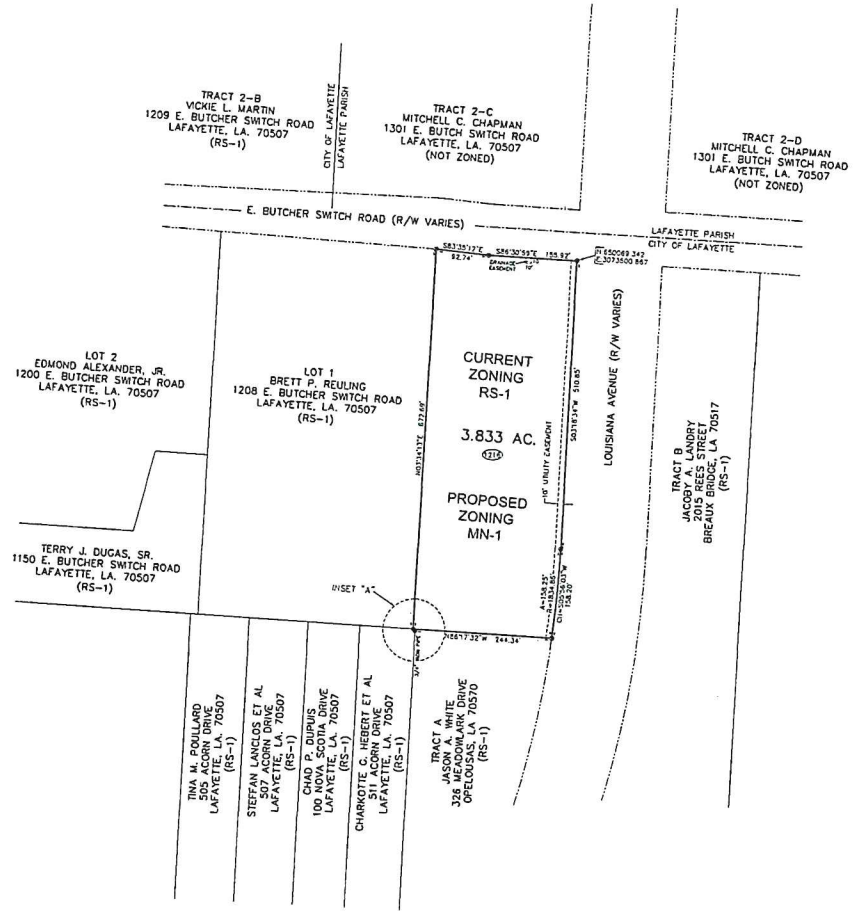
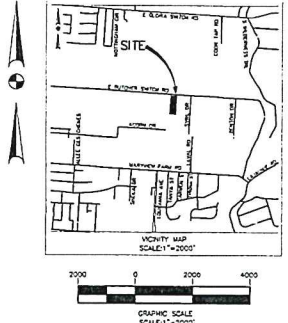
**ATTACHMENTS:** Executive Summary and Preliminary Staff Report

**REASONS FOR RECOMMENDATION:** Executive Summary including Zoning Commission Recommendation

Sincerely,

*Mel Hebert*  
*for Mary Sliman*  
Mary Sliman, Director

Community Development and Planning Dept.



**ZONING:**  
 CURRENT ZONING: RS-1 (RESIDENTIAL SINGLE FAMILY 1)  
 PROPOSED ZONING: MN-1 (MIXED USE NEIGHBORHOOD 1)

**REFERENCE PLATS:**  
 EDWARD P. SPIELER DATED MAY 22, 2001

**FLOOD NOTE:**  
 ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 2205501100A HAVING AN EFFECTIVE DATE OF DECEMBER 21, 2018, LAFAYETTE PARISH, THIS PROPERTY IS LOCATED IN FLOOD ZONE AE.

**CERTIFICATION:**  
 NO ATTEMPT HAS BEEN MADE BY MORGAN GOUDEAU & ASSOCIATES, INC. TO VERIFY THE ACCURACY OF THE CHAIN OF TITLE, INTERESTS, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR OWNER'S REPRESENTATIVE.

I CERTIFY THAT THIS PLAT REPRESENTS A CLASS B SURVEY (COMMERCIAL PROPERTY) AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS, CHAPTER 29, LAE TITLE 48:18.

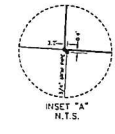
**REFERENCE BEARING:**  
 BEARINGS AND COORDINATES ARE BASED ON NAD 83 (2011) STATE PLANE COORDINATE SYSTEM LOUISIANA SOUTH ZONE.

**PRELIMINARY**

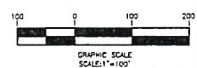
JACOB L. JARRELL, P.L.S. NO. 5111

- NOTES:**
1. PURPOSE OF PLAT IS FOR RE-ZONING OF PROPERTY BY THE LAFAYETTE DEVELOPMENT AND PLANNING DEPARTMENT.
  2. THIS PROPERTY IS LOCATED WITHIN THE CITY OF LAFAYETTE, LOUISIANA.
  3. TITLE LINES NOT PROVIDED.
  4. PROPERTY MAY BE SUBJECT TO R/W'S, SERVICES, AND/OR EASEMENTS THE ARE NOT SHOWN.

**OWNER/APPLICANT:**  
 ODYSSEY HOLDINGS, LLC  
 C/O BRAN TERRY P  
 114 WESTBURY LANE  
 LAFAYETTE, LA 70507  
 PHONE (337) 482-1174



- LEGEND:**
- DENOTES CALCULATED CORNER
  - DENOTES SET 1/2" IRON ROD
  - DENOTES FOUND 5/8" IRON ROD
  - DENOTES FOUND 1/2" IRON ROD (UNLESS INDICATED OTHERWISE)



**PLAT OF SURVEY**  
 FOR ODYSSEY HOLDINGS, LLC SHOWING A 3.833  
 ACRE TRACT OF LAND SITUATED IN SECTION 48,  
 TOWNSHIP 9 SOUTH, RANGE 5 EAST, LAFAYETTE  
 PARISH, LOUISIANA.

**MORGAN GOUDEAU & ASSOCIATES**  
 Consulting Engineers & Land Surveyors  
 1703 West Landry Street  
 OPELOUSAS LOUISIANA 70570  
 (337) 948-4222

certified correct

**PRELIMINARY**

drawn B.J.L.  
 scale 1"=100'  
 checked B.J.L.  
 date 09/22/21  
 project 21043

## Lafayette Consolidated Government

**Zoning Commission**

Community Development and Planning Department Staff Report

**EXECUTIVE SUMMARY**

---

Drafted 10/15/2021

Amended 11/16/2021

**ZON2021-0036****City Council District:** 1– Patrick Lewis**Parish Council District:** 1 – Bryan Tabor**Applicant:** Odyssey Holdings, LLC, c/o Ryan Terry**Request:**

This is a request to rezone property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood) in order to allow for a gym.

**Location:** 1216 East Butcher Switch Road**Summary of Proposal:**

The purpose of this proposal is to allow the rezoning of this property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), in order to allow for the building of a gym with a focus on youth athletics, which would be a health/fitness club use under *Arts, Entertainment, & Recreation*, which is allowed in a MN-1 zoning district.

**Recommendation:**

Staff recommends rezoning from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).

**Reasons for Recommendation:**

1216 East Butcher Switch Road is at the intersection of East Butcher Switch Road and Louisiana Avenue. A busy intersection such as this would be better served by a MN-1 (Mixed-Use Neighborhood) zoning district or perhaps a RM-1 (Residential Mixed) zoning district than by a RS-1 (Residential Single-Family) zoning district. The RM and MN districts can serve as buffers for RS-1 properties. This site, however, was used as an industrial site by the previous owner. Staff has had numerous rezoning cases recently where frontage on a busy roadway is no longer as desirable for a single-family residence. Properties fronting Louisiana Avenue in this area are more suited for low-level zoning districts, like RM (Residential Mixed), or MN-1 (Mixed-Use Neighborhood), than for a single house.

This vicinity is zoned mostly residential, even though Louisiana Avenue was extended and became a divided roadway. This area needs more study as Louisiana Avenue will probably bring in additional commercial uses and businesses. The zoning in this area will need to be addressed.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff received one call, where the caller was unsure what was allowed in MN-1. After discussion, he approved of the proposed zoning change.

---

**ZONING COMMISSION RECOMMENDATION**

---

The Zoning Commission held a public hearing regarding this matter at its November 15, 2021, meeting and approved a motion to recommend that the City Council approve the request to rezone this property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).

**Summary of Public Comment:**

Public Comment before the Zoning Commission meeting

Support: 1

Opposition: 0

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 1

**Zoning Commission Meeting**

**November 15, 2021**

**ZON2021-0036**

**To:** City-Parish Zoning Commission

**From:** Mary Sliman, Director  
Cathie Gilbert, Planning Manager

**City Council District:** 1 – Patrick Lewis

**Parish Council District:** 1 – Bryan Tabor

**Prepared by:** Carol Vermillion Robbins

**PRELIMINARY STAFF REPORT**

---

**I. GENERAL INFORMATION**

**Applicant:** Odyssey Holdings, LLC, c/o Ryan Terry

**Request:** This is a request to rezone property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), in order to allow for a health/fitness club, catering to youth athletics.

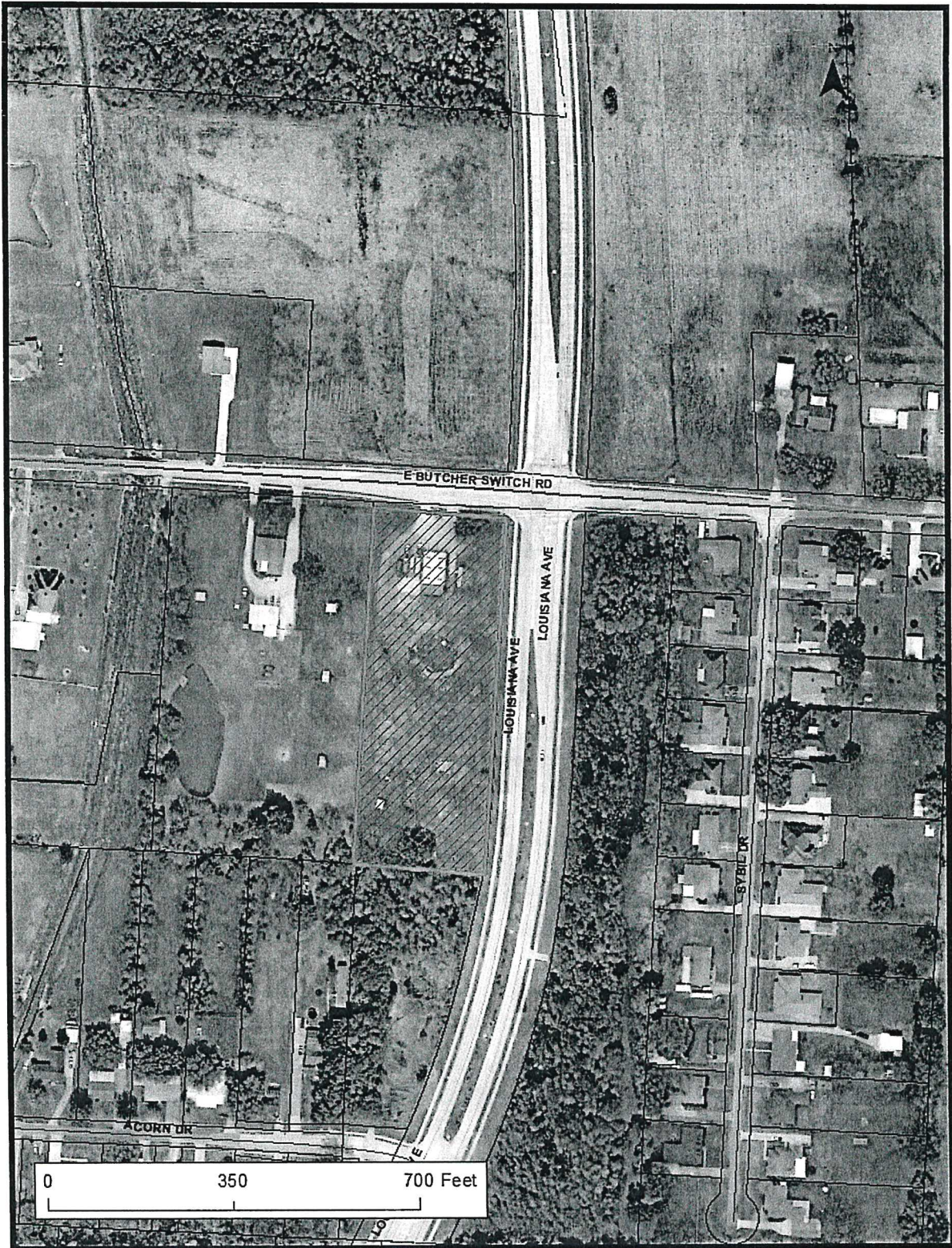
**Location:** 1216 East Butcher Switch Road

**Description:** The subject property is located generally north of Acorn Drive, west of Louisiana Avenue, and south of East Butcher Switch Road. The property is a total of 3.833 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-Parish 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*



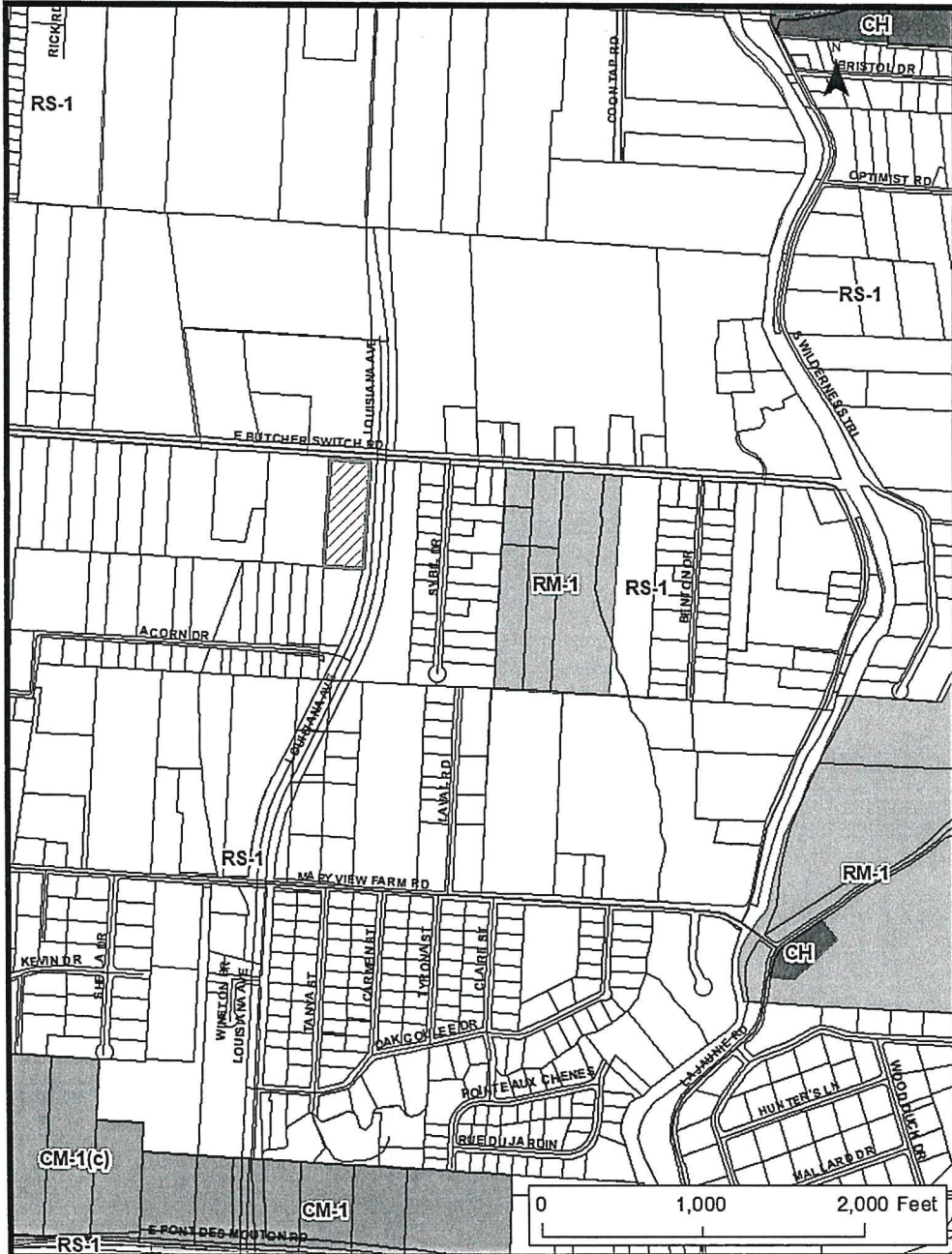


Vicinity Map

II. ANALYSIS

A. Existing conditions

Zoning



Zoning map of the area surrounding the petitioned site

This area is predominantly RS-1 (Residential Single-Family) with a few small areas of RM-1 (Residential Mixed). North of East Butcher Switch Road is mostly undeveloped and unincorporated land. There are areas of CM-1 (Commercial Mixed) zoning districts on East Pont des Mouton Road to the south. Staff feels the area may need more study since the extension and expansion of Louisiana Avenue.



**Land Use Map**

The area around the subject property is almost totally residential use, combined with a great deal of undeveloped land. Most of the non-residential uses near to the subject property are classified as "A" Agricultural. The subject property use is shown as industrial only because of the previous owner's construction company/dirt fill business.



**Street Classification and Sidewalk Inventory Map**

Louisiana Avenue is a minor arterial, and currently ends just north of East Butcher Switch Road. East Butcher Switch Road is a major collector, while Maryview Farm Road is a minor collector further south. There are sidewalks following Louisiana Avenue and a portion of East Butcher Switch Road, and some sidewalks within a few residential developments.

**B. Recent cases and relevant trends**

There have been several recent cases where RS-1 (Residential Single-Family) properties fronting a major roadway are no longer as desirable, and zoning districts such as RM (Residential Mixed), MN (Mixed-Use Neighborhood) and CM (Commercial Mixed) are replacing RS-1 in those areas. **600 & 700 Block East Pont des Mouton Road, ZON2021-0003** included properties that were zoned RS-1 (Residential Single-Family) zoning districts that fronted East Pont des Mouton Road. Single family residential was not desirable on a busy roadway so the properties were rezoned to MN-1. A MN-1 use was considered a better use for the subject properties.

Staff feels that the trends in the area will now be influenced by the extension and expansion of Louisiana Avenue, which is now a minor arterial and a divided highway. More study of the zoning districts in this area is indicated.

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

The purpose of this rezoning is to allow the building of a gym. This property, although a RS-1 zoning district, is at the corner of Louisiana Avenue and East Butcher Switch Road. Its location is a bit too public for a lot with a single-family residence on it. The subject property, if rezoned to MN-1, can serve as a buffer for the adjacent and nearby residential properties.

**D. Evaluation of approval standards**

***The proposed rezoning is consistent with the comprehensive plan.***

Yes. ACTIONS: 1.2.1 "Require transitions in building height and landscape setbacks or buffers between higher intensity uses and residential neighborhoods". As mentioned, these RM (Residential Mixed) and MN (Mixed-Use Neighborhood) uses can serve as buffers between the high traffic streets and the single-family homes.

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

N/A.

***The proposed rezoning is compatible with current development trends, if any, in the general area of the property in question.***

This area has been undeveloped and almost totally residential for a long time. However, the city is continuing to grow and both more residential uses and small commercial uses are slowly coming into this area. The development of Louisiana Avenue will ensure additional commercial uses centered along its corridor. There is a recent residential development case to be constructed at Maryview Farm Road and Moss Street not very far away (**ZON2021-0005 4000 Block Moss Street 200-300 Block Maryview Farm Road**).

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

N/A.

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

A MN-1 (Mixed-Use Neighborhood) use for the subject property is completely compatible with the surrounding land uses. Whatever use is selected for the subject property, it is governed by the restrictions for a MN-1 property. It is limited by size, and type of use. The fact that a MN-1 zoning district is a great buffer for residential properties is also a positive feature. As East Butcher Switch Road grows and has more traffic on a daily basis, the properties shielded by a buffer can only benefit.



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 **DATE:** November 16, 2021

**FROM:** Mary Sliman

**SUBJECT:** Case No. ZON2021-0036  
1216 East Butcher Switch Road Rezoning

---

The attached ordinance would rezone, from a RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood), property located generally north of Acorn Drive, west of Louisiana Avenue, and south of East Butcher Switch Road.

The Zoning Commission, at its Monday, November 15, 2021 meeting, recommended that the City Council approve 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.

*Milkehouf for  
Mary Sliman*

---

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 Acorn Drive, west of Louisiana Avenue, and south of East Butcher Switch Road.

2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from RS-1 (Residential Single-Family) to MN-1 (Mixed-Use Neighborhood).

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:**

*Neil Lehoucq*  
*for Mary Sliman*

\_\_\_\_\_  
MARY SLIMAN, DIRECTOR

**APPROVED FOR AGENDA:**

*Alpha Winger*

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER





**DISPOSITION OF ORDINANCE NO. CO-169-2021**

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 a.m.

[Signature]  
ASST. CLERK OF THE COUNCIL

4. Disposition by Mayor-President:

I hereby:

- A. Approve this ordinance, the 13 day of JANUARY, 2022, at 9:45 o'clock a.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.

[Signature]  
MAYOR-PRESIDENT

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

[Signature]  
CLERK OF THE COUNCIL

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

