

CITY ORDINANCE NO. CO-170-2021

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2021-0037 400 BLOCK EAST BLUEBIRD DRIVE REZONING, LOCATED GENERALLY NORTH OF CORNELIUS DRIVE, WEST OF VEROT SCHOOL ROAD, AND SOUTH OF CAMELLIA BOULEVARD; THE PARTICULAR PARCELS BEING REZONED FROM RM-1 (RESIDENTIAL MIXED) TO CM-1 (COMMERCIAL MIXED) AND CH (COMMERCIAL-HEAVY)

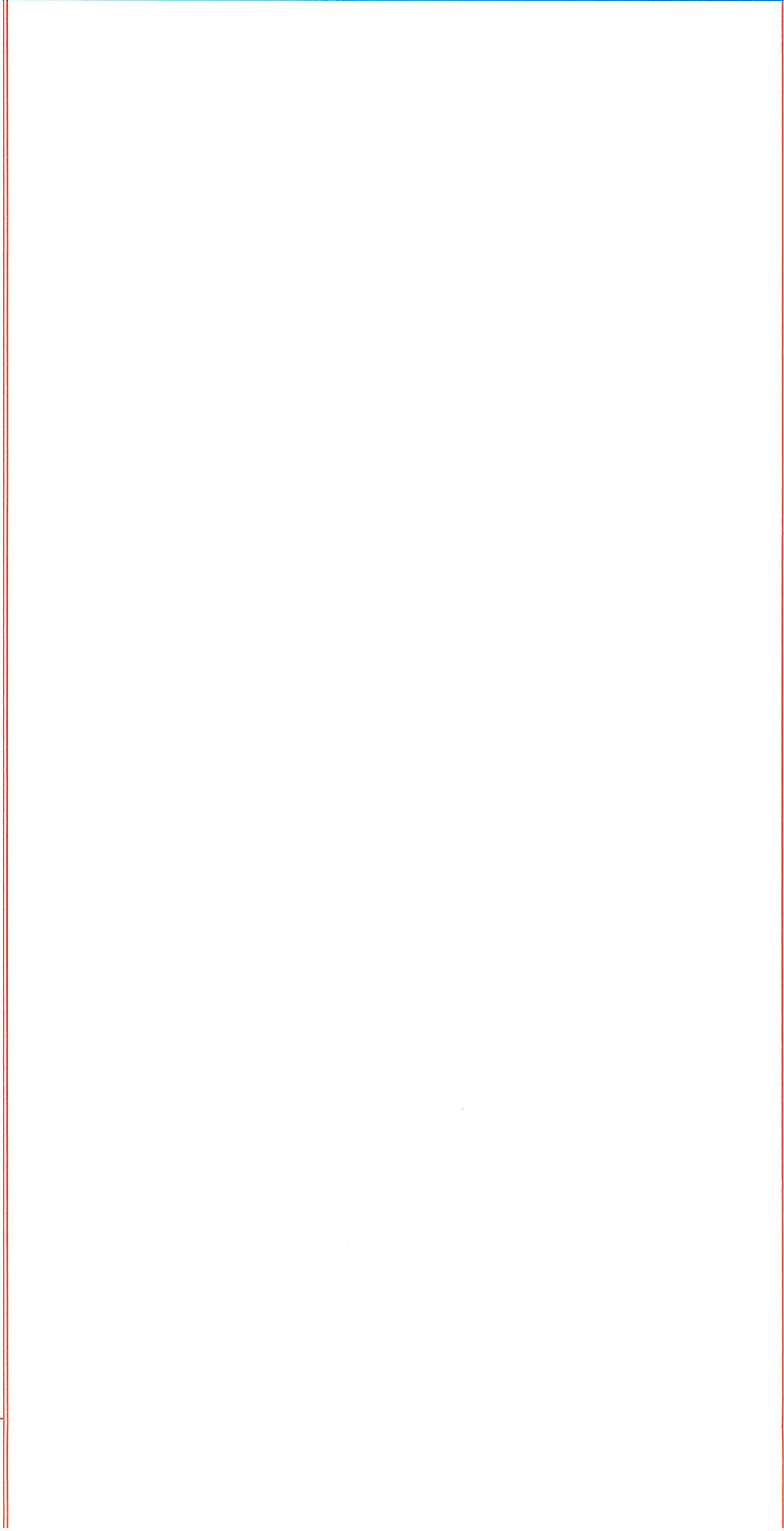
BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2021-0037 400 Block East Bluebird Drive Rezoning, located generally north of Cornelius Drive, west of Verot School Road, and south of Camellia Boulevard; the particular parcels being rezoned from RM-1 (Residential Mixed) to CM-1 (Commercial Mixed) and CH (Commercial-Heavy); the said parcels being shown and identified by a rezoning map titled “ZONING SURVEY Sections 23, 24, & 86, Township 10 South – Range 4 East, Southwestern Land District Principle Meridian Lafayette, Louisiana Lafayette Parish,” prepared by Duplantis Design Group, PC, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: ZON2021-0037 400 Block East Bluebird Drive Rezoning

PETITIONER: Shawn MacMenamin

DATE PETITION FILED: October 6, 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 RM-1 (Residential Mixed) to CM-1 (Commercial Mixed) & CH (Commercial-Heavy).

Motion: Doise
Second: Pritchard
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.

Lafayette Consolidated Government

Zoning Commission

Community Development and Planning Department Staff Report

EXECUTIVE SUMMARY

Drafted 10/20/2021
Amended 11/16/2021**ZON2021-0037****City Council District:** 4 – Nanette Cook**Parish Council District:** 4 – John Guilbeau**Applicant:** Shawn MacMenamin - Surveyor**Request:** This is a request to rezone a portion of property from RM-1 (Residential Mixed) to CH (Commercial-Heavy) and CM-1 (Commercial Mixed), in order to allow the construction of a grocery store. This use is **Food Service**, and is permitted in CH and CM-1 zoning districts.**Location:** 400 Block East Bluebird Drive**Summary of Proposal:**

The purpose of this proposal is to allow the construction of a grocery store at this address. RM-1 (Residential Mixed) is the current zoning district of part of the parcel, and **Food Service** is not permitted in this zoning district. Applicant is asking to rezone the RM-1 properties to CH (Commercial-Heavy) and CM-1 (Commercial Mixed) zoning districts, both of which allow the **Food Service** use.

Recommendation:

Staff recommends rezoning from property from RM-1 (Residential Mixed) to CH (Commercial-Heavy) and CM-1 (Commercial Mixed).

Reasons for Recommendation:

The development of these properties along Camellia Boulevard between Kaliste Saloom Road and Verot School Road has been underway for several years, but many of these lots are now being developed. This area for the grocery store is far away from Kaliste Saloom's heavier commercial uses and closer to the many residential properties in this area.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received 0 calls in support, or against the proposal.

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 RM-1 (Residential Mixed) to CH (Commercial-Heavy) and CM-1 (Commercial Mixed).

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

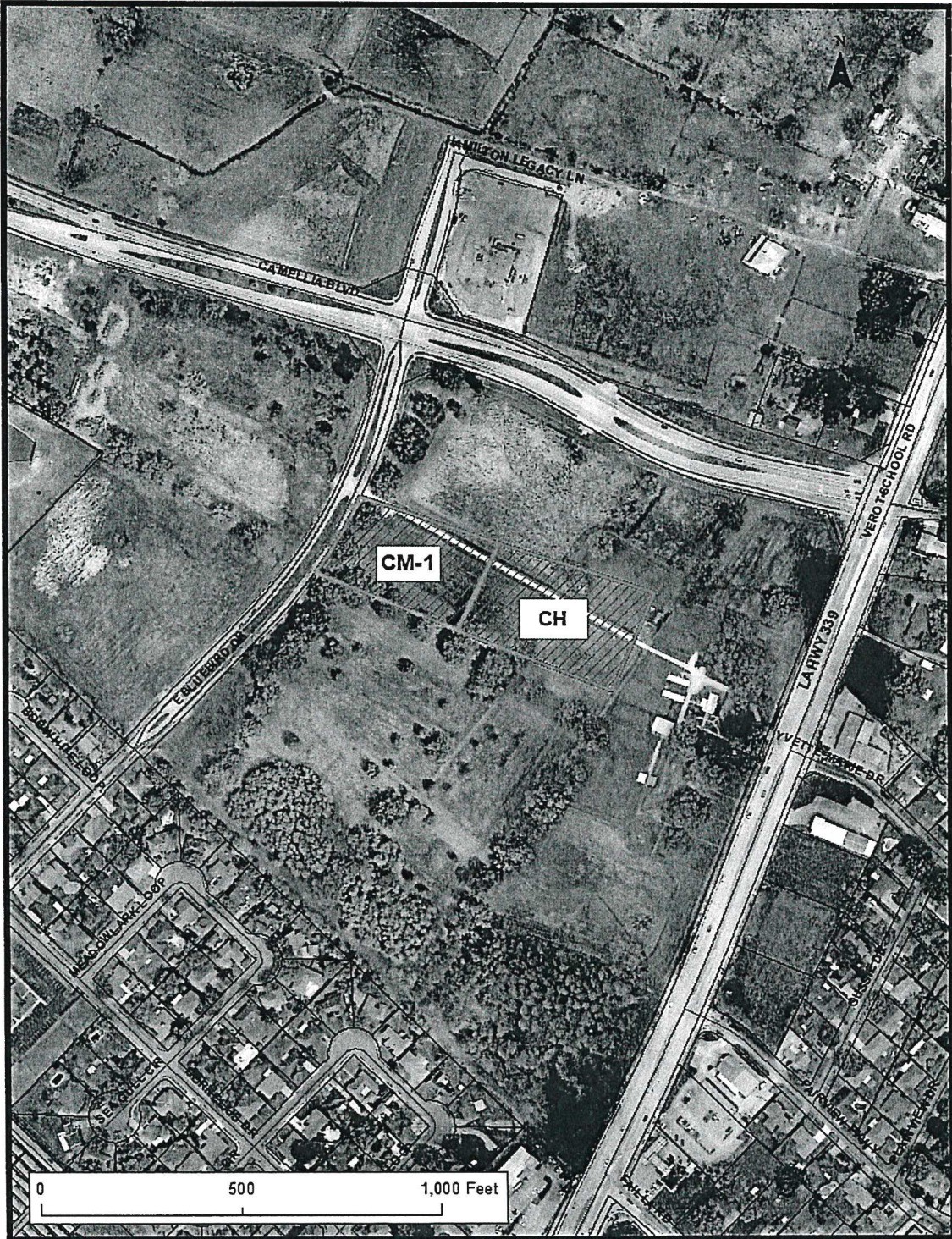
Neutral: 0

Zoning Commission Meeting**November 15, 2021****ZON2021-0037****To:** City Zoning Commission**From:** Mary Sliman, Director
Cathie Gilbert, Planning Manager**City Council District:** 4 – Nanette Cook**Parish Council District:** 4 – John Guilbeau**Prepared by:** Carol Vermillion Robbins**PRELIMINARY STAFF REPORT**

Applicant: Shawn MacMenamin**Request:** This is a request for a rezoning from RM-1 (Residential Mixed) to CH (Commercial-Heavy) and CM-1 (Commercial Mixed) in order to allow the construction of a grocery store, a *Food Services* use.**Location:** 400 Block East Bluebird Drive**Description:** The property is located generally north of Cornelius Drive, west of Verot School Road, and south of Camellia Boulevard. The subject property is approximately 43.493 acres.**Why is Zoning Commission action required?**

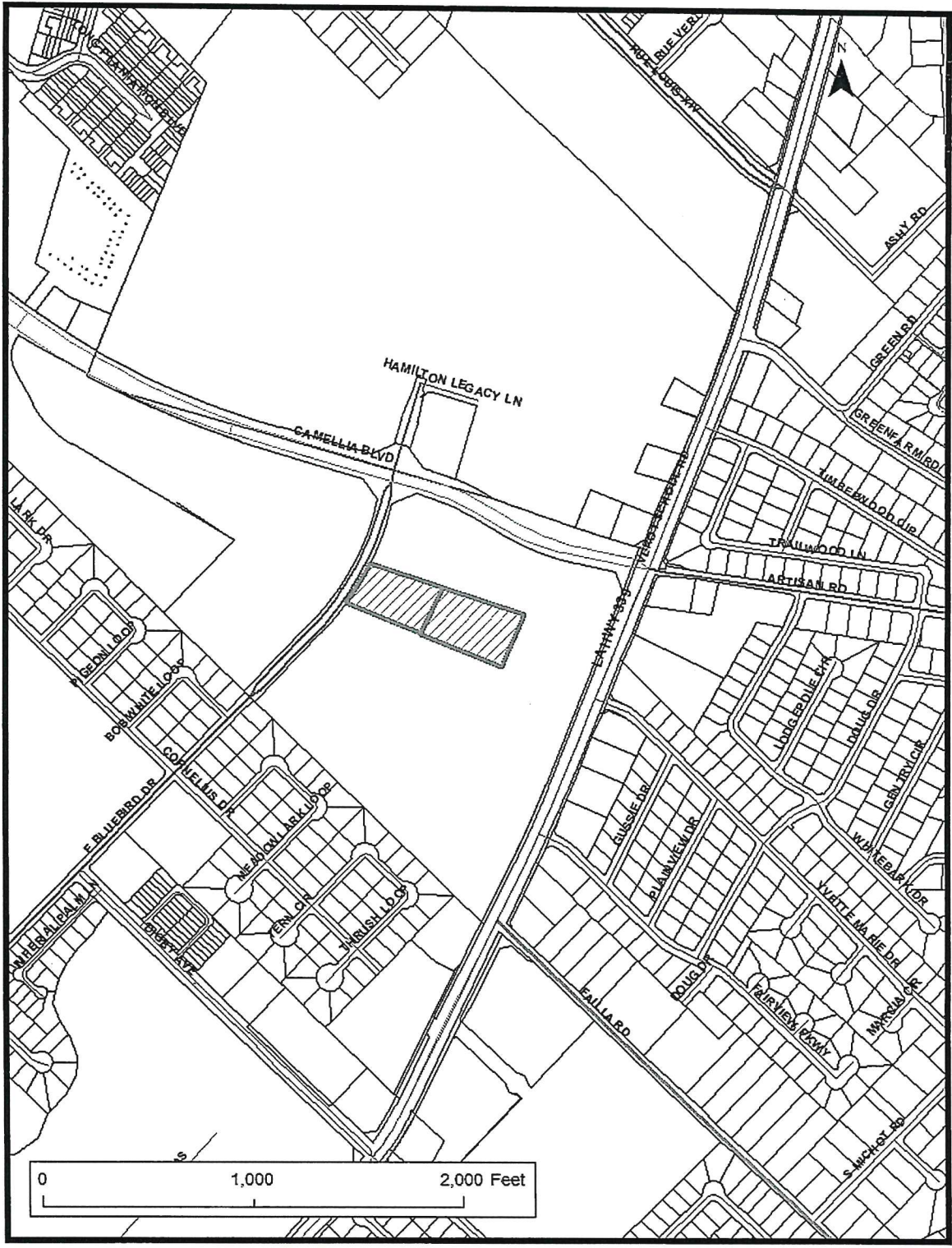
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council prior to council action, in accordance with Article 4 of the Lafayette Development Code.

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.



Subject Property Map

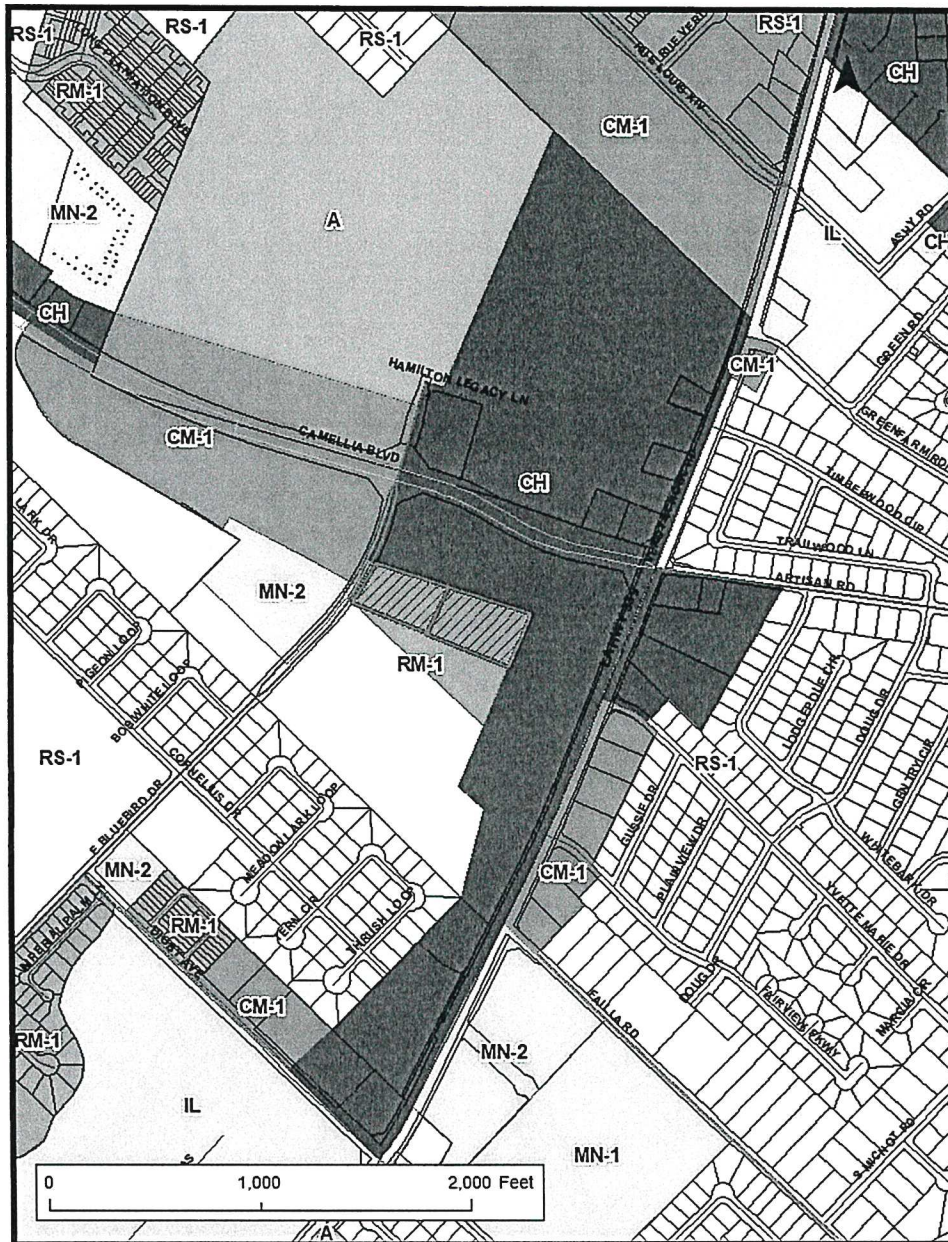
The two properties are labeled with the proposed zoning districts.



Vicinity Map

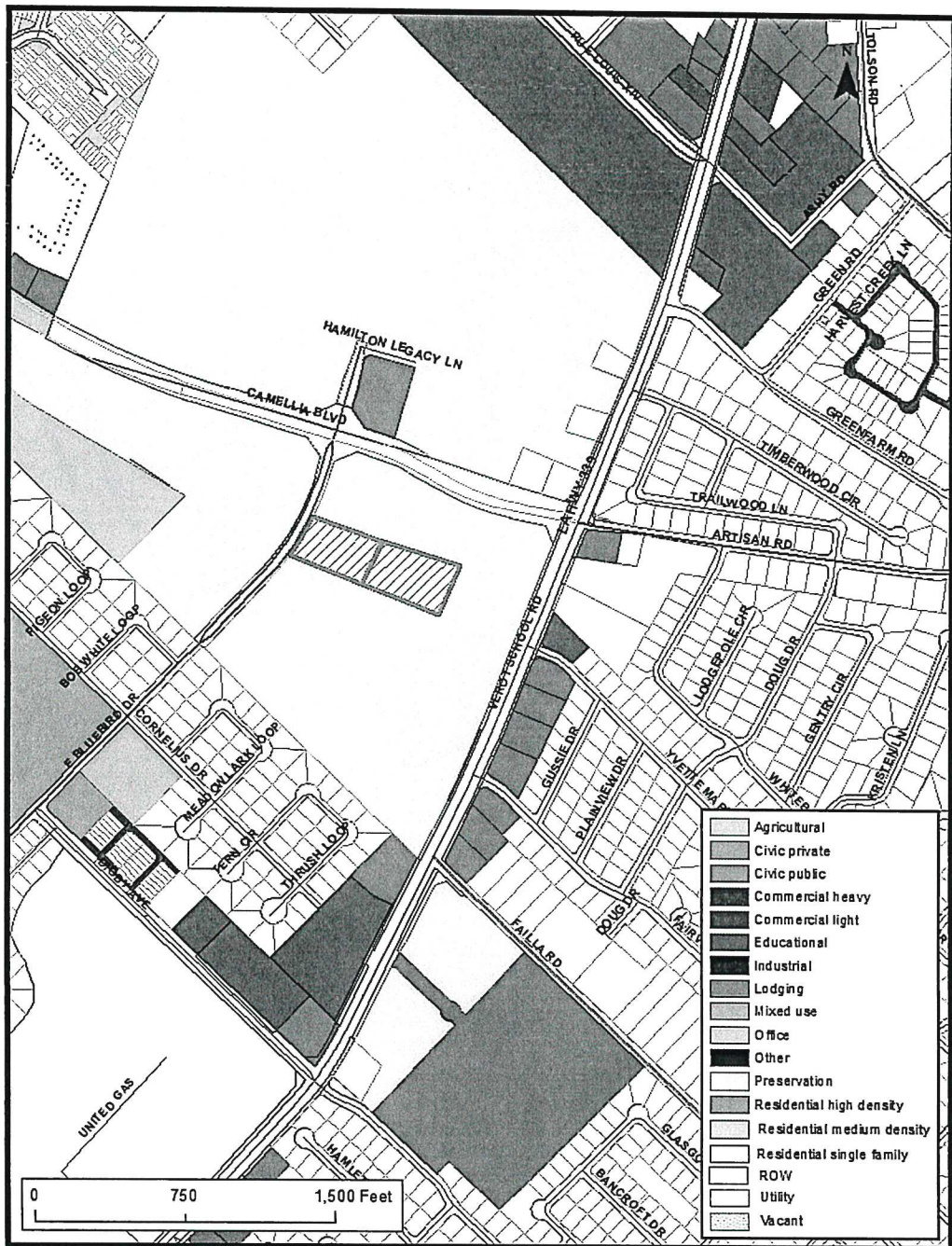
II. ANALYSIS

A. Existing conditions



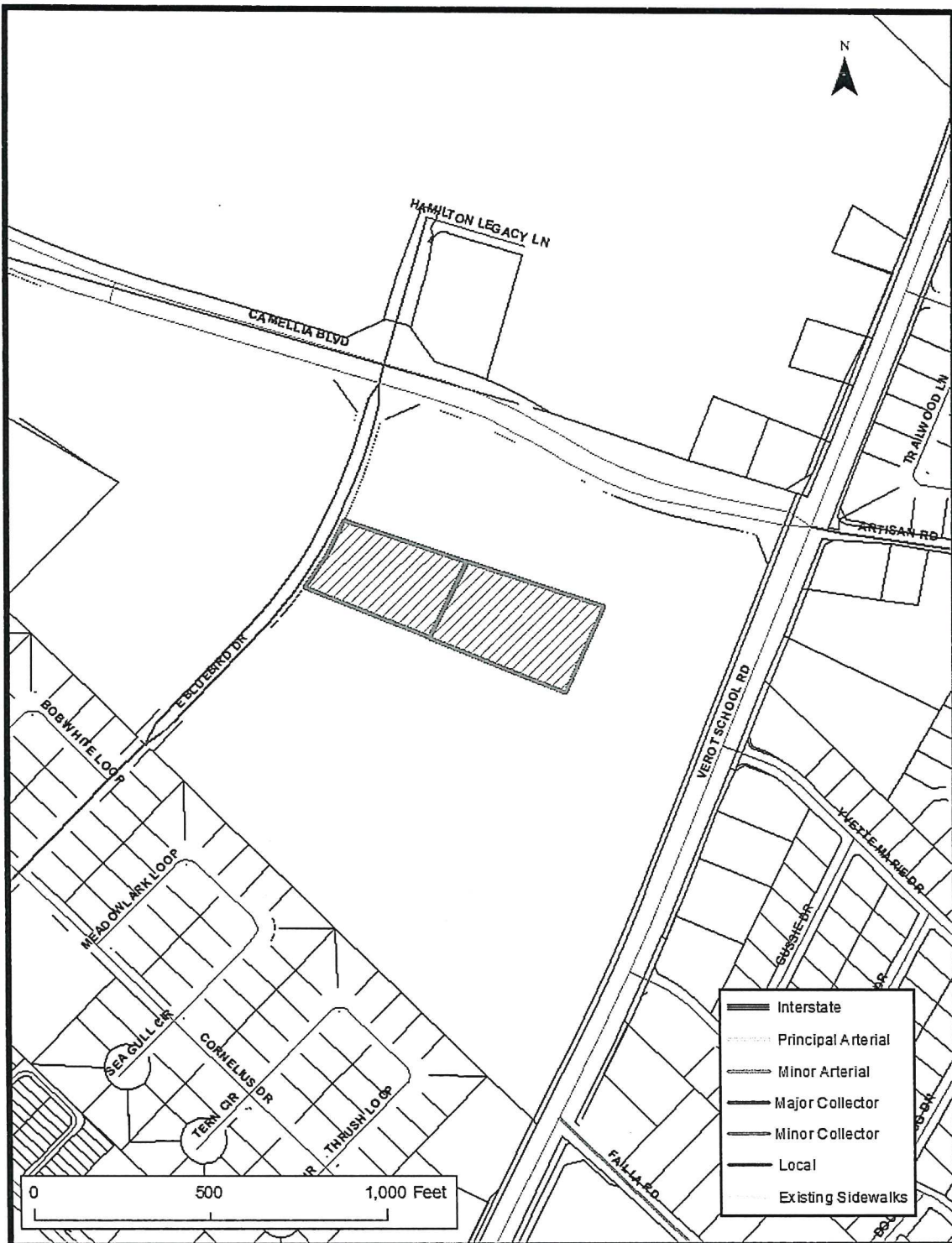
Zoning Map of the area surrounding the petitioned site

The subject property is part of a larger piece of land, which is bordered by CH (Commercial-Heavy) zoning districts along Camellia Boulevard and Verot School Road. The remaining zoning districts on this same piece of land are RS-1 (Residential Single-Family) and a small section of RM-1 (Residential Mixed). CH, CM-1 (Commercial-Mixed), and I (Industrial) zoning districts line Verot School Road to the north, with more residential uses (RS-1, MN-1) following it to the south. There is a great deal of RS-1 in the vicinity, with a few areas of RM-1. There is still a large A (Agricultural) zoning district to the north of the subject property. There is another large IL (Industrial-Light) zoning district to the south, which is a United Gas property.



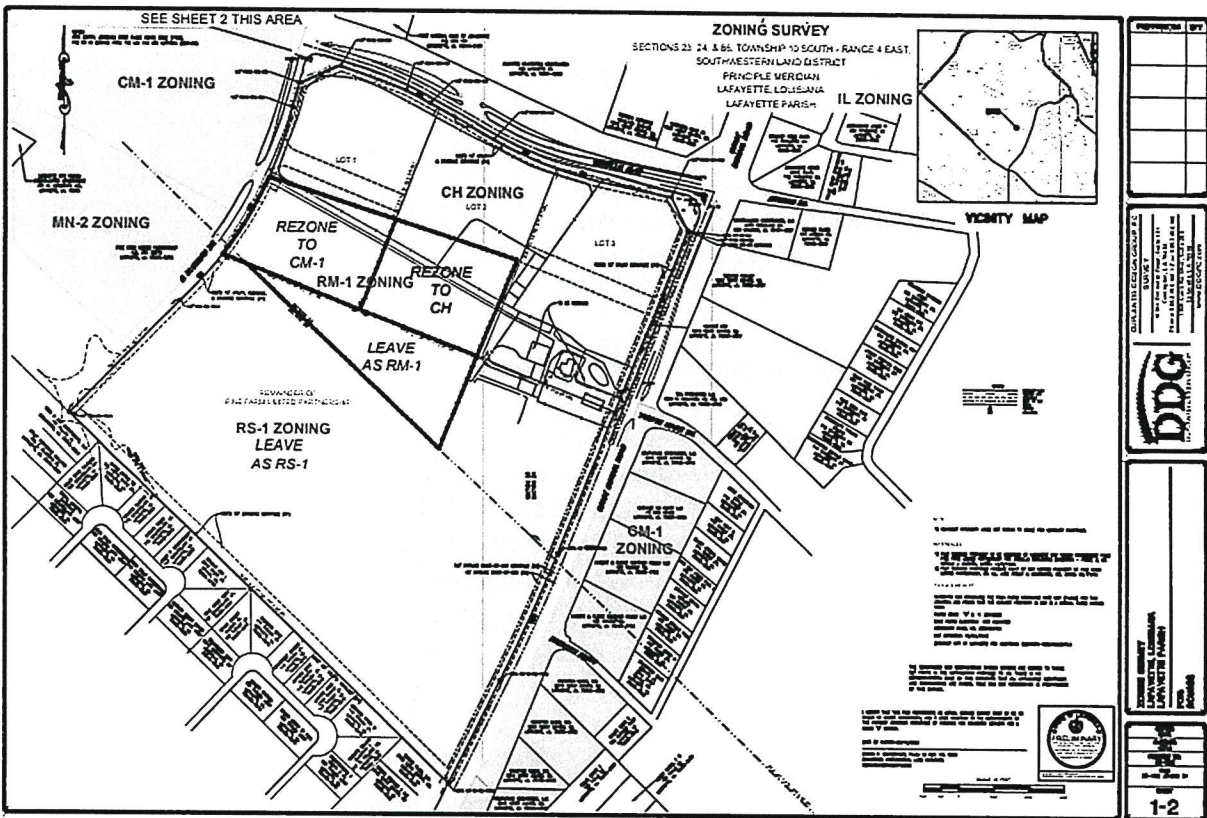
Land uses surrounding the petitioned site

The land use plan shows the subject properties in the middle of a large undeveloped area. There are residential properties across Verot School Road from the subject properties, and at the south end of the subject properties. There are commercial properties along Verot School Road, along Camellia Boulevard, and at the northern end of the agricultural properties.



Street Classification and Sidewalk Inventory Map

The subject property is bordered by two minor arterials, Camellia Boulevard and Verot School Road. The property also fronts on East Bluebird Drive, a major collector and a divided road. There is a sidewalk system on all three major roads surrounding the property.



Survey of Site

B. Recent cases and relevant trends

There were two rezoning cases on the properties bordering Camellia Boulevard in the last two years. The first case was a rezoning in 2020 (**ZON2020-0012 1500 Block Camellia Boulevard Rezoning**) where A (Agricultural) and RS-1 (Residential Single-Family) zoning districts became CM-1 (Commercial Mixed) zoning districts in order to allow for a professional office building and a financial institution. The second case was case number **ZON2021-0019 200-300 Block East Bluebird Drive Rezoning**, which is a property directly across from this subject property. This case was rezoned in order to allow for a medical office building. The current subject property is to provide a grocery store use for residents beyond the business sections along Camellia Boulevard and Verot School Road.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of rezoning this RM-1 (Residential Mixed) property to CM-1 (Commercial Mixed) and CH (Commercial-Heavy) zoning districts is to allow for a grocery store on this property. The first property is to be rezoned CH (Commercial-Heavy), as it is adjacent to the CH zoning districts along Camellia Boulevard and Verot School Road. The second property, which fronts Bluebird Drive, is recommended to be rezoned CM-1 (Commercial Mixed), which is appropriate considering the CM-1 properties along Camellia across Bluebird Drive from the subject property.

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.

Yes. The proposed amendment is compatible with current development trends in the area. The southern side of Camellia Boulevard has been in development for the last few years. A restaurant and other similar properties are proposed to go where Camellia Boulevard and Kaliste Saloom Road meet. Then office parks, medical offices, and residential properties are proposed further east down Camellia Boulevard. This last piece, at the end of Camellia Boulevard to the east, will be developed as a grocery store as it is much closer to the residential properties across Verot School Road and south of the subject property.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

Yes, the surrounding land uses and the new proposed land use will be compatible. There are a lot of residential properties at the end of Camellia Boulevard, which could benefit greatly from a grocery store in the area.



RECEIVED

NOV 19 2021

Lafayette Consolidated Government
Chief Administrative Office

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. ZON2021-0037
400 Block East Bluebird Drive Rezoning

The attached ordinance would rezone, from a RM-1 (Residential Mixed) to a CM-1 (Commercial Mixed) & CH (Commercial-Heavy), properties located generally north of Cornelius Drive, west of Verot School Road, and south of Camellia Boulevard.

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.

Mary Sliman
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 properties located generally north of Cornelius Drive, west of Verot School Road, and south of Camellia Boulevard.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property/properties from RM-1 (Residential Mixed) to CM-1 (Commercial Mixed) & CH (Commercial-Heavy).
- 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 (10 pages)
- 5) **FISCAL IMPACT:**
- Fiscal Impact (will be detailed in Cost-Revenue Analysis)
- No Fiscal Impact

RECOMMENDED BY:

Yusef Bekouf
for Mary Sliman

MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:

Cydra Wingerter

CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-170-2021

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.

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.


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.


CLERK OF THE COUNCIL

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

