

CITY ORDINANCE NO. CO-172-2021

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2021-0040 5801 AMBASSADOR CAFFERY PARKWAY REZONING, LOCATED GENERALLY NORTH OF AMBASSADOR CAFFERY PARKWAY, WEST OF BONIN ROAD, AND SOUTH OF CHERRY BARK LANE; THE PARTICULAR PARCELS BEING REZONED FROM CM-1 (COMMERCIAL MIXED) TO 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. ZON2021-0040 5801 Ambassador Caffery Parkway Rezoning, located generally north of Ambassador Caffery Parkway, west of Bonin Road, and south of Cherry Bark Lane; the particular parcels being rezoned from CM-1 (Commercial Mixed) to CH (Commercial-Heavy); the said parcels being shown and identified by a rezoning map titled “Plat showing Zoning Reclassification from CM-1 to CH, Owner: Pelican Roofing Company LLC, located in Section 36, T 10 S – R 4 E, 5801 Ambassador Caffery Parkway, City of Lafayette, Lafayette Parish, Louisiana,” prepared by C.P.S. Engineering and Land Surveying, Inc.; 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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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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. ZON2021-0040
5801 Ambassador Caffery Parkway Rezoning

The attached ordinance would rezone, from CM-1 (Commercial Mixed) to CH (Commercial-Heavy), property located generally north of Ambassador Caffery Parkway, west of Bonin Road, and south of Cherry Bark Lane.

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.

*Mel Bebout
for Mary Sliman*

Mary Sliman
Director

**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City Council

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

SUBJ: ZON2021-0040 5801 Ambassador Caffery Parkway Rezoning

PETITIONER: Knobbie Langlinais

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 CM-1 (Commercial Mixed) to 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.

Zoning Commission

Community Development and Planning Department Staff Report

EXECUTIVE SUMMARY

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

ZON2021-0040

City Council District: 4 – Nanette Cook

Parish Council District: 3 – Josh Carlson

Applicant: Knobbie Langlinois

Request: This is a request for a rezoning from CM-1 (Commercial Mixed) to CH (Commercial-Heavy)

Location: 5801 Ambassador Caffery Parkway

Summary of Proposal:

The purpose of this proposal is to allow the construction of a sales office and warehouse for a roofing company. Roofing is classified under ***Building Maintenance Services***, which is not permitted in a CM-1 (Commercial Mixed) zoning district. It is permitted in a CH (Commercial-Heavy) zoning district.

Recommendation:

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

Reasons for Recommendation:

A roofing company, consisting of an office and a warehouse, is a reasonable and compatible use for this stretch of Ambassador Caffery Parkway. Commercial-Heavy and Commercial Mixed properties border Ambassador Caffery Parkway here. Most residential properties are beyond these border commercial areas.

Summary of Public Comment:

Staff received no phone calls prior to the Zoning Commission meeting.

C. R. M. M.

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 CM-1 (Commercial Mixed) to CH (Commercial-Heavy).

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Summary of Public Comment:

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Public Comment before the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

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Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 0

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: 4 – Nanette Cook

Parish Council District: 3 – Josh Carlson

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: Knobbie Langlinais

Request: This is a request to rezone property from CM-1 (Commercial Mixed) to CH (Commercial-Heavy).

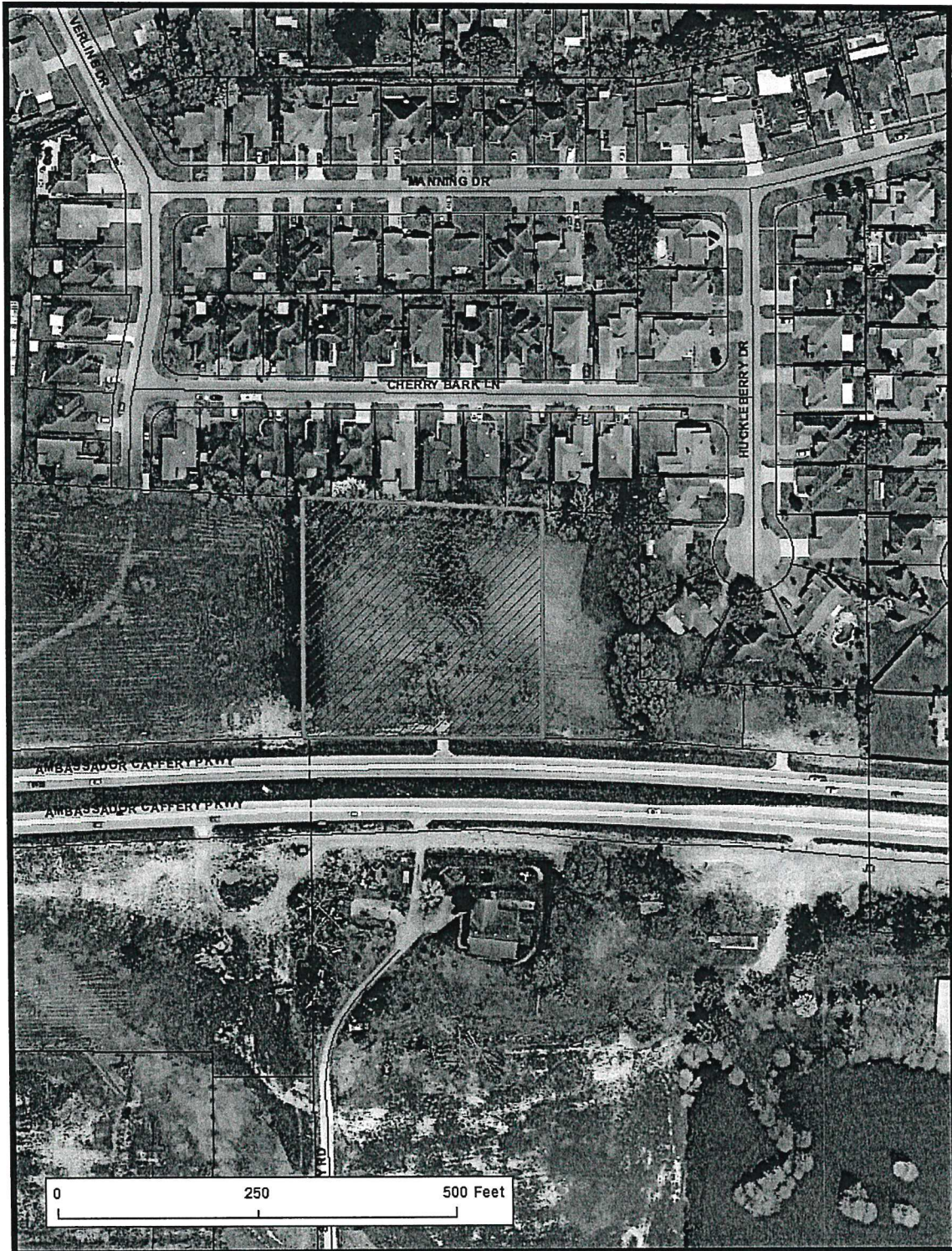
Location: 5801 Ambassador Caffery Parkway

Description: The property is located generally north of Ambassador Caffery Parkway, west of Bonin Road, and south of Cherry Bark Lane. The subject property is 2.0 acres.

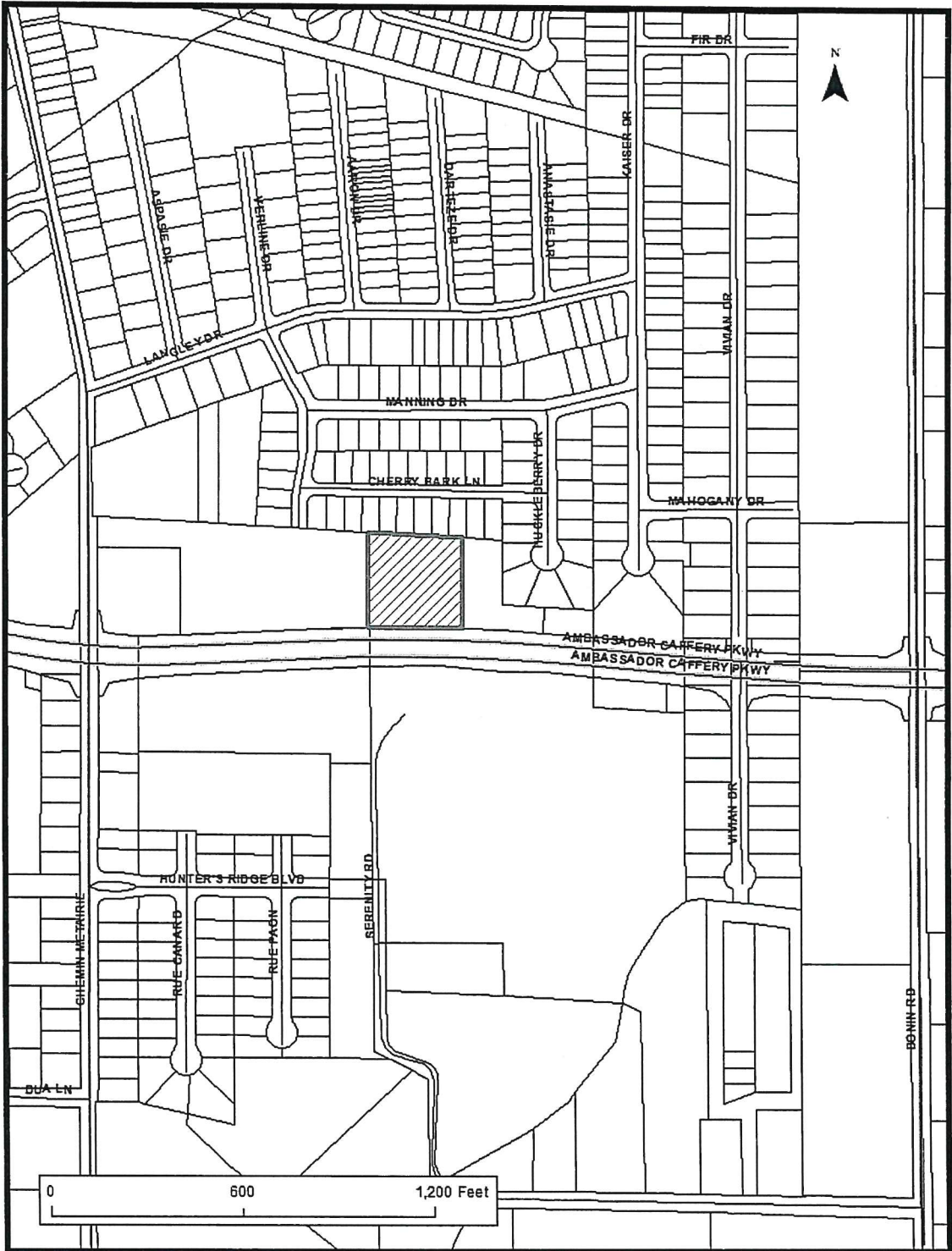
Why is Zoning Commission action required?

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.



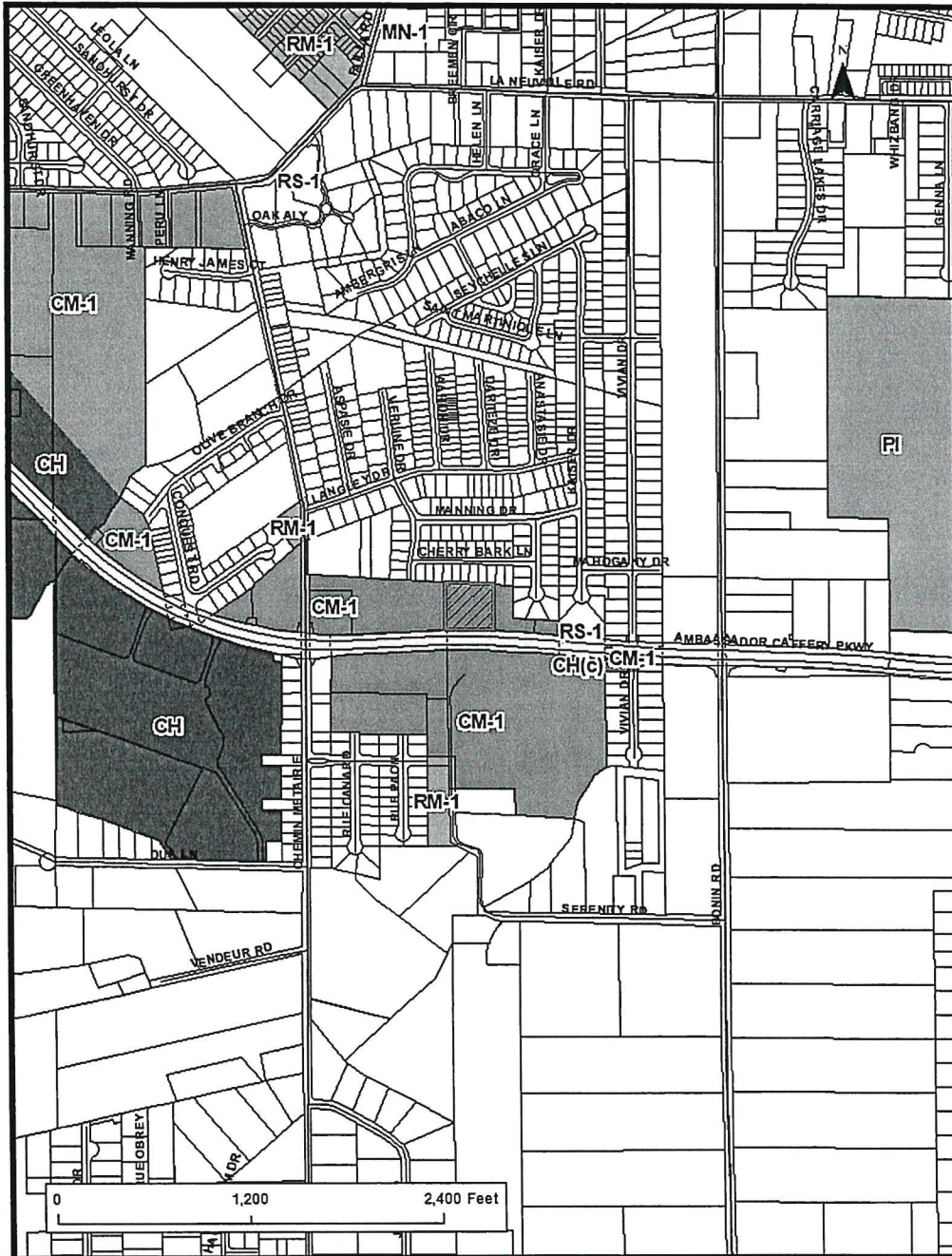
Subject Property



Vicinity Map

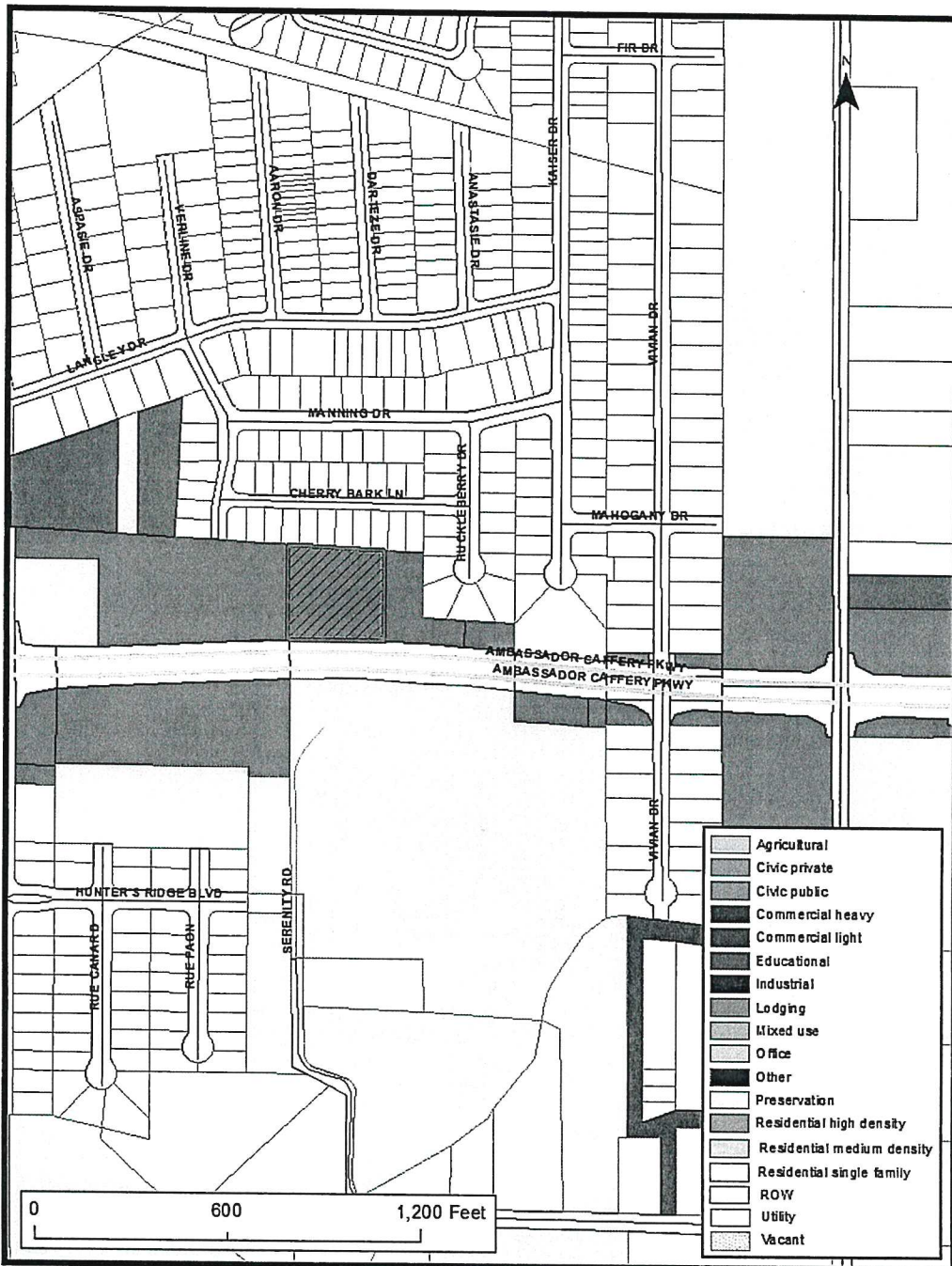
II. ANALYSIS

A. Existing conditions



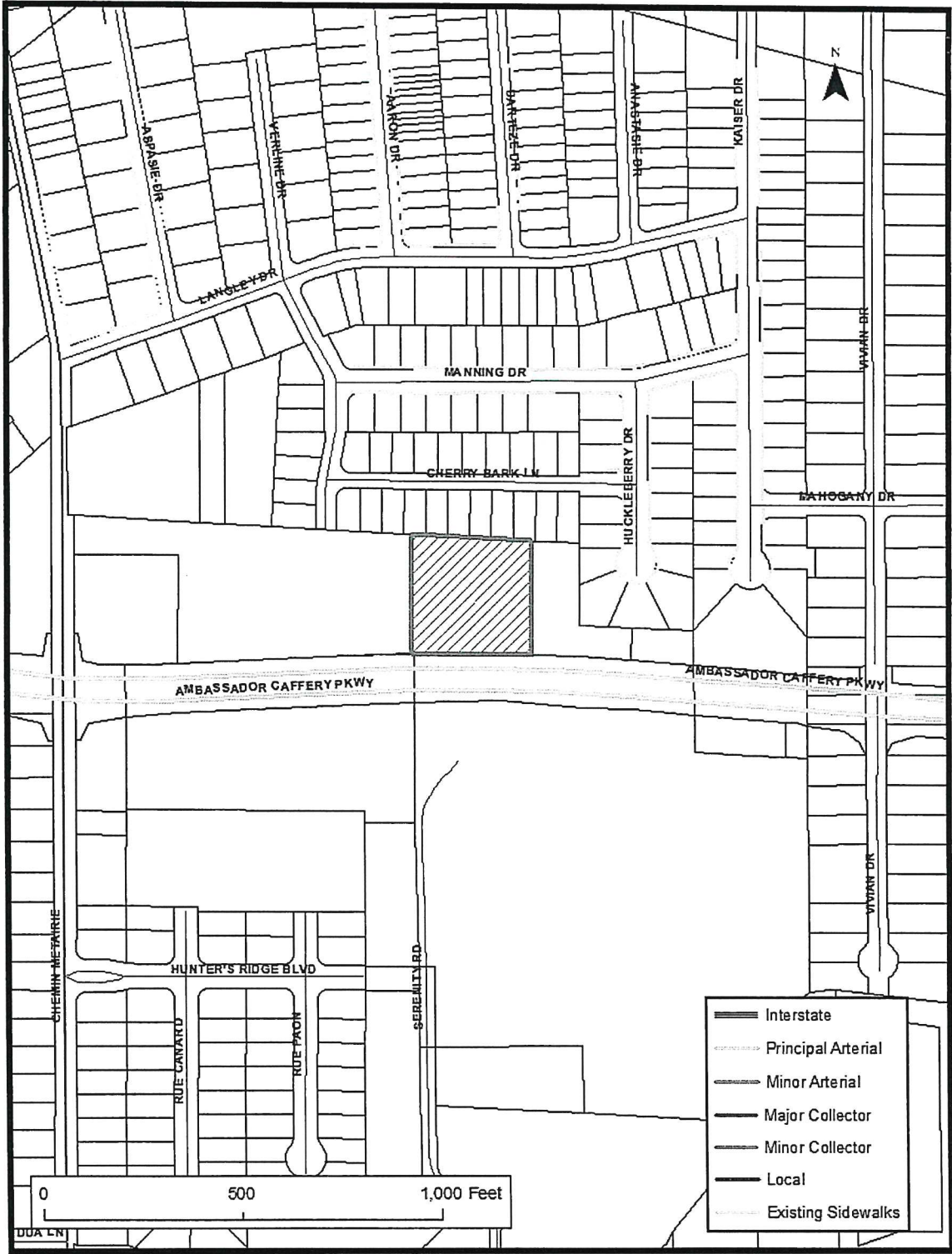
Zoning map of the area surrounding the petitioned site

This area is still mainly unincorporated and undeveloped. The subject property is in the very south end of the city. There are CH and CM properties following Ambassador Caffery Parkway and portions of La Neuville Road, but there are still very large areas of unincorporated properties. Residential properties follow La Neuville Road further to the north, and there is a large PI (Public Institutional) area just beyond the subject property-Vieux Chenes golf course.



Land uses surrounding the petitioned site

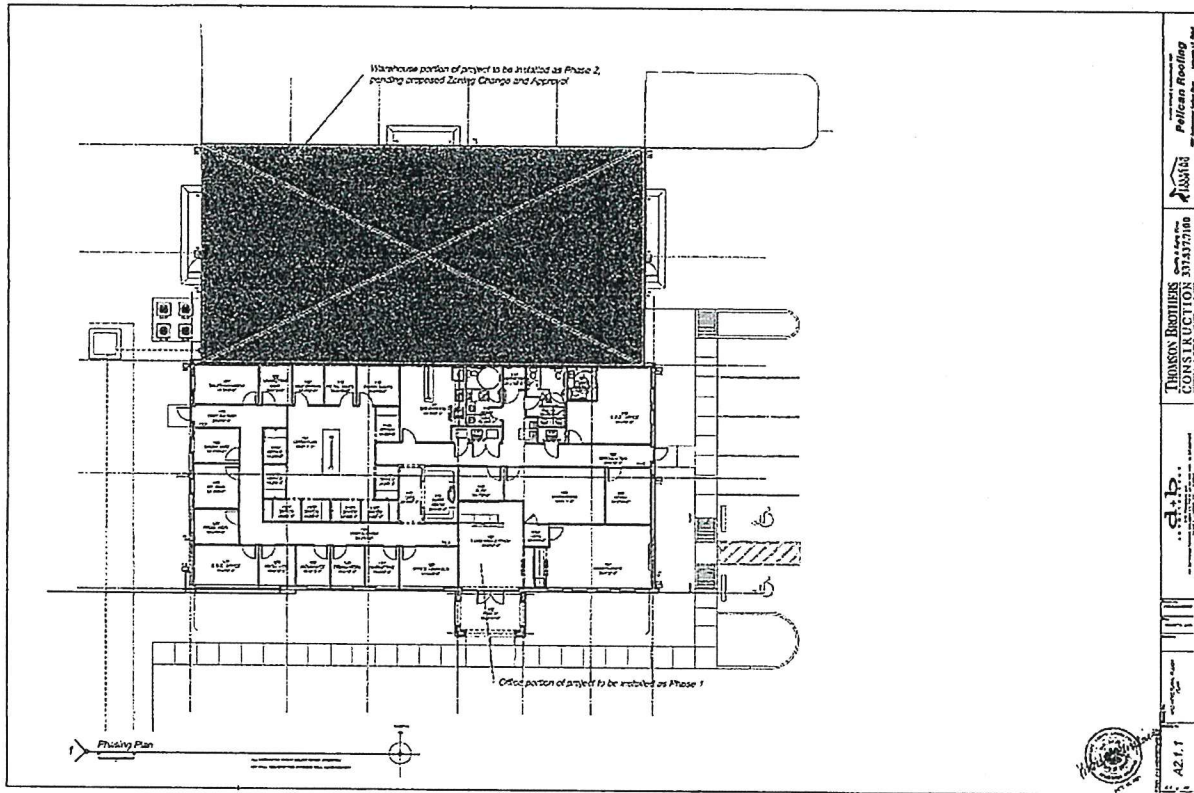
This land use for the subject property is undeveloped. It is part of a border area to Ambassador Caffery Parkway that is filled with various commercial land uses. There is a great deal of residential property here, but most of it is unincorporated land. There are still a lot of A (Agricultural) properties active in this area also.



Street classification and sidewalk inventory

Ambassador Caffery Parkway is a principal arterial and a divided highway at this point along its length. Chemin Metairie is a major collector, but all of the other roadways near the subject property are local roads. The sidewalk system along Ambassador Caffery Parkway is incomplete, although it appears that

as properties are developed along the roadway the sidewalks are then added in. The residential development to the north of the subject property has a sidewalk system.



Site Plan

B. Recent cases and relevant trends

There was a similar project about a year ago in this same area. It was **ZON2020-0009 1501 La Neuville Road Conditional Use Permit**, which was to allow a self-service storage facility in a CM-1 (Commercial Mixed) zoning district. This property, near the intersection of Ambassador Caffery Parkway and La Neuville Road, is part of the CH and CM border along Ambassador Caffery Parkway. Both this past case and the present one required the use of a Conditional Use Permit, and/or rezoning.

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

The purpose of rezoning this property from CM-1 (Commercial Mixed) to CH (Commercial-Heavy) is to allow a roofing business, consisting of an office and a warehouse. Roofing is classified under Building Maintenance Services, which is not permitted in a CM-1 (Commercial Mixed) zoning district. It is permitted in a CH (Commercial-Heavy) zoning district.

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 current development trends in the vicinity of the subject property are commercial mixed and commercial heavy uses following Ambassador Caffery Parkway, as it extends further east and south. The subject property is to be located in a band of commercial uses, and the residential properties beyond will be protected by a landscaping buffer of 10-15 feet.

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 area is still mostly undeveloped, but the existing properties that have been developed near the subject property are medium to heavy commercial uses. A new CH zoning district will be compatible with these uses. Current existing commercial properties are a furniture showroom, an a/c and heating company, a grocery store, a metal fabricator plant, an oil and gas drilling contractor, medical offices, and a few restaurants.

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 Ambassador Caffery Parkway, west of Bonin Road, and south of Cherry Bark Lane .
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from CM-1 (Commercial Mixed) to 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:

Neil Lubow
for Mary Sliman

MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:

Cytha Wingerter

CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-172-2021


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.

