

CITY ORDINANCE NO. CO-005-2022

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2021-0043 3300 BLOCK VEROT SCHOOL ROAD REZONING, LOCATED GENERALLY NORTH OF WOODSTONE DRIVE, EAST OF VEROT SCHOOL ROAD, AND SOUTH OF VINCENT ROAD; THE PARTICULAR PARCELS BEING REZONED FROM A (AGRICULTURAL) TO RS-1 (RESIDENTIAL SINGLE-FAMILY) AND MN-1 (MIXED-USE NEIGHBORHOOD)

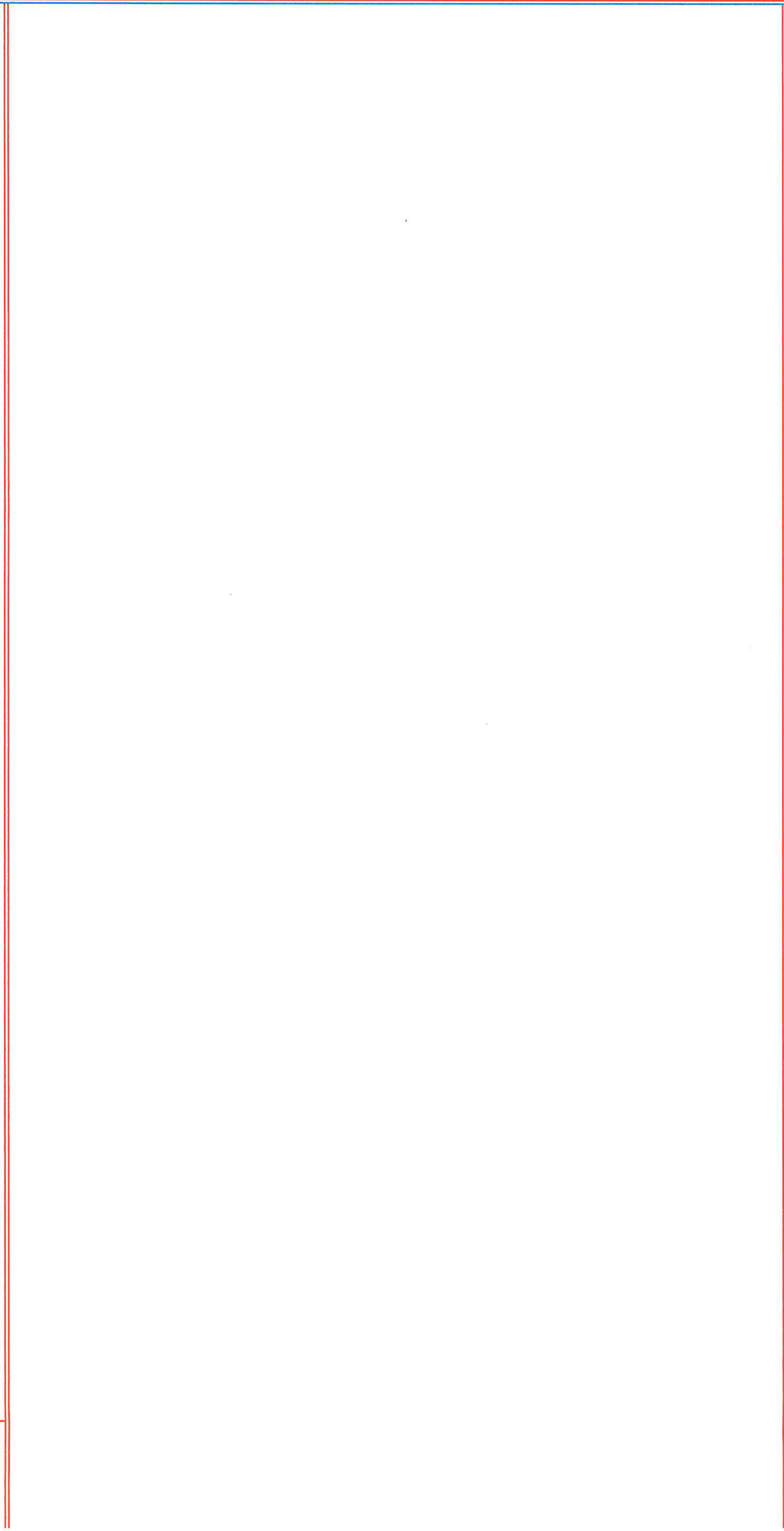
BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2021-0043 3300 Block Verot School Road Rezoning, located generally north of Woodstone Drive, east of Verot School Road, and south of Vincent Road; the particular parcels being rezoned from A (Agricultural) to RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood); the said parcels being shown and identified by a rezoning map titled "Rezoning Map Tract 2 DBW, LLC located in Section 35, T10 S, R4E City of Lafayette, Lafayette, Louisiana," prepared by PBM Surveying, LLC.; 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: ZON2021-0043 3300 Block Verot School Road Rezoning

PETITIONER: Spec, LLC

DATE PETITION FILED: November 10, 2021

DATE OF PUBLIC HEARING: December 20, 2021

DATES OF PUBLICATIONS: December 5, 2021
December 15, 2021
December 19, 2021

DATE OF ZONING COMMISSION RECOMMENDATION: December 20, 2021

RECOMMENDATION: Approve the ordinance that would rezone property from A (Agricultural) to RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood).

Motion: Pritchard
Second: Doise
Vote: 4-0-1-0
Ayes: Hebert, Doise, Green, Pritchard
Nays: None
Absent: Dural
Abstain: None

ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,



Mary Silman, Director
Community Development and Planning Dept.

2021-11-12

Lafayette Consolidated Government
Zoning Commission
Community Development and Planning Department Staff Report

EXECUTIVE SUMMARY

Drafted 11/12/2021
Amended 12/21/2021

ZON2021-0043

City Council District: 4 – Nanette Cook

Parish Council District: 3 – Josh Carlson

Applicant: Spec, LLC

Request: This is a request to rezone property from A (Agricultural) to RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood).

Location: 3300 Block Verot School Road

Summary of Proposal:

The subject property is proposed to be rezoned from A (Agricultural) to RS-1 (Residential-Single-Family) and MN-1 (Mixed-Use Neighborhood) in order to allow a residential development on the property with light commercial fronting Verot School Road. The remainder of the A (Agricultural) zoning district will stay an A zoning district.

Recommendation:

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

Reasons for Recommendation:

Single-family residential zoning is consistent with the land use in the surrounding area. A small “light” commercial area at the roadway is also consistent with the land use in the area and its location on a minor arterial.

Note: The property immediately north of the subject property was annexed and assigned the zoning districts of RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood) a few months ago (**ZON2021-0015 3047 Verot School Road Annexation**). This MN-1/RS-1 configuration is consistent with this assignment.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received 1 call, mainly just to ask what would be built at this location. The caller had no objections to a residential development.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its December 20, 2021, meeting and approved a motion to recommend that the City Council approve the request to rezone this property from A (Agricultural) to RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 1

Opposition: 15

Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 2

Opposition: 19

Neutral: 0

Zoning Commission Meeting

December 20, 2021

ZON2021-0043

To: City-Parish 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

I. GENERAL INFORMATION

Applicant: Spec, LLC

Request: This is a request to rezone property from A (Agricultural) to RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood).

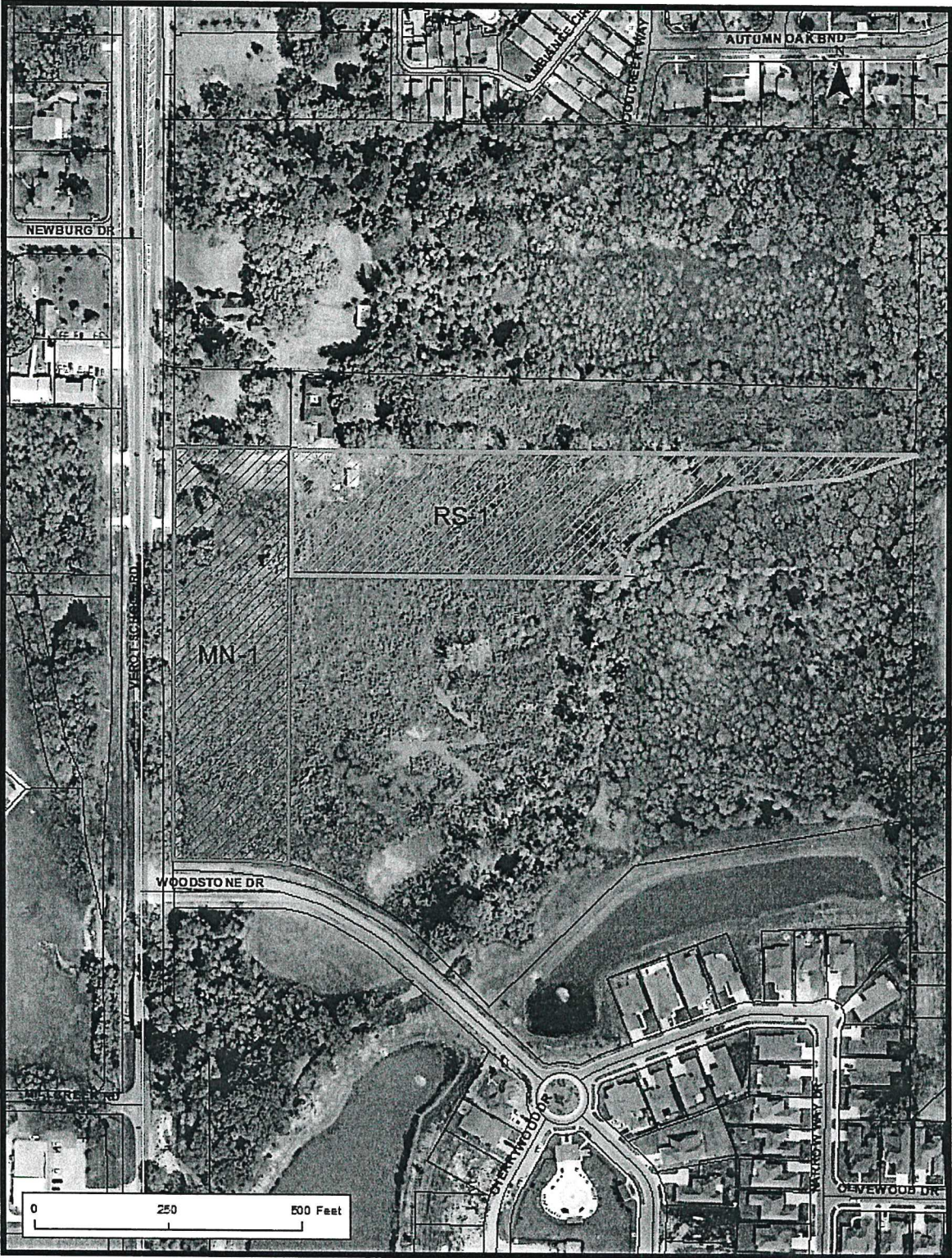
Location: 3300 Block Verot School Road

Description: The subject property is located generally north of Woodstone Drive, east of Verot School Road, and south of Vincent Road. The property is a total of 3.551 acres for the MN-1 section, and 5.014 for the RS-1 section, for a total of 8.565 acres.

Why is Zoning Commission action required?

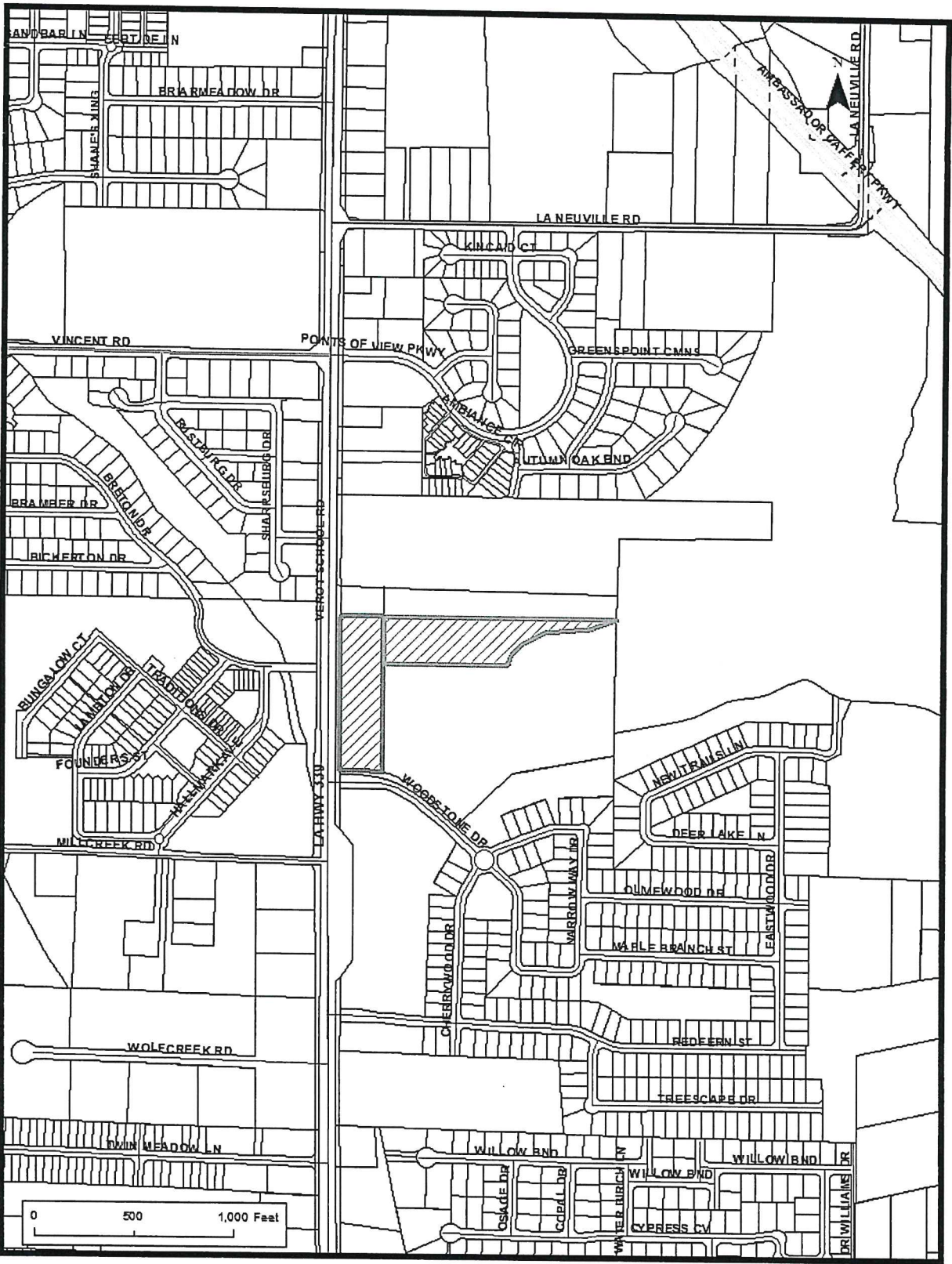
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City-Parish Council prior to council action, in accordance with Article 4 of the Unified Development Code.

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

The two sections of the property are labeled with the proposed zoning districts.

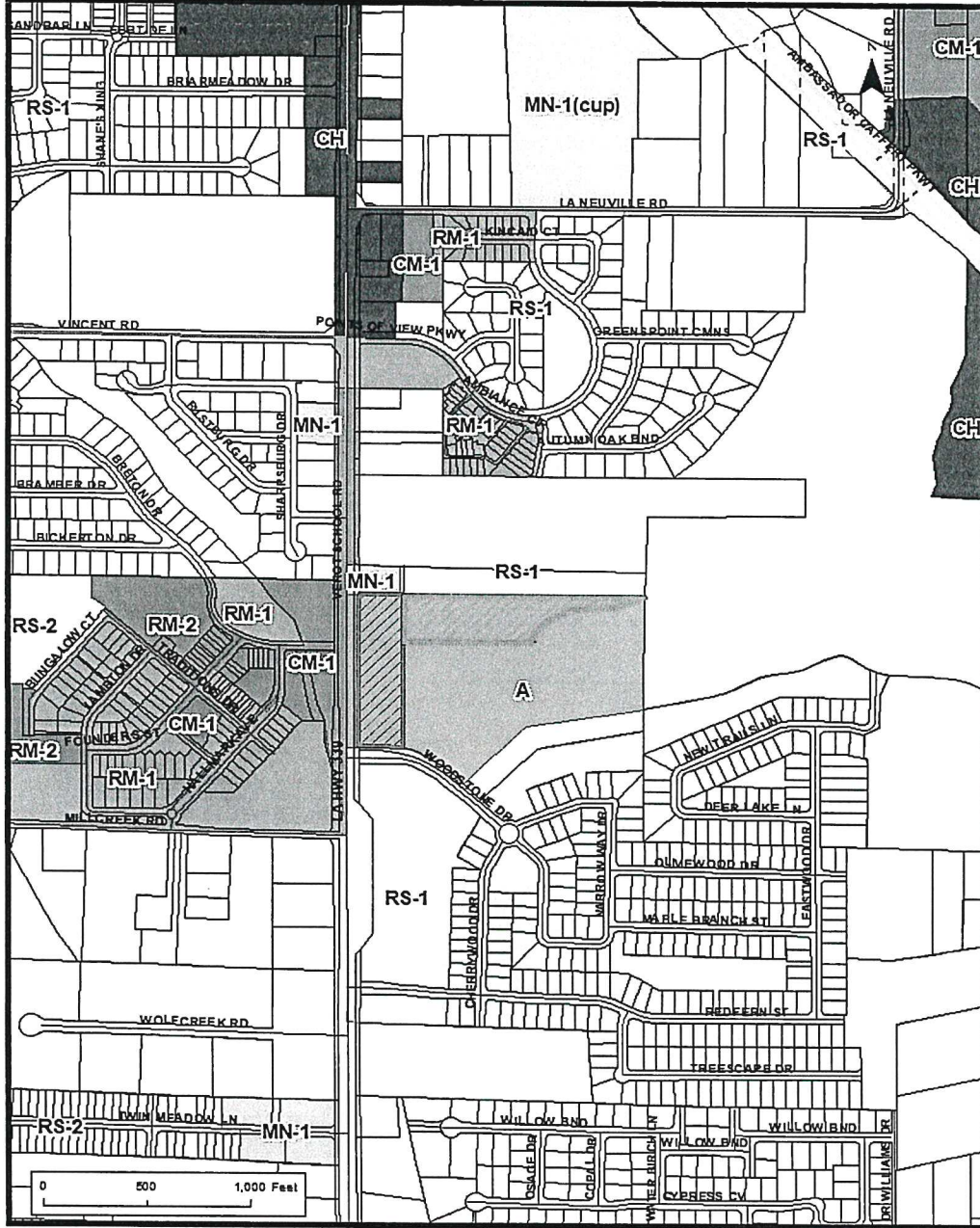


Vicinity Map

II. ANALYSIS

A. Existing conditions

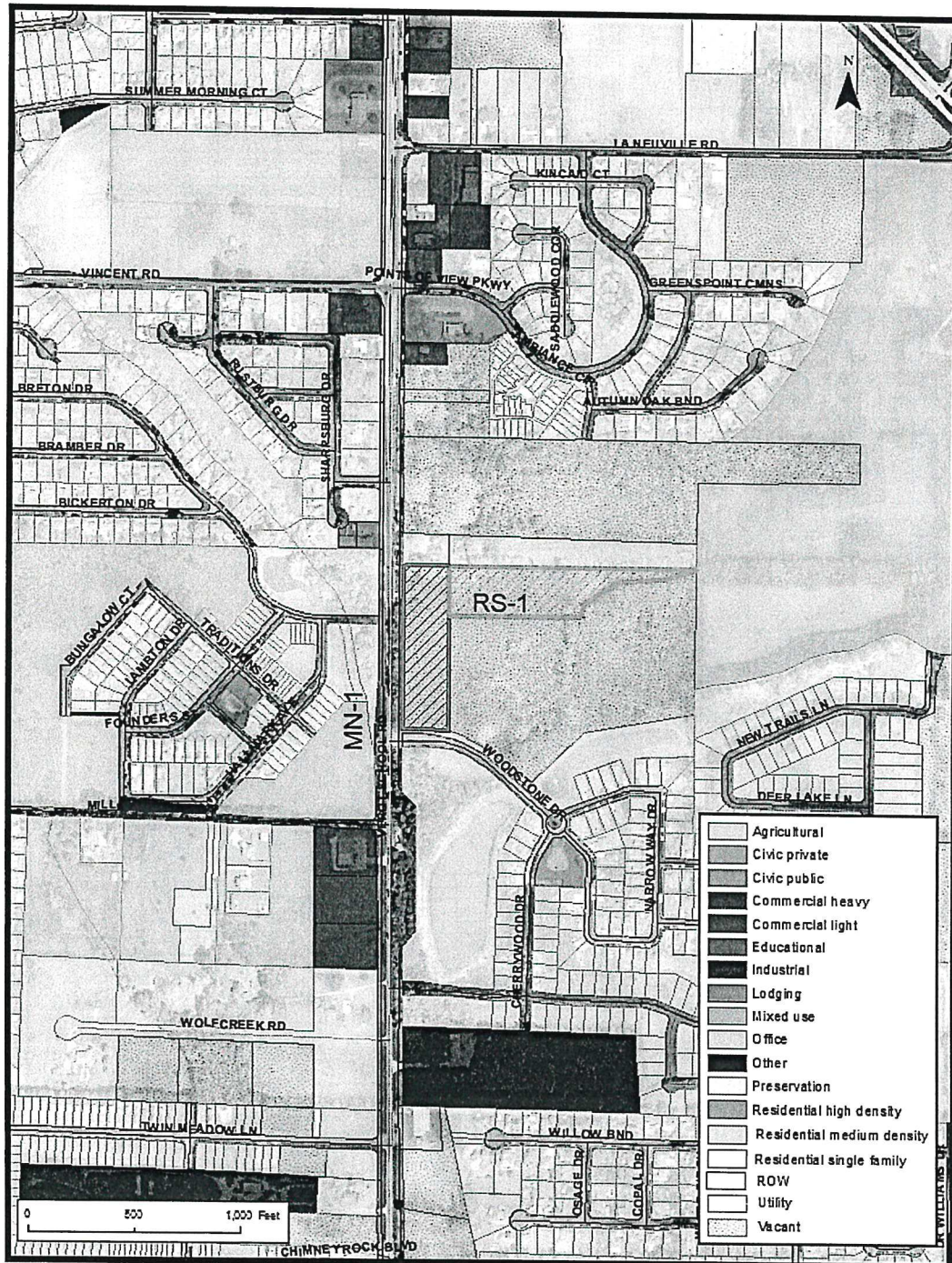
Zoning



Zoning map of the area surrounding the petitioned site

The subject property is currently an A (Agricultural) zoning district. There are several large residential developments near the subject property, including some unincorporated developments. There are several instances of MN-1 (Mixed-Use Neighborhood) zoning districts used as buffers to the residential land behind. The MN-1 lot for the subject property will also serve as a buffer for the new residential lots behind it. The RS-1 lots will be farther away from Verot School Road, which will mean less noise and litter. There are CH (Commercial-Heavy) zoning districts further north, near Vincent Road, La Neuville Road and near Ambassador Caffery Parkway.

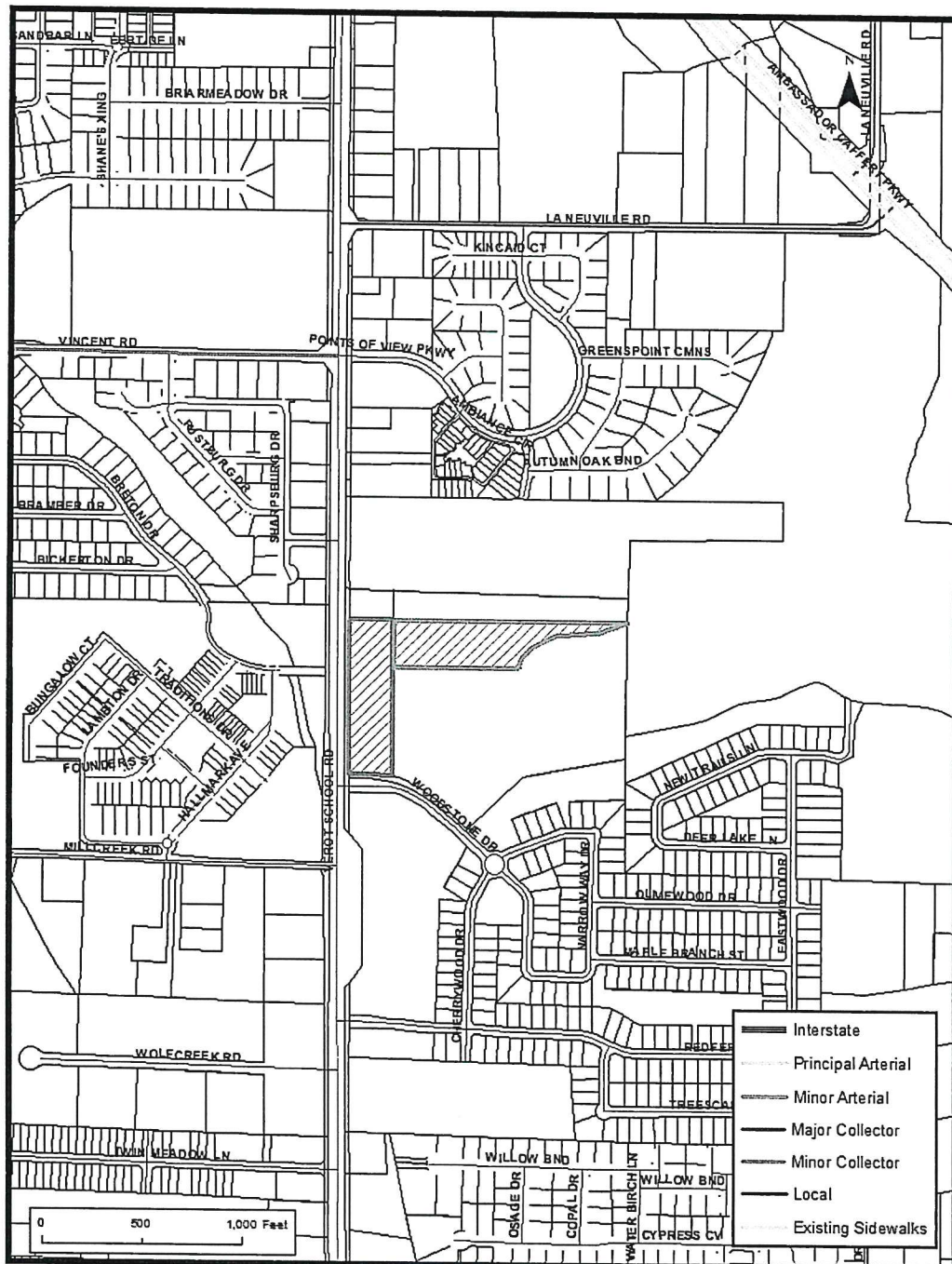
Note: The property immediately north of the subject property was annexed and assigned the zonings of RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood) a few months ago (ZON2021-0015 3047 Verot School Road Annexation).



Land Use Map

There are mostly residential uses surrounding the subject property. There is also still a large amount of agricultural properties, with a few commercial uses following Verot School Road. The few commercial uses are "light" commercial, such as a preschool, a donut store, a specialty butcher shop, and an interior

design shop. The industrial use shown south of the subject property appears to have been used to sell paint and coatings, then fireworks, but it doesn't appear to be open anymore.



Street Classification and Sidewalk Inventory Map

Verot School Road is a minor arterial at this point, and Vincent Road and La Neuville Road are major collectors. Ambassador Caffery Parkway, to the northeast, is a principal arterial. The rest of the roadways in this area are local roads. Verot School Road has a sidewalk system until it goes from a divided roadway into a two lane road. (Just south of Vincent Road). Some of the residential developments have sidewalk systems, but not all.

B. Recent cases and relevant trends

The property immediately north of the subject property was annexed and assigned the zonings of RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood) a few months ago (**ZON2021-0015 3047 Verot School Road Annexation**). Residential development is the predominate use at this southern end of the city of Lafayette. There are a few commercial properties along Verot School Road in this vicinity, but they are very much in the minority of construction in this area.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to allow the applicant to pursue residential development on his property, with the option of light commercial being built along the frontage of Verot School Road. This light commercial zoning, MN-1, will allow only limited commercial-office space, and light retail, personal services, uses of that nature. These areas will serve as a buffer for the residential areas behind them.

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

The trend of development in the general area of the subject property appears to be towards residential neighborhood development along with small, light commercial properties such as to buffer the developments from Verot School Road and/or to provide possible uses of a personal services nature, and possibly light retail.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

The surrounding land uses at this time are residential developments also. There are still agricultural properties, as well as undeveloped areas, but the current trend has been for residential development in this area.



RECEIVED

DEC 27 2021

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

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

TO: Cydra Wingerter

DATE: December 27, 2021

FROM: Mary Sliman

SUBJECT: Case No. ZON2021-0043
3300 Block Verot School Road Rezoning

The attached ordinance would rezone, from A (Agricultural) to RS-1(Residential Single-Family) and MN-1 Mixed-Use Neighborhood), property located generally north of Woodstone Drive, east of Verot School Road, and south of Vincent Road.

The Zoning Commission, at its Monday, December 20, 2021 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, January 18, 2022, with Final Adoption Tuesday, February 1, 2022.

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

A handwritten signature in cursive script that reads '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 Woodstone Drive, east of Verot School Road, and south of Vincent Road.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from A (Agricultural) to RS-1 (Residential Single-Family) and MN-1 (Mixed-Use Neighborhood).
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: Tuesday, January 18, 2022
 - B. FINAL ADOPTION: Tuesday, February 1, 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:



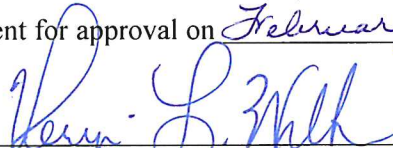
 CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-005-2022

1. This ordinance was introduced: January 18, 2022
YEAS: Naquin, Hebert, Cook, Lazard
NAYS: None
ABSENT: Lewis
ABSTAIN: None
- Final disposition by Council: February 1, 2022
YEAS: Lewis, Naquin, Hebert, Cook, Lazard
NAYS: None
ABSENT: None
ABSTAIN: None

2. Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the Advertiser on January 21, 2022.

3. This ordinance was presented to the Mayor-President for approval on February 2, 2022, at 10:30 o'clock 2 .m.


CLERK OF THE COUNCIL

4. Disposition by Mayor-President:

I hereby:

- A. Approve this ordinance, the 4 day of February, 2022, at 2:00 o'clock P.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

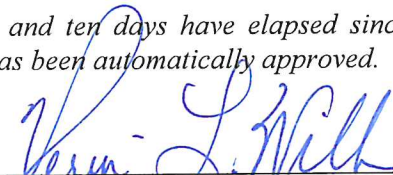
5. Returned to Council Office ~~with~~/without veto message on February 8, 2022, at 8:31 o'clock 2 .m.

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 February 4, 2022.

