

CITY ORDINANCE NO. CO-006-2022

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE AND THE OFFICIAL MAP OF THE CITY OF LAFAYETTE, PROVIDING FOR THE ANNEXATION OF ADDITIONAL LAND INTO THE CORPORATE LIMITS OF THE CITY OF LAFAYETTE, LOUISIANA, CASE NO. ZON2021-0045 151 WEST PALERMO ROAD ANNEXATION, LOCATED GENERALLY NORTH OF BONIN ROAD, EAST OF SARAH DEE PARKWAY, AND SOUTH OF BARATARIA BAY POINT; AND ASSIGNING A ZONING CLASSIFICATION OF RS-2 (RESIDENTIAL SINGLE-FAMILY) (DISTRICT 4)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code and official map of the City of Lafayette are hereby amended so as to annex Case No. ZON2021-0045 151 West Palermo Road Annexation, located generally north of Bonin Road, east of Sarah Dee Parkway, and south of Barataria Bay Point; and assigning a zoning classification of RS-2 (Residential Single-Family).

SECTION 2: Refer to survey "Map of Proposed Extension for City of Lafayette, Louisiana, Corporate Limits, located in Section 79, T10S-R5E 151 West Palermo Road Annexation" prepared by: Lafayette City-Parish Consolidated Government, dated September 14, 2021. A copy is attached hereto and made a part thereof.

SECTION 3: The foregoing described property is located within Lafayette City Council District No. 4.

SECTION 4: The description of the property to be annexed is as follows:

Beginning at a point on the existing City of Lafayette corporate limits, said point is the southerly right-of-way of West Palermo Road and the northeasterly property corner of ROBERT LORENZO MONTANA & BARBARA MARIE HERFEL – Lot 2, thence S34°05'19" W, a distance of approximately 32.72', along the easterly property line and centerline of canal, thence S41°56'26" W, a distance of approximately 45.25', along the easterly property line and centerline of canal, thence S47°24'11" W, a distance of approximately 33.71', along the easterly property line and centerline of canal, thence S57°33'27" W, a distance of approximately 54.20', along the easterly property line and centerline of canal, thence S54°08'37" W, a distance of approximately 59.39', along the easterly property line and centerline of canal, thence S43°35'23" W, a distance of approximately 40.90', along the easterly property line and centerline of canal, thence S42°13'10" W, a distance of approximately 13.35', along the easterly property line and centerline of canal, thence S14°31'20" E, a distance of approximately 14.79', along the easterly property line and centerline of canal, thence S38°02'52" E, a distance of approximately 27.14', along the easterly property line and centerline of canal, thence S58°37'31" E, a distance of approximately 27.05', along the easterly property line and centerline of canal, thence S35°19'00" E, a distance of approximately 20.81', along the easterly property line and centerline of canal, thence S27°59'08" W, a distance of approximately 14.89', along the easterly property line and centerline of canal, thence S7°01'51" E, a distance of approximately 36.36', along the easterly property line and centerline of canal, thence S6°51'19" E, a distance of approximately 29.81', along the easterly property line and centerline of canal, thence S25°00'05" E, a distance of approximately 27.37', along the easterly property line and centerline of canal, thence S23°04'23" E, a distance of approximately 30.16', along the easterly property line and centerline of canal, thence S4°44'20" W, a distance of approximately 54.02', along the easterly property line and centerline of canal, thence S8°17'31" W, a distance of approximately 37.08', along the easterly property line and centerline of canal, thence S3°48'01" E, a distance of approximately 169.44', along the easterly property line and centerline of canal, thence N46°27'34" W, a distance of approximately 644.37', along the southerly property line, to the most westerly property corner of said property, thence N44°19'11" E, a distance of approximately 365.67', along the westerly property line, to the southerly right-of-way of West Palermo Road and the northwesterly property corner of said property, thence southeasterly, on an arc with a length of 62.63', having a chord bearing of S55°27'13" E, a chord distance of 62.37', and a radius of 199.99', along the northerly property

line of said property and the southerly right-of-way of W Palermo Road, thence southeasterly, on an arc with a length of 63.59', having a chord bearing of S73°32'00" E, a chord distance of 63.32', and a radius of 199.99', along the northerly property line of said property and the southerly right-of-way of W Palermo Road, thence S82°38'29" E, a distance of approximately 119.03', along the northerly property line of said property and the southerly right-of-way of W Palermo Road, thence southeasterly, on an arc with a length of 74.87', having a chord bearing of S68°20'28" E, a chord distance of 74.10', and a radius of 150.00', along the northerly property line of said property and the southerly right-of-way of W Palermo Road, which is also the point of beginning, all as shown on the attached incorporation map prepared by Lafayette City - Parish Consolidated Government - Lafayette Utilities System, dated September 8, 2021 entitled, **MAP OF PROPOSED EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS, LOCATED IN SECTION 79, T10S-R5E, 151 W PALERMO ROAD ANNEXATION – APPROX. 4.395 ACRES.**

SECTION 5: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 6: This ordinance shall become effective upon the elapse of 30 days after publication or posting, pursuant to La. R.S. 33:173, *et seq.*

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LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION

TO: Lafayette City Council
FROM: Lafayette Zoning Commission and Community Development & Planning Dept.
SUBJ: ZON2021-0045 151 West Palermo Road Annexation
PETITIONER: Barbara Marie Herfel and Robert Lorenzo Montano

DATE PETITION FILED: October 22, 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 assign the zoning district RS-1 (Residential Single-Family) to the subject property.

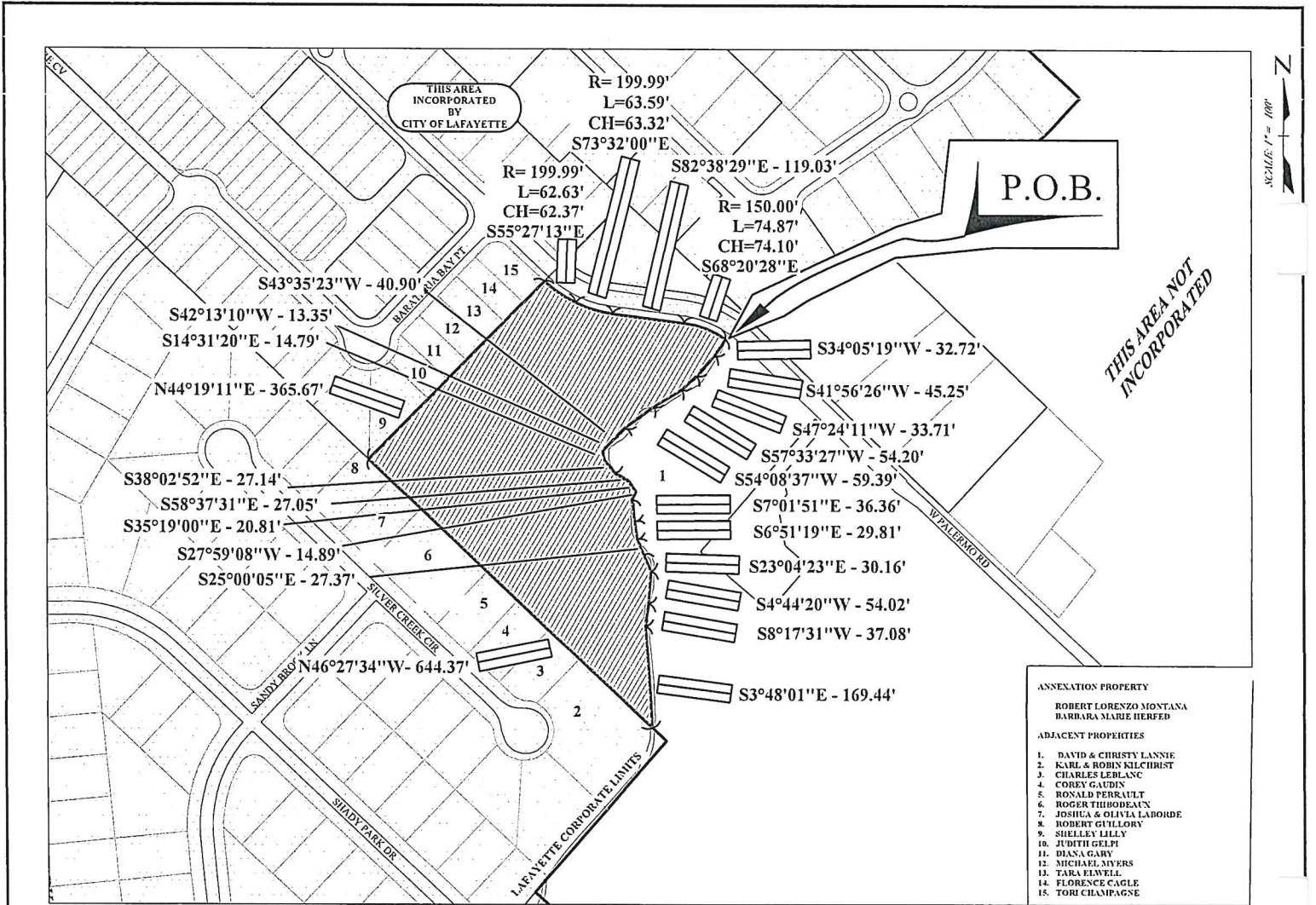
Motion: Green
Second: Pritchard
Vote: 4-0-1-0
Ayes: Hebert, Doise, Green, Pritchard
Nays: None
Absent: Dural
Abstain: None

ATTACHMENTS: Executive Summary and Preliminary Staff Report

REASONS FOR RECOMMENDATION: Executive Summary including Zoning Commission Recommendation

Sincerely,

Mary Sliman, Director
Community Development and Planning Dept.



LEGEND

P.O.B. POINT OF BEGINNING

PROPOSED CITY OF LAFAYETTE ANNEXATION AREA

PROPOSED CITY OF LAFAYETTE CORPORATE LIMITS EXTENSION

EXISTING CITY OF LAFAYETTE CORPORATE LIMITS

ROADWAY EDGE

COULEE OR DRAINAGE CANAL

**MAP OF
PROPOSED EXTENSION
FOR CITY OF LAFAYETTE,
LOUISIANA, CORPORATE LIMITS,
LOCATED IN
SECTION 79, T10S-R5E**

**151 W PALERMO ROAD ANNEXATION
APPROX. 4.395 ACRES**

NOTE:
NO ACTUAL GROUND SURVEY PERFORMED. INFORMATION OBTAINED FROM A PLAT PREPARED BY BARRY J. BLEICHNER, ENTITLED A PRELIMINARY PLAT OF LA POMME GRENADIE, DATED SEPTEMBER 1, 2021 AND A PLAT OF SURVEY SHOWING THE ESTATE OF RL MONTANA PROPERTIES, LLC, DATED SEPTEMBER 1, 2021

Prepared by: Lafayette City - Parish Consolidated Government
Department: Lafayette Utilities System | Approved by: B.G.
Dated: September 14, 2021 | Drawn by: N.G.

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

EXECUTIVE SUMMARY

Drafted 10/15/2021
Amended 12/21/2021

ZON2021-0045

City Council District: 4 – Nanette Cook

Parish Council District: 3 – Josh Carlson

Applicant: Barbara Marie Herfel and Robert Lorenzo Montana

Request: Zoning assignment

Location: 151 West Palermo Road

Summary of Proposal:

This is a request for a zoning assignment for property proposed for annexation. The applicant requires annexation in order to receive LUS water service for single-family residential use. This is a requirement of plat approval. Applicant requests RS-1 (Residential Single-Family) zoning assignment.

Recommendation:

The staff recommends a zoning assignment of RS-1 (Residential Single-Family).

Reasons for Recommendation:

Single-family zoning is consistent with the land use in the surrounding area. The subject property is surrounded by residential-type properties RS-1 (Residential Single-Family) and RM-1 (Residential Mixed). There are also nearby residential properties that are unincorporated.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has not received any phone calls in support of or against this case.

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 assign a zoning of RS-1 (Residential Single-Family).

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

December 20, 2021

ZON2021-0045

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: Barbara Marie Herfel and Robert Lorenzo Montana

Request: A request to assign zoning to property proposed for annexation.

Location: 151 West Palermo Road

Description: The property is 4.395 acres and is undeveloped. It is located generally north of Bonin Road, east of Sarah Dee Parkway, and south of Barataria Bay Point. The applicant requests RS-1 (Residential Single-Family) zoning assignment.

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 conditional uses.

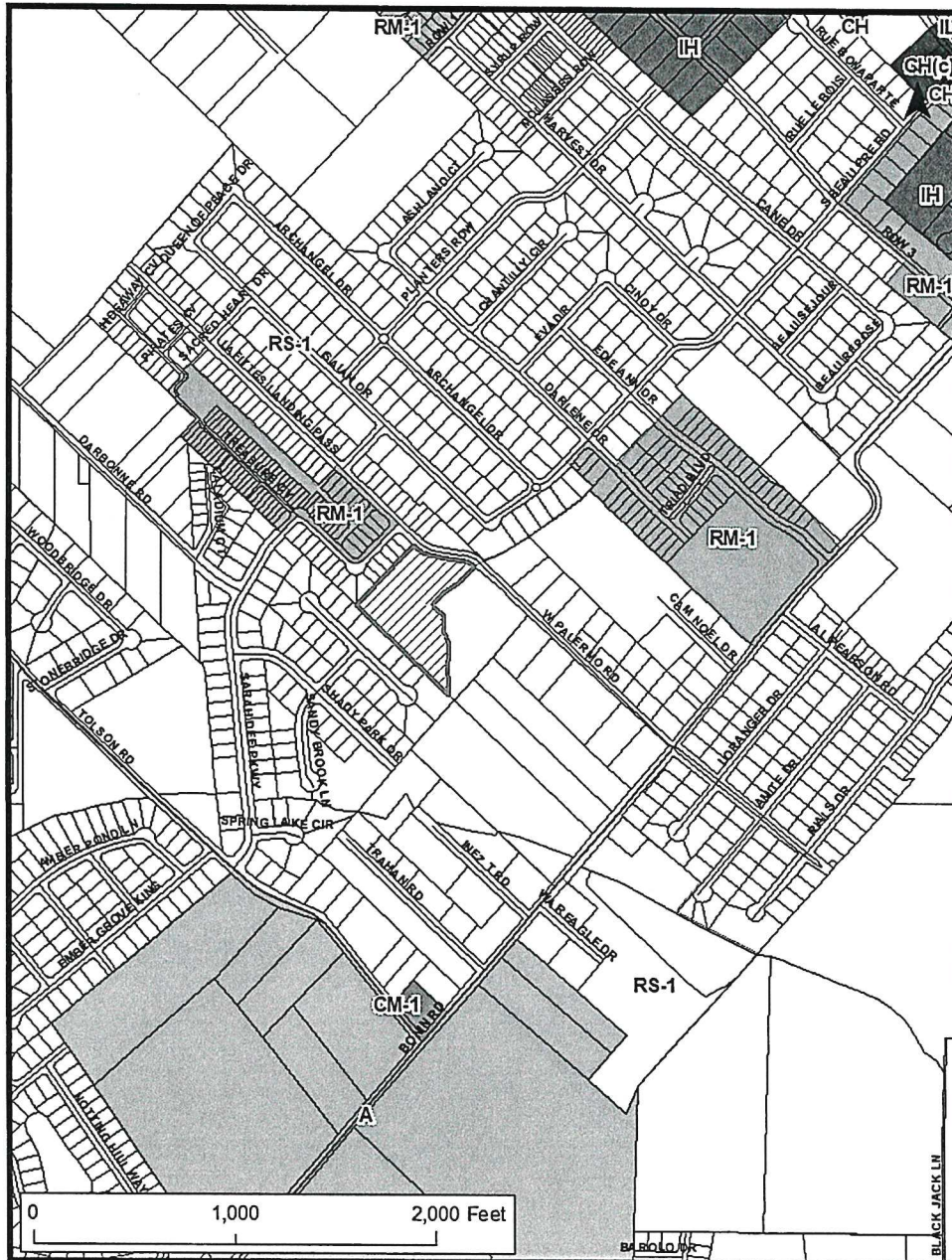


Subject property

II. ANALYSIS

A. Existing conditions

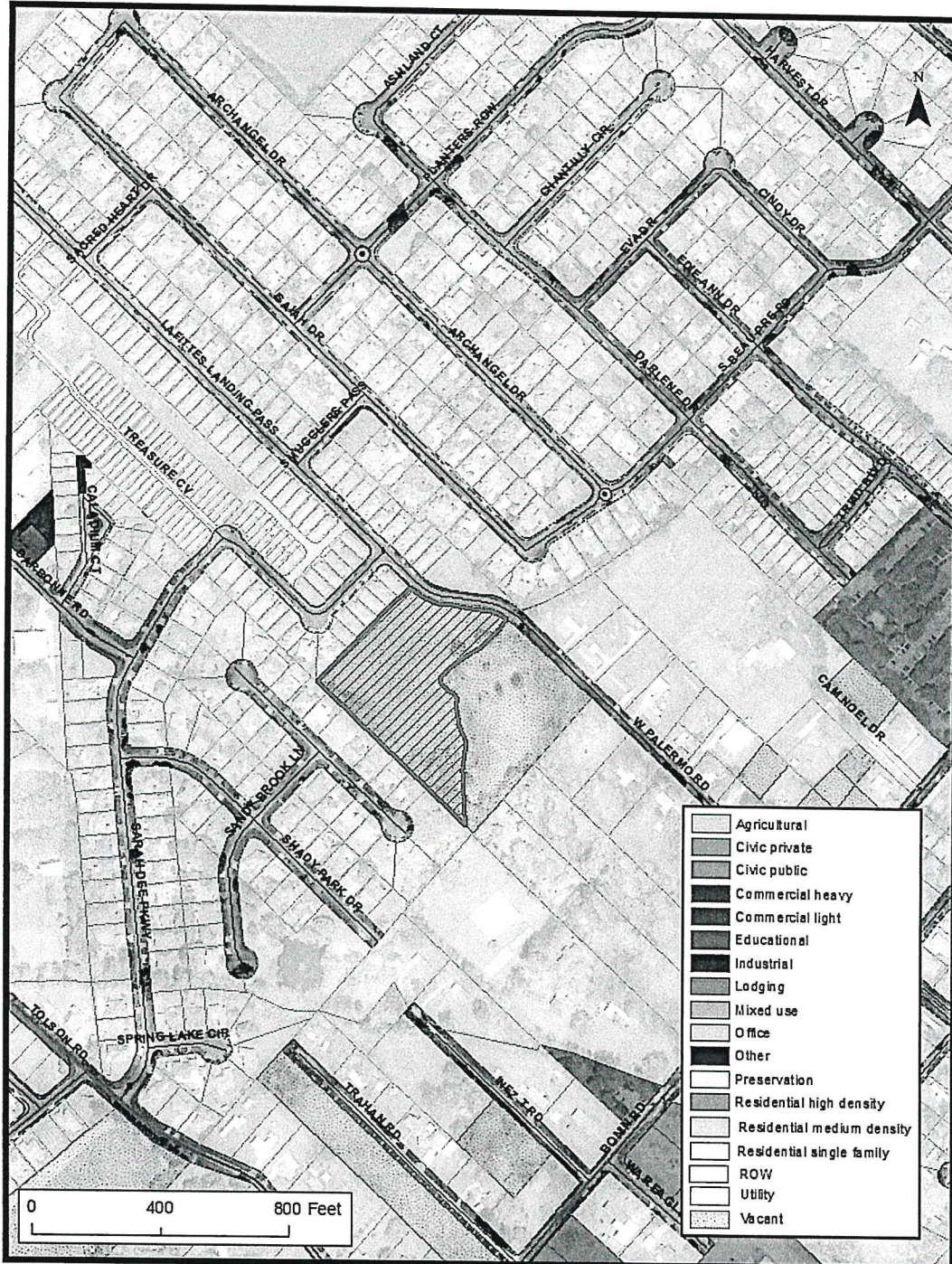
Zoning



Zoning map of the area surrounding the petitioned site

Most of the area is zoned for low density residential uses, with a large portion of adjacent property presently unincorporated. There are still a few A (Agricultural) zoning districts to the south, and a few RM (Residential Mixed) zoning districts mixed in the RS-1 zoning districts. There are a few IH (Industrial-Heavy) zoning districts off of Pinhook Road.

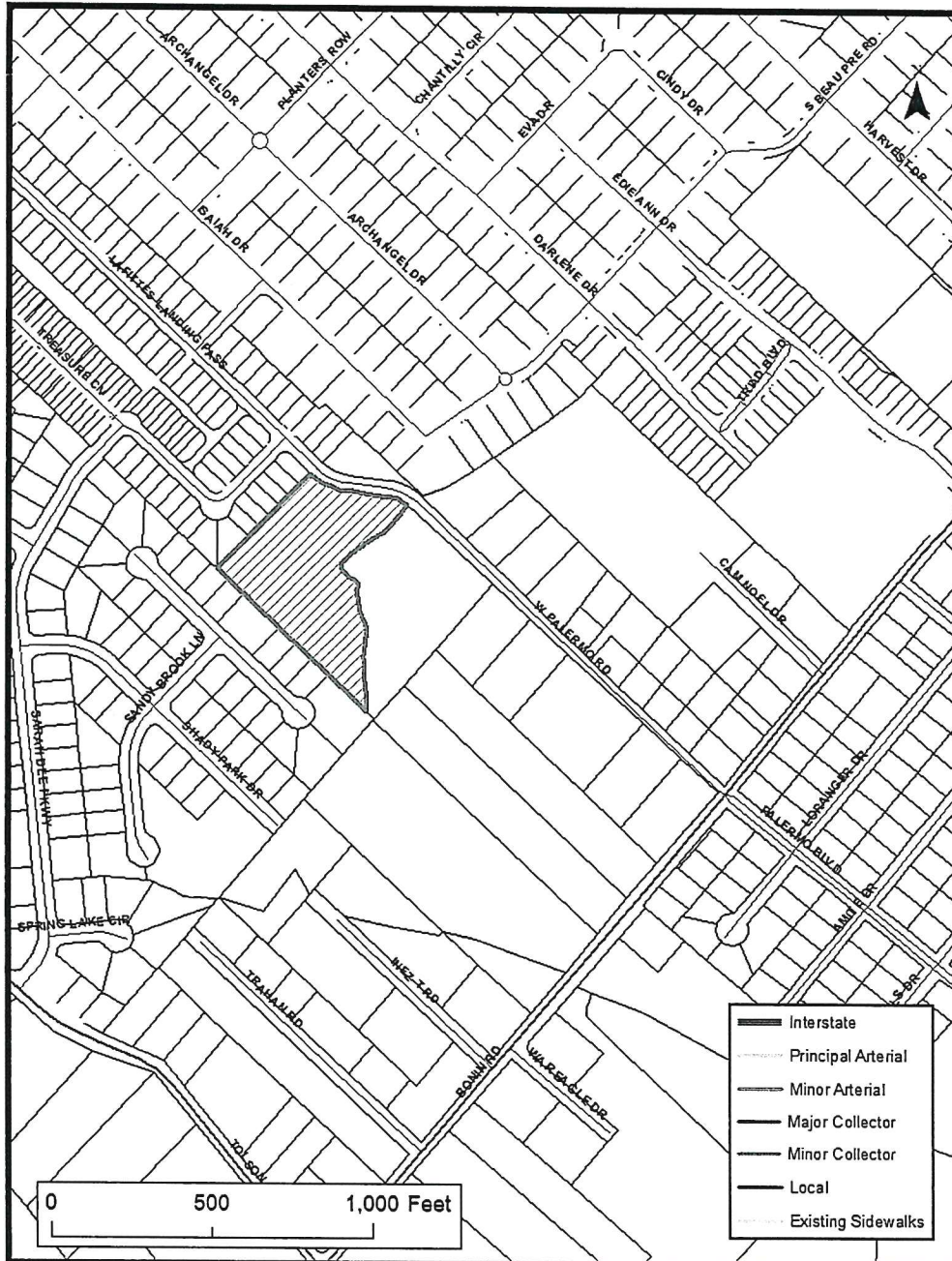
Land Use



Land uses surrounding the petitioned site

Single-family residential use is the predominant land use in the area. There are large areas of undeveloped and unincorporated land in the vicinity. There are agricultural properties in this area, and vacant land, including the subject property. There are industrial uses to the northeast; these properties line West Pinhook Road.

Infrastructure



Street classification and sidewalk inventory

The subject property is in the area of local roads only. The subject property is not far from Bonin Road, which is a major collector, as is Tolson Road. There are some sidewalks in the area, but none near the subject property.

B. Recent cases and relevant trends

N/A.

C. Purpose of rezoning and effect on adjacent land uses

The applicant requests annexation in order to receive city services for a single-family residential development. Adjacent land uses are also single-family residential, as well as a few areas of RM-1 (Residential Mixed) and a few areas of unincorporated properties. This current development should be more than compatible with the surrounding land uses.

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 current development trends are for single-family residential development which is the same design plan as the current case.

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

NA.

The proposed amendment is compatible with surrounding land uses.

Yes. The subject property is a residential property in the midst of a great many other residential uses. It will be compatible with surrounding land uses as most uses are residential also. The large unincorporated area to the north of the subject property also appears to be residential at this time, but with an extremely low density. It is likely that these unincorporated properties will one day be annexed into the city of Lafayette, probably as residential development.



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 30, 2021

FROM: Mary Sliman

SUBJECT: Case No. ZON2021-0045
151 West Palermo Road Annexation

The attached ordinance would annex and assign a RS-1 (Residential Single-Family) zoning classification to property located generally north of Bonin Road, east of Sarah Dee Parkway, and south of Barataria Bay Point.

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 annex property located generally north of Bonin Road, east of Sarah Dee Parkway, and south of Barataria Bay Point.

2) **ACTION REQUESTED:** Adoption of the attached ordinance to annex and assign a RS-1 (Residential Single-Family) zoning classification to the subject property.

3) **REQUEST ACTION OF COUNCIL:**

A. INTRODUCTION: January 18, 2022

B. FINAL ADOPTION: 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 (2 pages)

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
MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:

Aysha W. Ingber
CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. CO-006-2022

1. This ordinance was introduced: January 18, 2022
YEAS: Naquin, Hebert, Cook, Lazard
NAYS: None
ABSENT: Lewis
ABSTAIN: None
AMEND: 01/18 – changed RS-1 to RS-2
- 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 a.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.

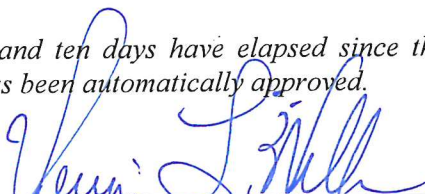

MAYOR-PRESIDENT

5. Returned to Council Office with/without veto message on February 8, 2022, at 8:31 o'clock 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 February 4, 2022.

