

**CITY ORDINANCE NO. CO-007-2022**

**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. ZON2021-0046 2945 AMBASSADOR CAFFERY PARKWAY ANNEXATION, LOCATED GENERALLY NORTH OF WEST BONAIRE DRIVE, WEST OF AMBASSADOR CAFFERY PARKWAY, AND SOUTH OF WEST CONGRESS STREET; AND ASSIGNING A ZONING CLASSIFICATION OF CM-1 (COMMERCIAL MIXED) (DISTRICT 2)**

**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. ZON2021-0046 2945 Ambassador Caffery Parkway Annexation located generally north of West Bonaire Drive, west of Ambassador Caffery Parkway, and south of West Congress Street; and assigning a zoning classification of CM-1 (Commercial Mixed). Refer to survey "Map of Proposed Extension for city of Lafayette, Louisiana, Corporate Limits, located in Section 8, T10S-R4E 2954 Ambassador Caffery Parkway Annexation" prepared by: Lafayette City-Parish Consolidated Government, dated August 24, 2021. A copy is attached hereto and made a part thereof.

**SECTION 2:** The foregoing described property is located within Lafayette City Council District No. 2.

**SECTION 3:** 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 a southerly property point of Quynh Thi Nguyen, thence westerly, on an arc with a length of 49.58', a chord bearing of N82°03'50"W, a chord distance of 49.51', and a radius of 268.00', along the southerly property line of Quynh Thi Nguyen, to the southwesterly corner of said property, thence N00°05'39"W, a distance of approximately 93.47', along the westerly property line of Quynh Thi Nguyen, to the northwesterly corner of said property thence N89°54'21"E, a distance of approximately 134.02', along the northerly property line of Quynh Thi Nguyen, to the northeasterly corner of said property and the westerly right-of-way of Ambassador Caffery Parkway, thence S00°54'35"E, a distance of approximately 100.38', along the existing City of Lafayette corporate limits and the existing right-of-way of Ambassador Caffery Parkway, to a corner point of said corporate limits, thence S89°51'30"W, a distance of approximately 86.31', along the southerly property line of said property and the existing City of Lafayette corporate limits, and across the property of Quynh Thi Nguyen, to the point of beginning, all as shown on the attached incorporation map prepared by Lafayette City-Parish Consolidated Government - Lafayette Utilities System, dated August 24, 2021 entitled, **MAP OF PROPOSED**

**EXTENSION FOR CITY OF LAFAYETTE, LOUISIANA, CORPORATE LIMITS,  
LOCATED IN SECTION 8, T10S-R4E 2954 AMBASSADOR CAFFERY PARKWAY  
ANNEXATION – APPROX. 0.34 ACRE.**

**SECTION 4:** All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

**SECTION 5:** This ordinance shall become effective upon the elapse of 30 days after publication or posting, pursuant to La. R.S. 33:173, *et seq.*

\* \* \* \* \*

w w 1-2021

**LAFAYETTE ZONING COMMISSION  
RECOMMENDATION OF ACTION**

**TO:** Lafayette City Council

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

**SUBJ:** ZON2021-0046 2954 Ambassador Caffery Parkway Annexation

**PETITIONER:** Quynh Thi Nguyen

**DATE PETITION FILED:** October 12, 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 CM-1 (Commercial Mixed) to the subject property.

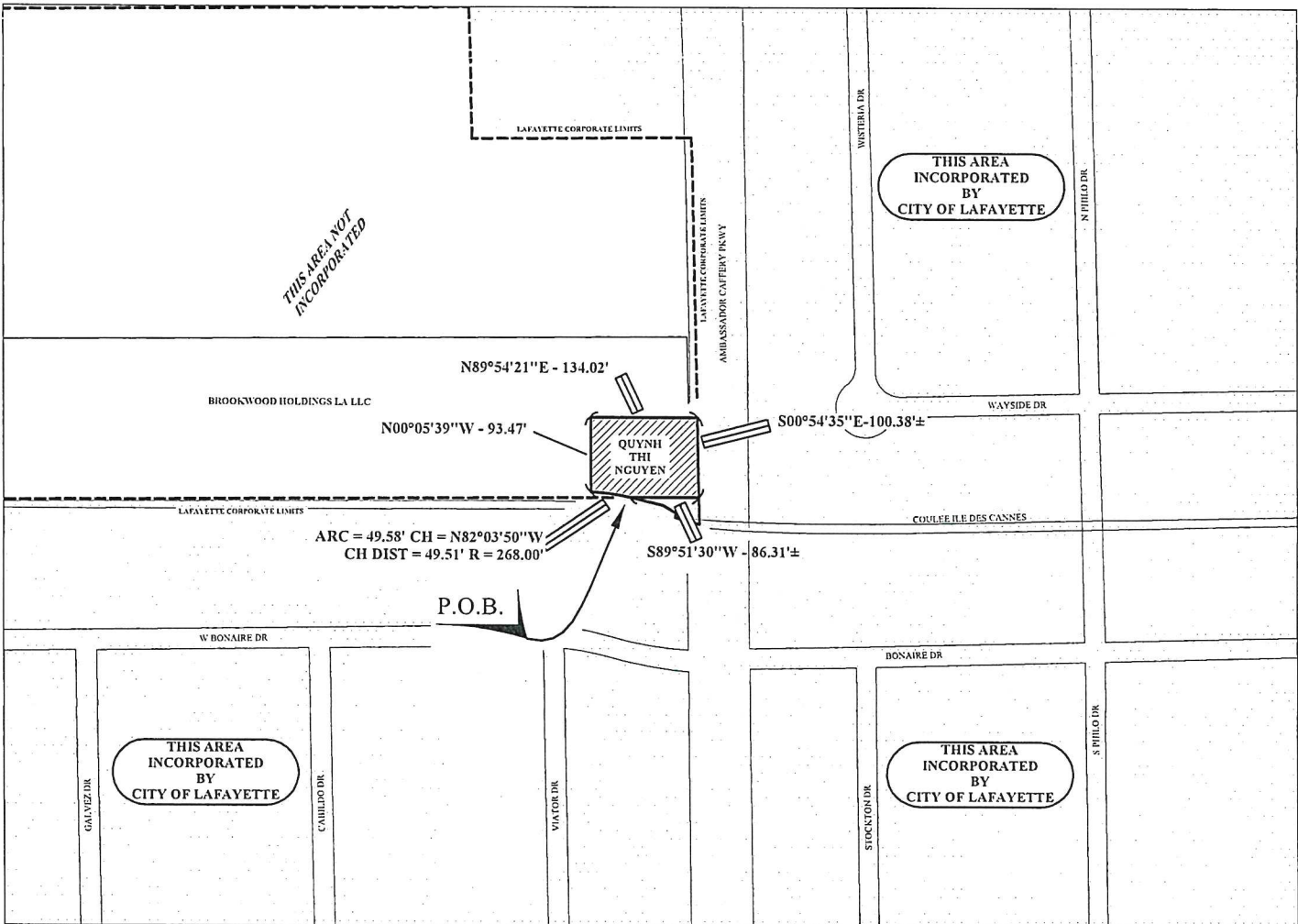
Motion: Green  
Second: Pritchard  
Vote: 4-0-1-0  
Ayes: Hebert, Doise, Green, Pritchard  
Nays: None  
Absent: Dural  
Abstain: None

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

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

Sincerely,  
  
Mary Silman, Director  
Community Development and Planning Dept.

SCALE: 1" = 100'



**LEGEND**

- P.O.B. POINT OF BEGINNING
- OR PROPOSED CITY OF LAFAYETTE ANNEXATION AREA
- PROPOSED CITY OF LAFAYETTE CORPORATE LIMITS EXTENSION
- EXISTING CITY OF LAFAYETTE CORPORATE LIMITS
- COULÉE OR DRAINAGE CANAL

NOTE:  
 NO ACTUAL GROUND SURVEY PERFORMED. INFORMATION OBTAINED FROM A PLAT RECORDED, ACT NO 1921-056812, PREPARED BY MONTAGNET AND DOMINGUE, INC. ENTITLED "A FINAL MAP OF SURVEY CREATING TRACT 3A, MR & MRS. JOSEPH MAXZILE (0.34 ACRE)", DATED MAY 26, 2021.

**MAP OF  
 PROPOSED EXTENSION  
 FOR CITY OF LAFAYETTE,  
 LOUISIANA, CORPORATE LIMITS,  
 LOCATED IN  
 SECTION 8, T10S-R4E**

**2954 AMBASSADOR CAFFERY  
 PARKWAY ANNEXATION**  
 APPROX. 0.34 ACRE

Prepared by: Lafayette City - Parish Consolidated Government	
Department: Lafayette Utilities System	Approved by: B.G.
Dated: August 24, 2021	Drawn by: N.G.

## Zoning Commission

Community Development and Planning Department Staff Report

### EXECUTIVE SUMMARY

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Drafted 10/30/2021  
Amended 12/21/2021

**ZON2021-0046**

**City Council District:** 2 – Andy Naquin

**Parish Council District:** 2 – Kevin Naquin

**Applicant:** Quynh Thi Nguyen

**Request:** Zoning assignment

**Location:** 2954 Ambassador Caffery Parkway

**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 a small business. This is a requirement of plat approval. Applicant requests a CM-1 (Commercial Mixed) zoning assignment. They plan to build a nail salon on the subject property.

**Recommendation:**

The staff recommends a zoning assignment of CM-1 (Commercial Mixed).

**Reasons for Recommendation:**

The applicant wants to build a nail salon on the subject property. The subject property is part of a larger unincorporated area, which has several commercial properties and one or two single-family homes. A large self-service storage facility occupies the property directly in back of the subject property. An urgent care medical facility, on city property, is in a CM-1 zoning district just north of the subject property. CM-1 (Commercial Mixed) zoning is appropriate on a principal arterial like Ambassador Caffery Parkway. Due to the surrounding residential uses CM allows for development as proposed and is not as intensive as the CH (Commercial Heavy) zoning district.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff has received no phone calls.

## ZONING COMMISSION RECOMMENDATION

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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 CM-1 (Commercial Mixed) for this property to be annexed into the city of Lafayette.

### 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**

**ZON2021-0046**

**To:** City-Parish Zoning Commission

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

**City Council District:** 2 – Andy Naquin  
**Parish Council District:** 2 – Kevin Naquin

**Prepared by:** Carol Vermillion Robbins

**PRELIMINARY STAFF REPORT**

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**I. GENERAL INFORMATION**

**Applicant:** Quynh Thi Nguyen

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

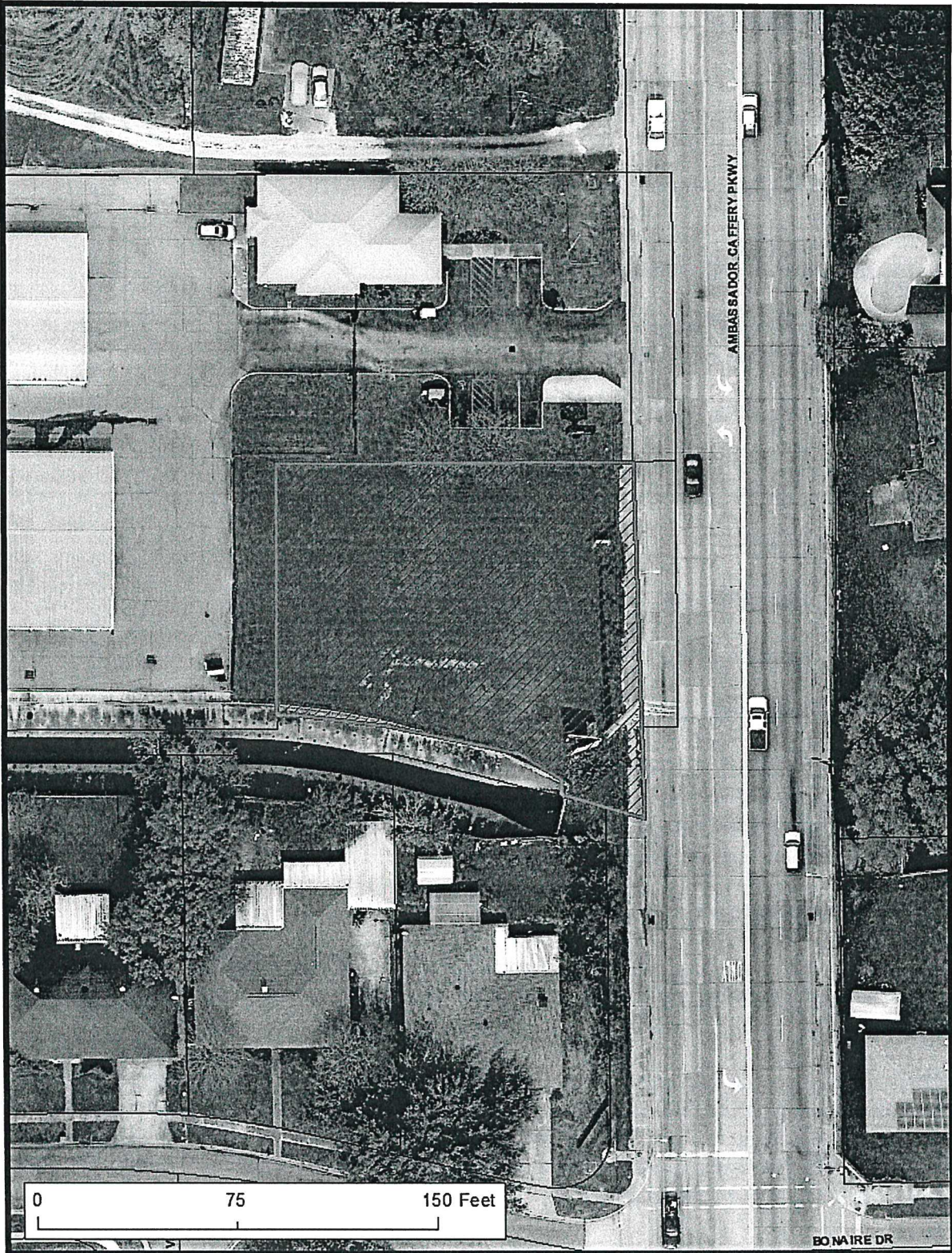
**Location:** 2954 Ambassador Caffery Parkway

**Description:** The property is 0.34 acres and is undeveloped. It is located generally north of West Bonaire Drive, west of Ambassador Caffery Parkway, and south of West Congress Street. The applicant requests a business zoning assignment, we recommend CM-1 (Commercial Mixed).

**Why is Zoning Commission action required?**

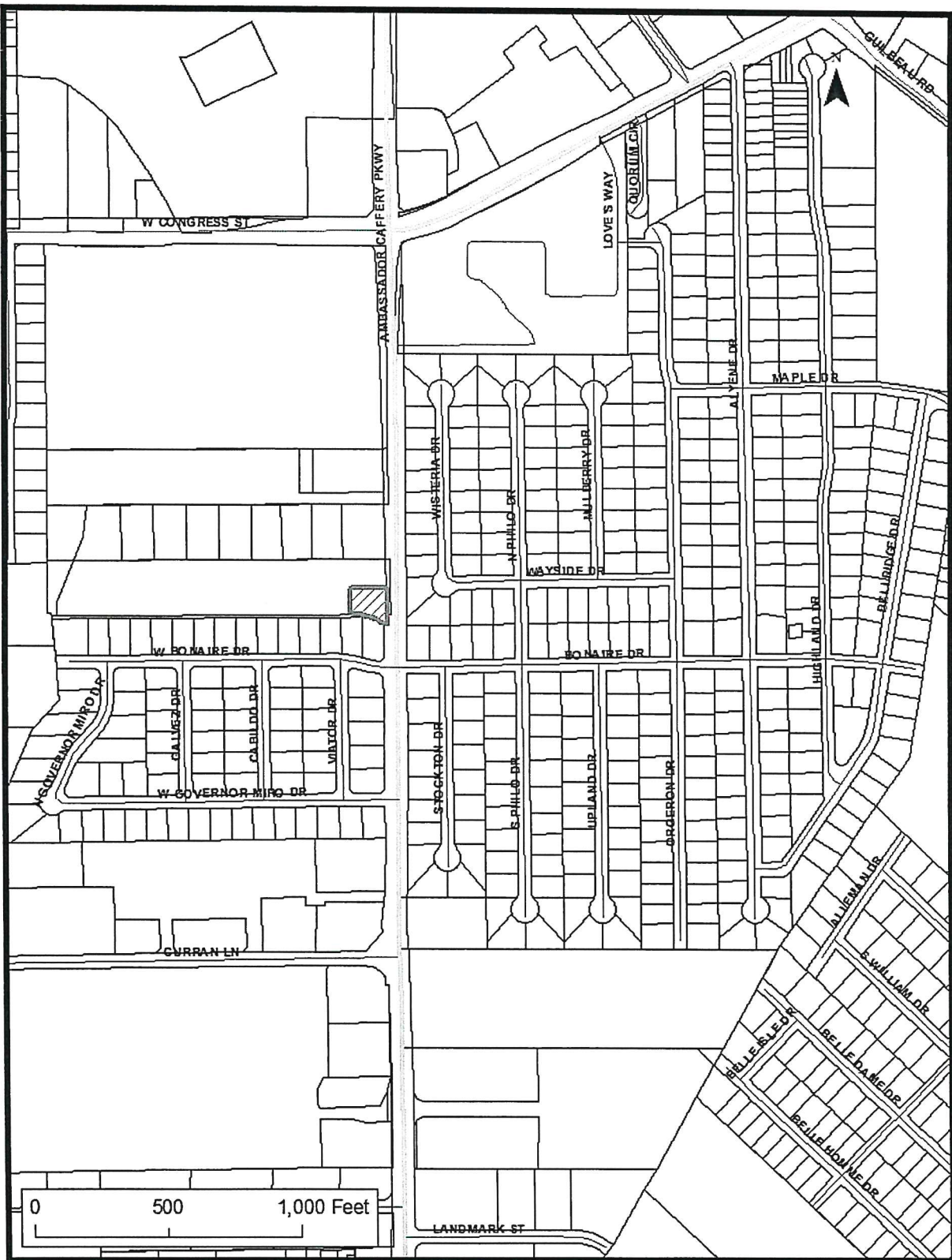
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City Council prior to council action, in accordance with Article 4 of the Lafayette Development Code.

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*

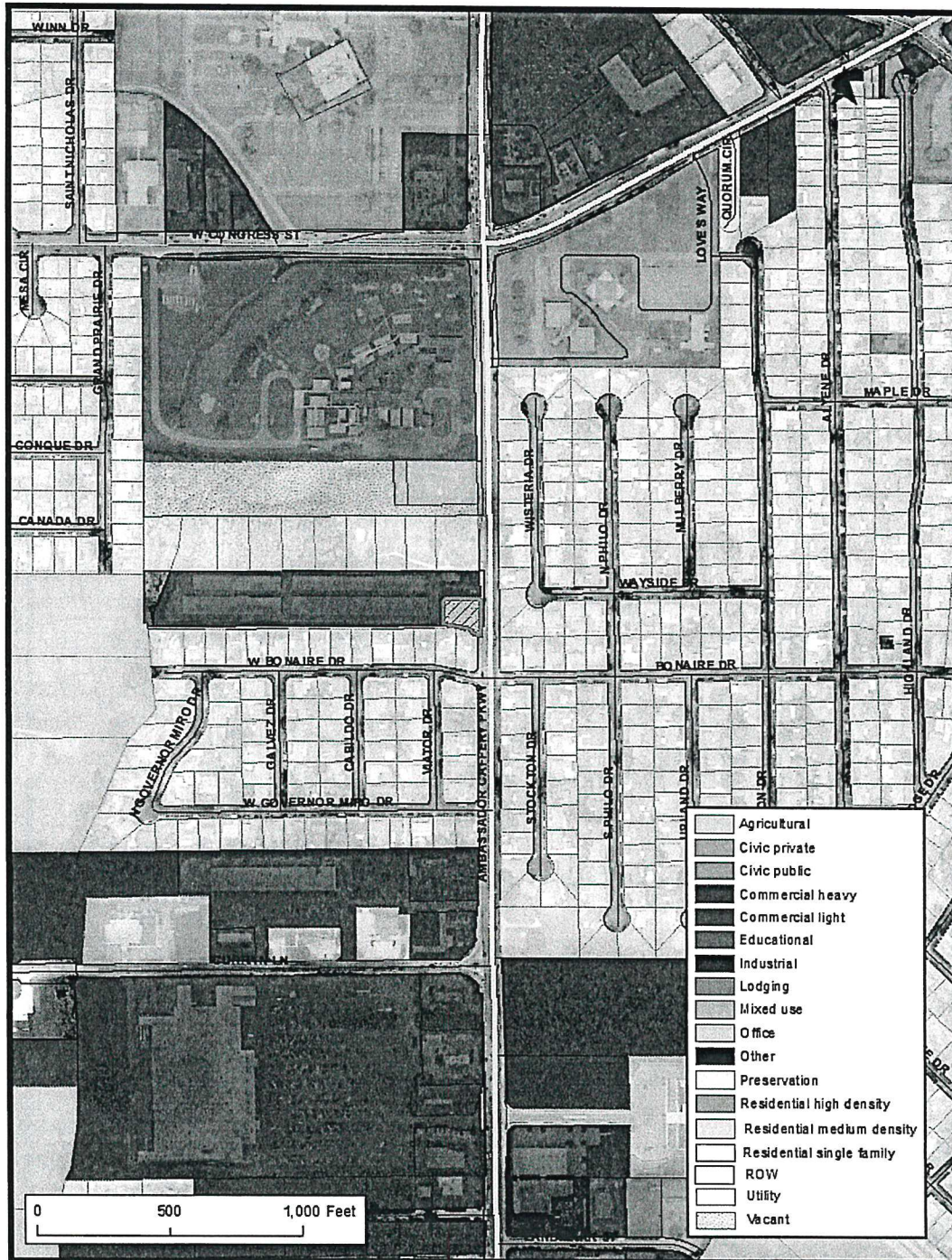




Vicinity Map



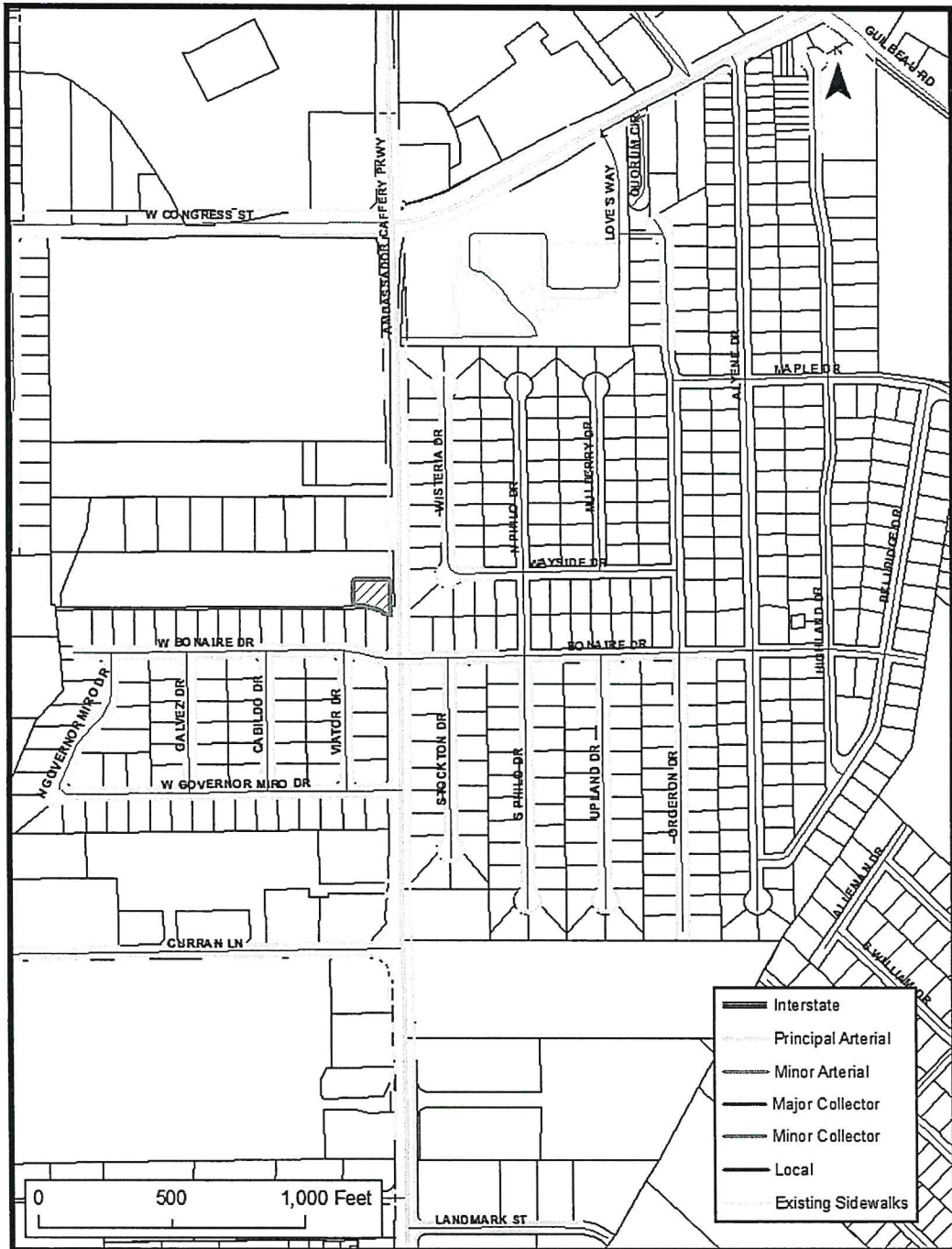
Land Use



Land uses surrounding the petitioned site

Single-family residential use is the predominant residential land use in this area. The subject property is located in front of a self-service storage facility, also on unincorporated property. There are also two single-family residences within the unincorporated section. There are a few light commercial areas scattered through this vicinity. There is also a church, a hospital, and a school where Ambassador Caffery and West Congress meet.

Infrastructure



**Street classification and sidewalk inventory**

The subject property fronts Ambassador Caffery Parkway, which is a principal arterial. It is not well planned to have so many residential properties along a principal arterial; in fact, there are concrete sound and sight screening barriers along the residential areas. This was a product of pyramidal zoning, the previous zoning regime that allowed single family residential in commercial zoning. West Congress Street is a principal arterial until it meets Ambassador Caffery Parkway, then it becomes a minor arterial. There are sidewalk systems along both major roadways.

**B. Recent cases and relevant trends**

The urgent care facility just north of the subject property was a zoning assignment case in 2018 (ZON2018-0002 2932 Ambassador Caffery Parkway). Due to the property being adjacent to a school, a church, a hospital, and many single-family residences, a zoning assignment of CM-1 (Commercial Mixed) was recommended. A typical CM use is more compatible with such a neighborhood as described above than a CH (Commercial-Heavy) use would be. CM requires dimensional standards that require the building be brought up closer to the street, parking to be located at the side or rear, and does not permit intensive commercial uses that are more industrial in nature and allowed in CH. In both cases it is regrettable that single-family homes ended up fronting a principal arterial, and had to be shielded from the roadway with sight and sound barriers. A CM-1 use is more typical of the type of property to front such a major roadway.

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

The applicant requests annexation in order to receive city services for a small business (nail salon). Adjacent land uses are also commercial (as well as some that are undeveloped). There is a large self-service storage facility immediately behind the subject property. There is also a CM-1 (Commercial Mixed) zoning district 400' north of the subject property where an urgent care facility is located. Other than that, the majority of uses surrounding the subject property are mainly single-family residential.

**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 trend in this one section of Ambassador Caffery Parkway is for commercial uses, whether annexed into the city of Lafayette or remaining unincorporated. Although the majority of uses here are residential, this unincorporated area, next to a school rather than next to single-family homes, provides an island of small commercial uses for the residents of the area and on a highly traveled principal arterial. The southern edge of this unincorporated area is divided from the existing single-family homes by a coulee.

***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 subject property is a small commercial property in the midst of a great many residential uses, separated from them by: a coulee, the roadway, the school, and the sound barriers. It will be compatible with its immediate surroundings- the self-service storage business, and the urgent care business. This section of Ambassador Caffery marks a rare instance where single-family houses back up to the arterial. These subdivisions—Orgeron Heights and Villa Hernandez—were platted in 1976 and 1977, respectively. The plats indicate the reserve strip for the widening and conversion of then-Eraste Landry, which had a 40' right-of-way, to Ambassador Caffery Parkway, now an 85' right-of-way. A sound wall has since been installed to mitigate noise pollution caused by the highly-trafficked commercial 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. ZON2021-0046  
2954 Ambassador Caffery Parkway Annexation

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The attached ordinance would annex and assign a CM-1 (Commercial Mixed) zoning assignment to property located generally north of West Bonaire Drive, west of Ambassador Caffery Parkway, and south of West Congress Street.

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'.

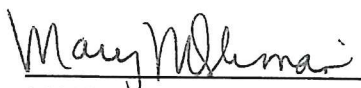
Mary Sliman  
Director

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**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 West Bonaire Drive, west of Ambassador Parkway, and south of West Congress Street.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to annex and assign a CM-1 (Commercial Mixed) 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, DIRECTOR

**APPROVED FOR AGENDA:**

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



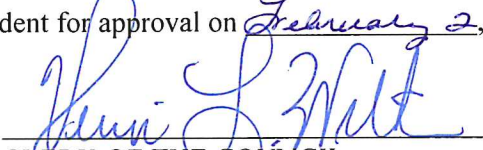


**DISPOSITION OF ORDINANCE NO. CO-007-2022**

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 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

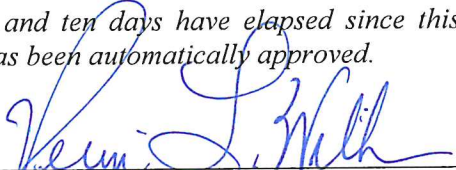
5. Returned to Council Office with/without veto message on February 8, 2022, at 8:31 o'clock a.m.

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.

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