

CITY ORDINANCE NO. CO-077-2022

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2022-0017 715 COOLIDGE STREET REZONING, LOCATED GENERALLY NORTH OF EAST SAINT MARY BOULEVARD, EAST OF COOLIDGE STREET, AND SOUTH OF AUBURN AVENUE; THE PARTICULAR PARCELS BEING REZONED FROM RM-1 (RESIDENTIAL MIXED) TO CM-1 (COMMERCIAL MIXED)

BE IT ORDAINED by the Lafayette City Council, that:

SECTION 1: The Lafayette Development Code is hereby amended so as to reclassify Case No. ZON2022-0017 715 Coolidge Street Rezoning, located generally north of East Saint Mary Boulevard, east of Coolidge Street, and south of Auburn Avenue; the particular parcels being rezoned from RM-1 (Residential Mixed) to CM-1 (Commercial Mixed); the said parcels being shown and identified by a rezoning map titled “Rezoning Plat Showing The Proposed Rezoning Of The N. 24’ Of Lot 4 And An Unsubscribed Portion Of Block 18 Of College Addition, Address of 715 Coolidge Street (Lafayette, LA 70503) Section 44, T 10 S – R 4 E Lafayette Parish, Louisiana, City of Lafayette”, prepared by Craig P. Spikes RLS. No. 4580. 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: ZON2022-0017 715 Coolidge Street Rezoning

PETITIONER: Gift of Life, LLC Damon Cudihy, MD

DATE PETITION FILED: April 5, 2022

DATE OF PUBLIC HEARING: May 16, 2022

DATES OF PUBLICATIONS: May 1, 2022
May 11, 2022
May 15, 2022

DATE OF ZONING COMMISSION RECOMMENDATION: May 16, 2022

RECOMMENDATION: Approve the ordinance that would rezone property from RM-1 (Residential Mixed) to CM-1 (Commercial Mixed).

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



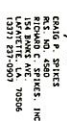
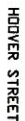
COOLIDGE STREET

E. ST. MARY BOULEVARD



LOT 22	ZONED: RM-1 GENE DELOUX ESTATE 104 HUNTERFISTONE DRIVE COVINGTON, LA 70339		
LOT 23			
LOT 24			
LOT 25			

NOTES



Lafayette Consolidated Government

Zoning Commission

Community Development and Planning Department Staff Report

EXECUTIVE SUMMARY

Drafted 3/30/2022
Amended 5/17/2022**ZON2022-0017****City Council District:** 5 – Glenn Lazard**Parish Council District:** 5 – AB Rubin**Applicant:** Gift of Life, LLC Damon Cudihy, MD**Request:** This is a request for rezoning of a property from RM-1 (Residential Mixed) to CM-1 (Commercial Mixed).**Location:** 715 Coolidge Street**Summary of Proposal:**

The purpose of this proposal is to allow the rezoning of a property from RM-1 (Residential Mixed) to CM-1 (Commercial Mixed), in order to allow for medical office space.

Recommendation:

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

Reasons for Recommendation:

The request is to rezone the property to CM-1 (Commercial Mixed) for medical office use. The remainder of the block that the subject property is part of is also zoned CM-1. Coolidge Street and East St. Mary Blvd. are major collectors and, as such, can easily support a use such as a medical office. The Oil Center has quite a few medical offices and clinics, as well as the general hospital and a surgical hospital. 715 Coolidge Street is only .6 miles from Ochsner Lafayette General Medical Center, which is very beneficial to the staff and patients as well.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received no phone calls. There was one email, requesting information on the project. Once Staff explained the reason for the rezoning, the person was satisfied.

ZONING COMMISSION RECOMMENDATION

The Zoning Commission held a public hearing regarding this matter at its May 16, 2022, meeting and approved a motion to recommend that the City Council approve the request to rezone this property from RM-1 (Residential Mixed) to CM-1 (Commercial Mixed).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 1

Opposition: 0

Neutral:

Public Comment during the Zoning Commission meeting

Support: 1

Opposition: 0

Neutral: 0

Zoning Commission Meeting

May 16, 2022

ZON2022-0017

To: City Zoning Commission

From: Mary Sliman, Director
Cathie Gilbert, Planning Manager

City Council District: 5 – Glenn Lazard

Parish Council District: 5 – AB Rubin

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

Applicant: Gift of Life, LLC Damon Cudihy, MD

Request: This is a request to allow the rezoning of a property from RM-1 (Residential Mixed) to CM-1 (Commercial Mixed).

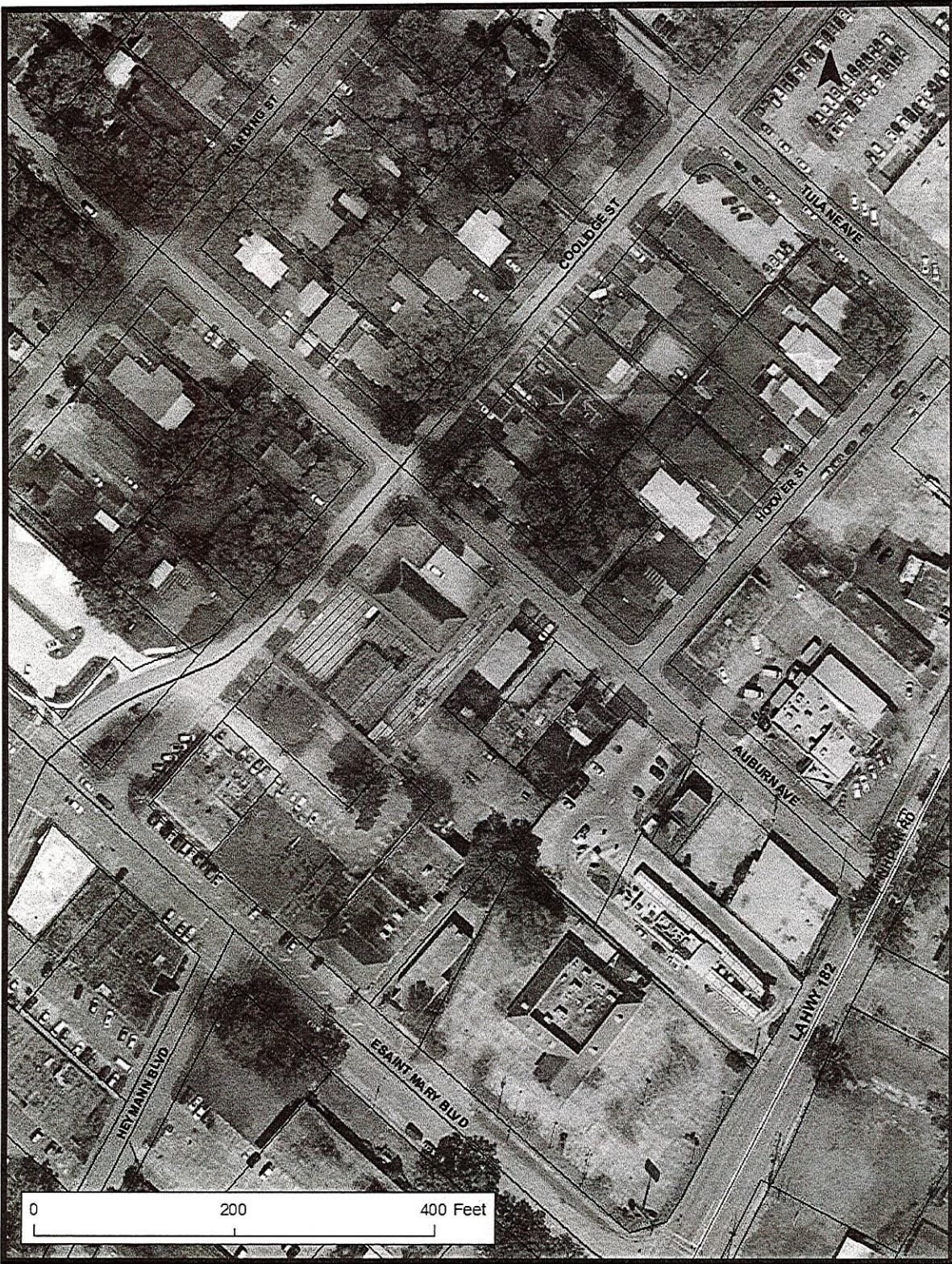
Location: 715 Coolidge Street

Description: The property is located generally north of East St. Mary Boulevard, east of Coolidge Street, and south of Auburn Avenue. The subject property is approximately 0.412 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 Map



Vicinity Map

II. ANALYSIS

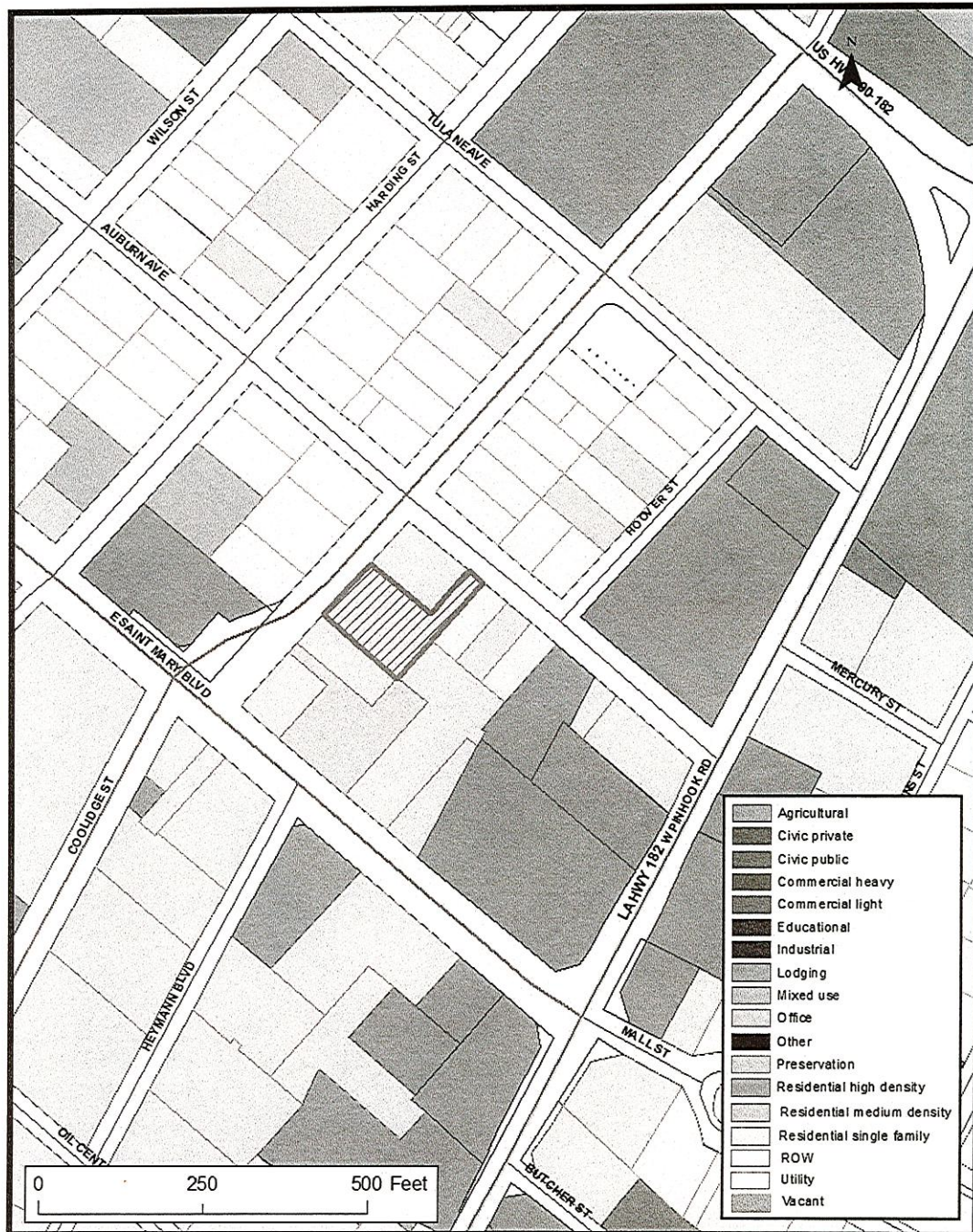
A. Existing conditions

Zoning



Zoning map of the area surrounding the petitioned site

The subject property is on the edge of the **Oil Center Administrative Rezoning area (ZON2021-0022)**. This entire area was downzoned from CH (Commercial-Heavy) to CM-1 (Commercial Mixed), with some areas of RM-1 (Residential Mixed), MN-1 (Mixed-Use Neighborhood) and one CM-1 (CUP) (Commercial Mixed –Conditional Use Permit for a bar/lounge at Café Cottage). The subject property was downzoned to CM-1 in that case, and then further downzoned to RM-1 in **ZON2021-0041 715 Coolidge Street Rezoning**.



Land Use Map

The Land Use map shows the light commercial areas of the downzoned Oil Center area, along with mixed-use spaces, office spaces, and private civic spaces. (Examples of private civic spaces: Petroleum Club, Merakey Counseling, and the Lafayette Protestant Cemetery). The residential neighborhood between Tulane and East St. Mary, and Pinhook and Wilson, is single family and medium density residential. The police station is public civic use. The Oil Center has a large number of office spaces, light commercial areas, and a great many medical uses. The subject property was originally a medical office.



Street Classification and Sidewalk Inventory Map

The subject property is located on Coolidge Street, a major collector. It is near the intersection of Coolidge Street and East St. Mary Boulevard, another major collector. The subject property is also a block away from West Pinhook Road, which is a principal arterial. All the other streets near the subject property are local roads. There are sidewalks going into the Oil Center, and along East St. Mary Blvd. and West Pinhook Road, but the sidewalks are incomplete and inconsistent.

B. Recent cases and relevant trends

The recent administrative rezoning of the Oil Center (**ZON2021-0022 Oil Center Comprehensive Administrative Rezoning**) will have a long term effect on the adjacent areas and properties. The Oil Center was almost entirely CH (Commercial-Heavy) zoning districts. The case downzoned most of the CH districts to CM-1 (Commercial Mixed), MN-1 (Mixed-Use Neighborhood, with a few small areas of RM-1 (Residential Mixed) and RS-1 (Residential Single-Family). The subject property was downzoned to CM-1, but was downzoned again in **ZON2021-0041 715 Coolidge Street Rezoning** to RM-1. That project fell through, so the applicants would like to rezone back to CM-1.

The downzoning of the subject property was case **ZON2021-0041 715 Coolidge Street Rezoning**. The property was rezoned from CM-1 to RM-1 to accommodate the use **boarding house** which is in the use category **Group Living**. The subject property is next to a large existing area of RM-1, which included uses such as apartments, duplexes, multifamily, and others similar, so **Group Living** seemed logical for such a location. Staff would have considered another RM-1 use if the applicant had not wanted this property for a medical office. The current applicant preferred to return to a CM-1 zoning district, which the subject property was before.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of this rezoning is to return the property back to a zoning district of CM-1 (Commercial Mixed). The new applicant believes the property is better suited for medical offices. It is near the Ochsner Lafayette General Hospital, which is a good location for a medical office. 715 Coolidge Street fronts a major collector, Coolidge Street, so it is well suited for a light commercial use.

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. This building is within a block where all other zoning districts are CM-1. All the other uses are commercial, with the exception of two legally non-conforming single-family homes. However, RM-1 use would also be typical of a development trend in the neighborhood, where rental properties made up a large percentage of the neighborhood.

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 majority of uses on this block are light commercial. There is retail, several restaurants, office space, and a beauty salon. There are several legal non-conforming uses on the block which are residential uses. **Commercial and residential uses are not sharply divided in this area.**

MAY 18 2022

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

Community Development and Planning Department
Office of the Director (Route 9041)

TO: Cydra Wingerter

FROM: Mary Sliman

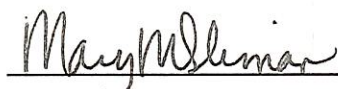
SUBJECT: Case No. ZON2022-0017
715 Coolidge Street Rezoning

DATE: May 17, 2022

The attached ordinance would rezone, from RM-1 (Residential Mixed) to CM-1 (Commercial Mixed), property located generally north of East St. Mary Boulevard, east of Coolidge Street, and south of Auburn Avenue.

The Zoning Commission, at its Monday, May 16, 2021 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, June 7, 2022, with Final Adoption Tuesday, June 21, 2022.

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



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 East St. Mary Boulevard, east of Coolidge Street, and south of Auburn Avenue.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from RM-1 (Residential Mixed) to CM-1 (Commercial Mixed).
- 3) **REQUEST ACTION OF COUNCIL:**
- A. INTRODUCTION: June 7, 2022
 - B. FINAL ADOPTION: June 21, 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-077-2022

- | | |
|--|---|
| 1. This ordinance was introduced:
<u>June 7</u> , 2022
YEAS: Lewis, Naquin,
Hebert, Cook, Lazard

NAYS: None

ABSENT: None

ABSTAIN: None | Final disposition by Council:
<u>June 21</u> , 2022
YEAS: Lewis, Naquin,
Hebert, Lazard

NAYS: None

ABSENT: Cook

ABSTAIN: None |
|--|---|

2. Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the Advertiser on June 10, 2022.

3. This ordinance was presented to the Mayor-President for approval on June 22, 2022, at 9:50 o'clock 2 .m.


CLERK OF THE COUNCIL

4. Disposition by Mayor-President:

I hereby:

- A. Approve this ordinance, the 27 day of June, 2022, at 1:30 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 June 27, 2022, at 3:32 o'clock p .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 June 24, 2022.

