

CITY ORDINANCE NO. CO-078-2022

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AMENDING THE LAFAYETTE DEVELOPMENT CODE SO AS TO RECLASSIFY CASE NO. ZON2022-0018 601 GENERAL MOUTON AVENUE REZONING, LOCATED GENERALLY NORTH OF GENERAL MOUTON AVENUE, SOUTHEAST OF ROOSEVELT STREET, AND SOUTH OF CLEVELAND STREET; THE PARTICULAR PARCEL BEING REZONED FROM MN-1 (MIXED-USE NEIGHBORHOOD) TO MN-2 (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. ZON2022-0018 601 General Mouton Avenue Rezoning, located generally north of General Mouton Avenue, southeast of Roosevelt Street, and south of Cleveland Street; the particular parcel being rezoned from MN-1 (Mixed-Use Neighborhood) to MN-2 (Mixed-Use Neighborhood); the said parcel being shown and identified by a rezoning map titled "Existing Site Conditions Freetown 601 General Mouton Avenue", prepared by Sabatier Architecture, 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SECTION 2: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.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: ZON2022-0018 601 General Mouton Avenue Rezoning
PETITIONER: Bennett Sabatier, Sabatier Architecture, LLC

DATE PETITION FILED: April 4, 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 MN-1 (Mixed-Use Neighborhood) to MN-2 (Mixed-Use Neighborhood).

Motion: Hebert
Second: Doise
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.

Lafayette Consolidated Government

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

Drafted 4/4/2022
Amended 5/17/2022**ZON2022-0018****City Council District:** 5 – Glenn Lazard**Parish Council District:** 5 – AB Rubin**Applicant:** Bennett Sabatier, Sabatier Architecture, LLC**Request:** This is a request to rezone property from MN-1 (Mixed-Use Neighborhood) to MN-2 (Mixed-Use Neighborhood), in order to increase density.**Location:** 601 General Mouton Avenue**Summary of Proposal:**

The purpose of this rezoning from MN-1 (Mixed-Use Neighborhood) to MN-2 (Mixed-Use Neighborhood) is to allow for the building of small rentable units as living units and/or as small studios for work. These living/working units are to create rental units for emerging professionals with optional work spaces. The applicant is looking for greater density to increase the number of units and to present a more urban façade.

Recommendation:

Staff recommends rezoning from MN-1(Mixed-Use Neighborhood) to MN-2 (Mixed-Use Neighborhood).

Reasons for Recommendation:

The subject property has an existing office building that will remain. (Sabatier Architecture, LLC). Two apartments will be added at the rear of that building. The remainder of the property will be used to create small rentable units which can be used as living and/or work space for young professionals. This is an appropriate concept for Freetown Port-Rico, which has a great many apartments for students and locals. Increasing the density is also appropriate due to the adjacency to UL and the downtown area. Increased density within the limited uses allowed in MN zoning districts is appropriate for the Freetown Port Rico area.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received one phone call from a neighbor with questions about the rezoning. The caller now supports the project after hearing an explanation.

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 MN-1 (Mixed-Use Neighborhood) to MN-2 (Mixed-Use Neighborhood).

Summary of Public Comment:

Public Comment before the Zoning Commission meeting

Support: 1
Opposition: 0
Neutral: 0

Public Comment during the Zoning Commission meeting

Support: 0
Opposition: 0
Neutral: 0

Zoning Commission Meeting**May 16, 2022****ZON2022-0018****To:** City-Parish 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

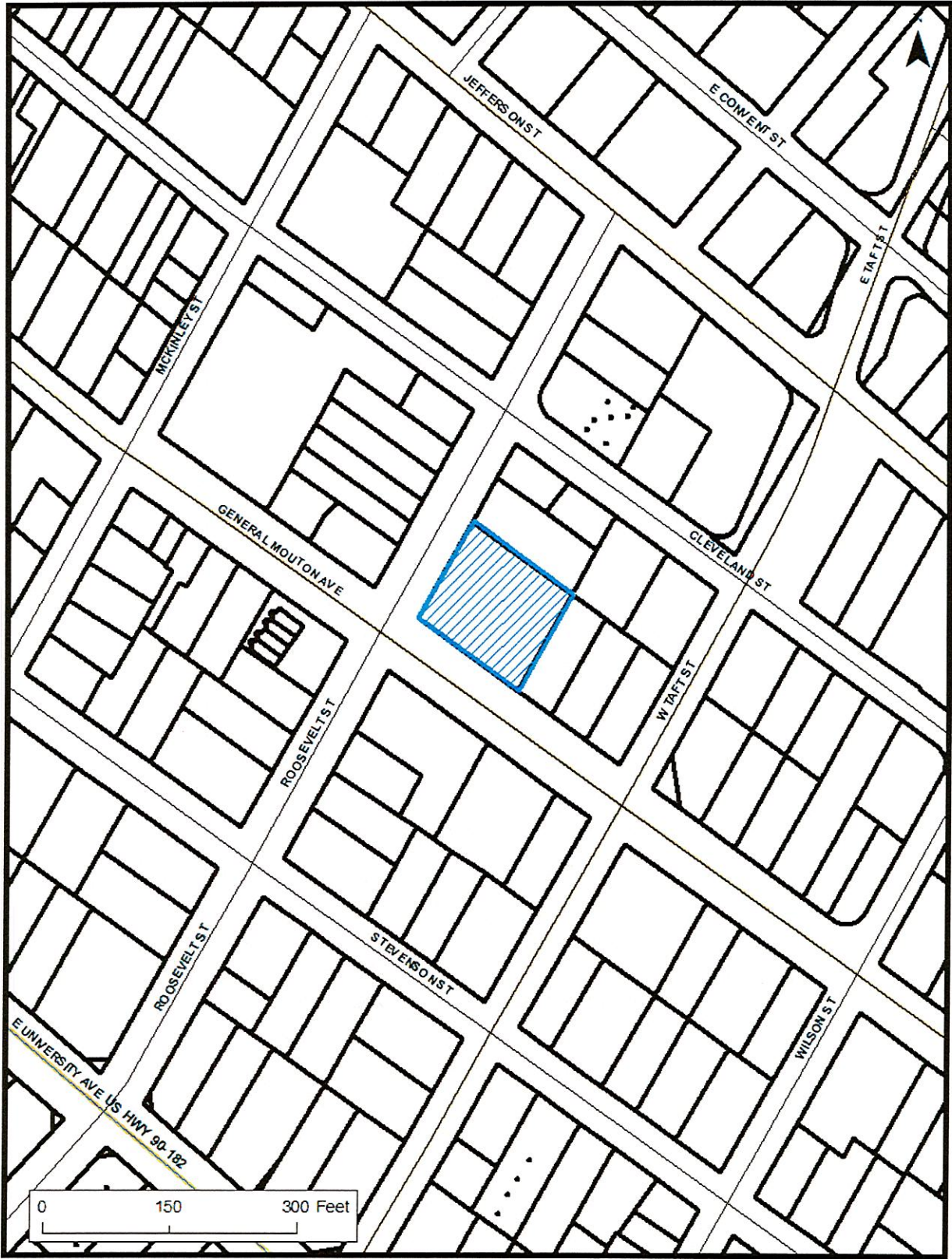
I. GENERAL INFORMATION**Applicant:** Bennett Sabatier**Request:** This is a request to rezone property from MN-1 (Mixed-Use Neighborhood) to MN-2 (Mixed-Use Neighborhood) to allow for more density for rentable units to be used for work and/or living units.**Location:** 601 General Mouton Avenue**Description:** The subject property is located generally north of General Mouton Avenue, southeast of Roosevelt Street, and south of Cleveland Street. The property is a total of 0.43 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 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/or conditional uses



Subject Property Map



Vicinity Map

II. ANALYSIS

A. Existing conditions

Zoning



Zoning map of the area surrounding the petitioned site

This area was rezoned in 2017 as part of the Freetown Port-Rico Comprehensive Rezoning Plan. There are large areas of MN-1 (Mixed-Use Neighborhood), RM-1 (Residential Mixed) for residential areas, and CM-1 (Commercial Mixed) and IL (Industrial-Light) just beyond the neighborhood for the commercial areas. There is a MN-2 area on the next block, from a rezoning last year, ZON2021-0032 115 & 205 McKinley Road Rezoning.

B. Recent cases and relevant trends

In September of last year, property at 115 & 205 McKinley Street was rezoned from MN-1 to MN-2, similar to the plan for the subject property around the corner at 601 General Mouton Avenue. Case **ZON2021-0032 115 & 205 McKinley Street Rezoning** was on a larger scale, including restaurants and retail along with living units, but in general the concept is the same. Both intend to build living units and possible office spaces at a higher density. Freetown Port-Rico is a popular place for students to live-along with many other people. It is convenient to UL and Downtown.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of the proposed rezoning is to allow for a greater density in the number of residential living units than are allowed in the current zoning district, MN-1 (Mixed-Use Neighborhood). A MN-2 (Mixed-Use Neighborhood) designation increases the density from 17 units to 25 units per acre. There are already properties in this neighborhood of similar type to the subject property. This sort of live and/or work units that will be added will blend in with the existing land uses. The new live/work units will face General Mouton Avenue. The applicant intends to address General Mouton Avenue with an urban façade, appropriate to the neighborhood.

D. Evaluation of approval standards***The proposed rezoning is consistent with the comprehensive plan.***

Yes. The comprehensive plan considers that there is a lack of housing choice in the city and “encourages compact development within existing activity centers and along corridors that include a mix of uses supportive of vibrant daily patterns” (Policy 2.11)

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.

This neighborhood is a mixture of single-family homes, apartment complexes, small commercial properties, and a few bars and small restaurants or take-out businesses. This area is convenient for UL students, and a great many apartments in this neighborhood cater to them and others as well.

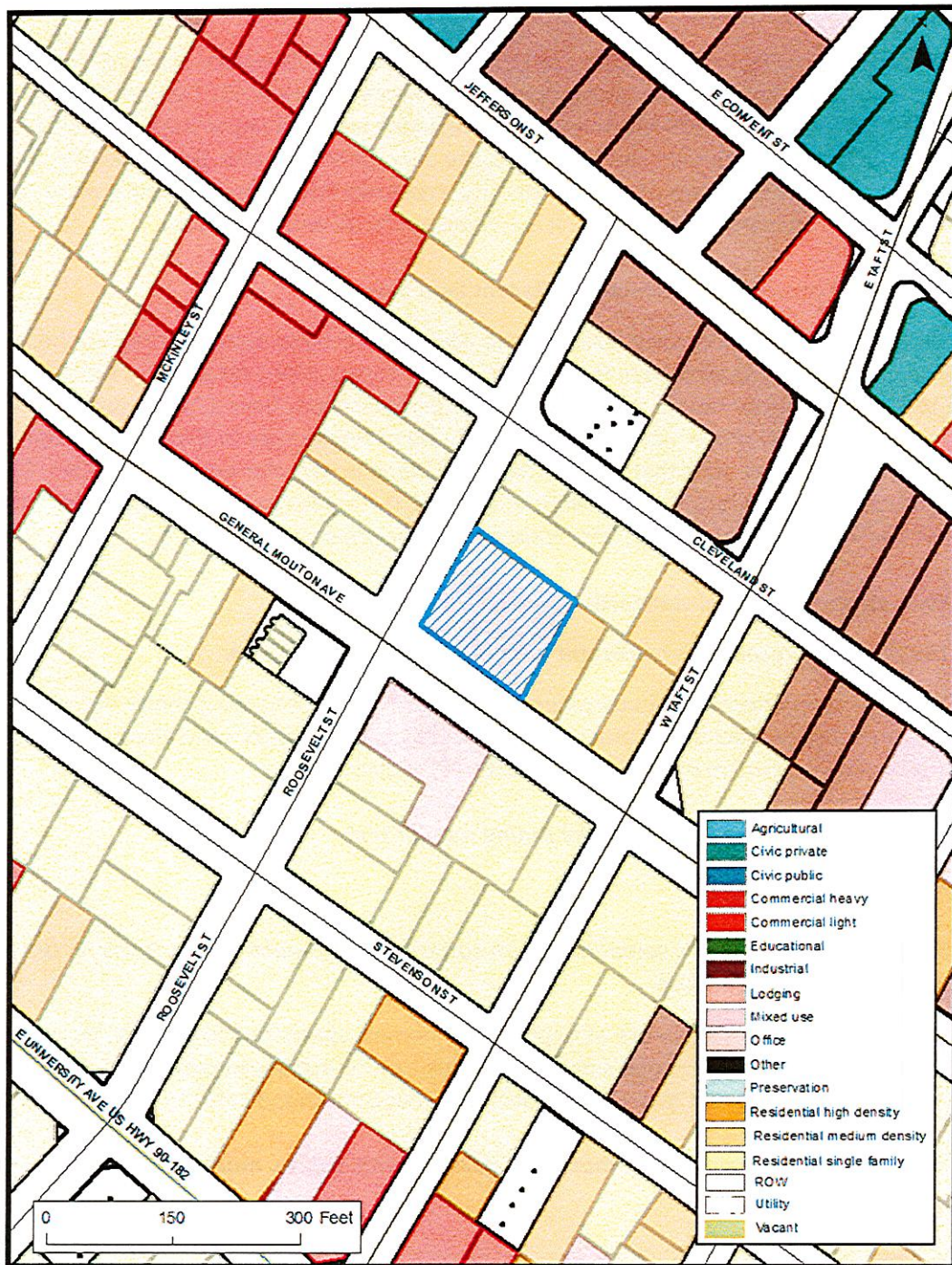
The proposed amendment promotes the public health, safety, morals and general welfare.

N/A.

The proposed amendment is compatible with surrounding land uses.

This proposed amendment would allow a residential development into an area that has long been valued for its close proximity to UL. Apartment units are always in demand in the Freetown Port Rico neighborhood. Freetown Port Rico is close to the university, but it is also close to the Downtown area, which makes this area even more desirable.

The 2017 Comprehensive Neighborhood Rezoning of Freetown Port-Rico reduced excessive CH (Commercial-Heavy) and IL (Industrial-Light) properties, while encouraging urban zoning districts more conducive to a historic neighborhood in the urban core. These are important guidelines for this area in the future.



Land Use Map

The land uses in this area are a combination of many types of residential uses, from single-family residential to high density residential. There are also a few office spaces. There are commercial uses especially down McKinley Street, which is also called, "the Strip", for its many bars. The commercial heavy and industrial uses follow Jefferson Street and Taft Street.



Street Classification and Sidewalk Inventory Map

The subject property fronts a major collector, General Mouton Avenue. West Taft Street and Jefferson Street are both major collectors also. East University Avenue, two blocks away from the subject property, is a principal arterial. There is a sidewalk system in this area, but it is not complete.



RECEIVED

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

DATE: May 17, 2022

FROM: Mary Sliman

SUBJECT: Case No. ZON2022-0018
601 General Mouton Avenue Rezoning

The attached ordinance would rezone, from MN-1 (Mixed-Use Neighborhood) to MN-2 (Mixed-Use Neighborhood), property located generally north of General Mouton Avenue, southeast of Roosevelt Street, and south of Cleveland Street.

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.

A handwritten signature in blue ink that reads "Mary Sliman".

Mary Sliman
Director

LAFAYETTE CITY COUNCIL MEETING

ZONING AGENDA ITEM SUBMITTAL FORM

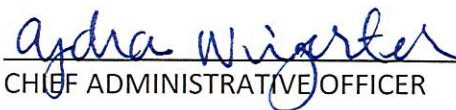
- 1) **JUSTIFICATION FOR REQUEST:** This is a request for the adoption of an ordinance that would rezone property located generally north of General Mouton Avenue, southeast of Roosevelt Street, and south of Cleveland Street.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to reclassify the subject property from MN-1 (Mixed-Use Neighborhood) to MN-2 (Mixed-Use Neighborhood).
- 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-078-2022

1. This ordinance was introduced: June 7, 2022
YEAS: Lewis, Naquin, Hebert, Cook, Lazard
NAYS: None
ABSENT: None
ABSTAIN: None

Final disposition by Council:
June 21, 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 a.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.


ASST. CLERK OF THE COUNCIL

8. Full publication of this ordinance was made in the Advertiser on June 24, 2022.

