

LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNMENT
Application for Zoning Reclassification

Owner's Name: Lamb Development, LLC

Mailing Address: 210 Traditions Drive

City, State, Zip: Lafayette, LA 70508

Phone (Daytime): 337-857-9595

Cell: 337-298-2638

Fax:

Email: OldeTowneTND@gmail.com

Applicant (if different than owner) or Owner's Authorized Representative (Agent)

Name: same as above

Owner's Name:

Mailing Address:

City, State, Zip:

Phone (Daytime):

Cell:

Fax:

Email:

Property Information

General location and/or street address of property:

5 Parcels in Olde Towne at Millcreek – See Attached

Present Zoning:
See Attached

Requested Zoning:
See Attached

Proposed and/or existing use(s): See Attached

Area of Property (in acres or square feet): See Attached

Reason for rezoning request and proposed use of property (be as specific and detailed as possible):

See Attached

State the reason(s) this request is consistent with *PlanLafayette* (see the plan at www.lafayettela.gov)

See Attached

RECLASSIFICATION APPLICATION ATTACHMENT No. 1

Property Information: PARCEL 1

General location and/or street address of property: The unplatted area on the southeast corner of Olde Towne, located at the intersection of Verot School Road and Millcreek Road, master planned as Future Phase 1-B, consists of un-platted lots 4951, 52A-52C, 53A, 53B, 54A-54C, 61-68, and common areas A-13 & A-15. This property is identified as Parcel 1 on the attached plat.

Present Zoning: RM

Requested Zoning: MN-1

Proposed and/or existing use(s): The proposed use for Parcel 1 is predicated on good visibility and proximity to Verot School Road which we believe will support numerous uses that Mixed Neighborhood Zoning allows. These include Retail, Restaurant, Mixed Use, Life Care, Medical, Health Club and L/W. This parcel might also include a Traditions Drive entry, and neighborhood common or civic areas.

Area of Property (in acres or square feet): 5.2 acres

Reason for rezoning request and proposed use of property (be as specific and detailed as possible):

Parcel 1 was initially zoned R2 and correctly reclassified for UDC to zone RM. Since the initial zoning, revisions to the FEMA Flood Maps have made it necessary and desirable to relocate our Towne Center to this parcel.

State the reason this request is consistent with PlanLafayette. (see plan at www.lafayettela.gov)

This Parcel 1 (Future Phase 1-B), after buildout will function as the Olde Towne Center making available conveniences, goods, and services for neighborhood residents and the surrounding areas including retail support services for active and retired seniors. The availability of these retail, commercial, and healthcare elements as part of the neighborhood and community supports the objectives and principles of PlanLafayette

In the following manner:

- promotes small business and investment opportunities
- supports higher densities thereby conserving land and other natural resources
- builds on Lafayette thriving health care industry
- connectivity to neighborhood and community reduces travel time and expense for patrons using these retail, commercial, and healthcare products and services

RECLASSIFICATION APPLICATION ATTACHMENT No. 2

Property Information: PARCEL 2

General location and/or street address of property: The unplatted area on the southwest corner of Olde Towne, fronting Millcreek Road, master planned as Future Phase 4, consists of un-platted lots 200-220. This property is identified as Parcel 2 on the attached plat.

Present Zoning: RM

Requested Zoning: MN-1

Proposed and/or existing use(s): The proposed use for Parcel 2 includes residences of various senior housing types and other senior related retail or services such as L/W, Retail, Restaurant, Mixed Use, Life Care, Medical, and Health Club. This parcel will also include a Porch View Drive entry, and neighborhood common or civic areas.

Area of Property (in acres or square feet): 4.3 acres

Reason for rezoning request and proposed use of property (be as specific and detailed as possible):

Parcel 2 was initially zoned R2 and correctly reclassified for UDC to zone RM. Since the initial zoning, revisions to the FEMA Flood Maps have made it necessary and desirable to utilize this Parcel to supplement Parcel 1. The combined acreage of Parcels 1 and 2 supports a business model that includes senior housing, assisted living, health care, and life care or continuing care services, allowing residents to “age in place”.

State the reason this request is consistent with PlanLafayette. (see plan at www.lafayettega.gov)

This Parcel 2 (Future Phase 4) will supplement Parcel 1 with additional acreage to accommodate various new and different senior housing types and uses that are referenced above. Therefore, Parcel 2 supports the same objectives and principles of PlanLafayette as enumerated for Parcel 1, while offering our active and retired seniors new and improved lifestyle choices with respect to housing types and senior support services.

RECLASSIFICATION APPLICATION ATTACHMENT No. 3

Property Information: PARCEL 3

General location and/or street address of property: The area on the northwest corner of Olde Towne is preliminarily platted as part of Phase 3B, currently planned as Phase 3-B1, and consists of lots 139-163, 169-183 and common area A-20. This property is identified as Parcel 3 on the attached plat.

Present Zoning: RM

Requested Zoning: RS-2

Proposed and/or existing use(s): The proposed use for Parcel 3 includes residences conforming to zone RS-2 of the UDC with lots as small as 4000 S. F.

Area of Property (in acres or square feet): 7.8 acres

Reason for rezoning request and proposed use of property (be as specific and detailed as possible):

Parcel 3 was initially zoned R2 and correctly reclassified for UDC to zone RM, however this requested zoning reclassification accommodates uses not allowed in the original R2 zoning. We are requesting this parcel be reclassified to the more restrictive RS-2 zone.

State the reason this request is consistent with PlanLafayette. (see plan at www.lafayettega.gov)

This Parcel 3 (Phase 3-B1) just as earlier Phases of Olde Towne, supports the objectives and principles of PlanLafayette by offering multiple life style choices and an improved Quality of Life in terms of:

- Varied owner demographics such as age and financial status which has been demonstrated to provide a more interesting and healthy lifestyle
- House type variety to accommodate young singles and couples, small and large families, empty nesters and retirees including active seniors and those requiring support and health services, all of which offer residents an appropriate size and price home with an opportunity to age within the neighborhood.
- Choices of destinations to neighborhood parks, green areas, playgrounds, and swimming pools and arbor area which contribute to one's lifestyle and enhances the quality of life
- Connectivity to neighborhood destinations and beyond through an efficient network of streets, alleys sidewalks and walkways making pedestrian and auto travel safe and convenient

RECLASSIFICATION APPLICATION ATTACHMENT No. 4

Property Information: PARCEL 4

General location and/or street address of property: This area includes lots 13-32 and common area A-5 of existing Phase 1A of Olde Towne. This area also includes the un-platted area on the north side of the property, master planned as Future Phase 2-B, consisting of un-platted lots 1-6, 6A, 6B, 6C, 7-12 and common area A-17. This property is identified as Parcel 4 on the attached plat.

Present Zoning: RM & CM (*See reason for rezoning request)

Requested Zoning: RM-2

Proposed and/or existing use(s): The proposed use for Parcel 4 includes RS-2 uses and also RM-2 uses such as L/W, Duplex, and Multi-Family residential.

Area of Property (in acres or square feet): 6.3 acres

Reason for rezoning request and proposed use of property (be as specific and detailed as possible):

A portion of Parcel 4, (lots 13-32 and common area A-5), was originally zoned BT to accommodate our Towne Center. Since initial zoning, revisions to the FEMA Flood Maps have made it necessary and desirable to relocate our Towne Center to Parcel 1. This portion of Parcel 4 was reclassified to RS for UDC, but should have been more correctly reclassified to CM. CM however, does not permit single family detached which we desire. It does accommodate the RM-2 uses we also desire, but also includes commercial uses that we do not desire. The remainder of Parcel 4 (Future Phase 2-B) was originally zoned R-2 and correctly reclassified for UDC to Zone RM. Therefore we are requesting this entire parcel be reclassified to the more restrictive RM-2 zone.

State the reason this request is consistent with PlanLafayette. (see plan at www.lafayettega.gov)

This parcel will offer young adults an improved quality of life and lifestyle choices in terms of housing variety, healthful outdoor activities, an opportunity to age in place. In addition development and construction of mixed use residential buildings utilizes densities that conserve land and resources and provides small business with opportunities and promotes investment.

RECLASSIFICATION APPLICATION ATTACHMENT No. 5

Property Information: PARCEL 5

General location and/or street address of property: This area on the west side of Olde Towne is preliminarily platted as part of Phase 3B, currently planned as Phase 3-B2, and consists of lots 164-168, 184-199 and common area A-10. This property is identified as Parcel 5 on the attached plat.

Present Zoning: RM

Requested Zoning: RM-2

Proposed and/or existing use(s): The proposed use for Parcel 5 includes residences conforming to zone RM-2 of the UDC.

Area of Property (in acres or square feet): 4.3 acres

Reason for rezoning request and proposed use of property (be as specific and detailed as possible):

Parcel 5 was initially zoned R-2 and correctly reclassified for UDC to zone RM, however we wish our residential zoning to accommodate lots as small as 4000 S.F. and in addition we like the flexibility that RM-2 provides with the two-family and multi-family residences that allows us to transition between the MN-1 requested for Parcel 2 and the RS-2 requested for Parcel 3.

State the reason this request is consistent with PlanLafayette. (See plan at www.lafayettela.gov)

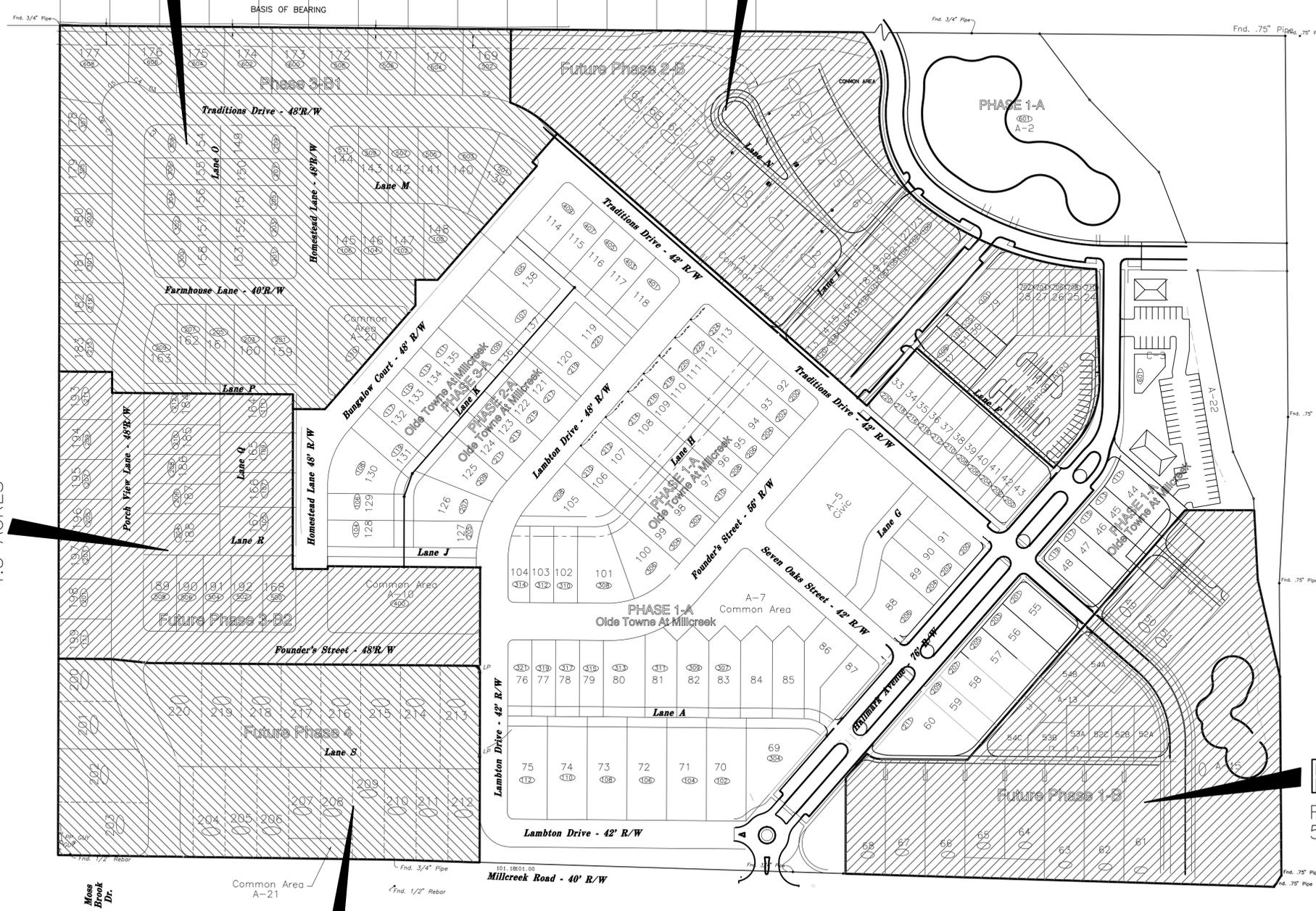
This Parcel 5 (Future Phase 3-B2) just as earlier Phases of Olde Towne, supports the objectives and principles of PlanLafayette by offering multiple life style choices and an improved Quality of Life in terms of:

- Varied owner demographics such as age and financial status which has been demonstrated to provide a more interesting and healthy lifestyle
- House type variety to accommodate young singles and couples, small and large families, empty nesters and retirees including active seniors and those requiring support and health services, all of which offer residents an appropriate size and price home with an opportunity to age within the neighborhood.
- Choices of destinations to neighborhood parks, green areas, playgrounds, and swimming pools and arbor area which contribute to one's lifestyle and enhances the quality of life
- Connectivity to neighborhood destinations and beyond through an efficient network of streets, alleys sidewalks and walkways making pedestrian and auto travel safe and convenient
- Provides a logical and orderly transition between the MN-1 requested for Parcel 2 and the RS-2 requested for Parcel 3.

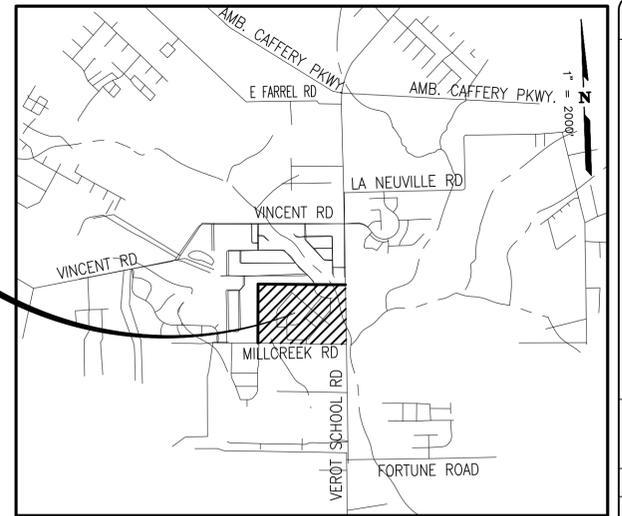
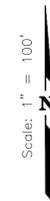
PARCEL 5
REQUESTED UDC DISTRICT RM-2
4.3 ACRES

PARCEL 3
REQUESTED UDC DISTRICT RS-2
7.8 ACRES

PARCEL 4
REQUESTED UDC DISTRICT RM-2
6.3 ACRES



PROPERTY LOCATION



VICINITY MAP



REFERENCE PLAT

1. REFERENCE A PRELIMINARY AND FINAL PLAT OF OLDE TOWNE AT MILLCREEK PHASES 2-A & 3-A PREPARED BY C.H. FENSTERMAKER AND ASSOCIATES, INC. TRAVIS S. BODIN, P.L.S. REG. NO. 5067 DATED MAY 22, 2013, LAST REVISED 6-26-13 ACT NO. 2013-028373
2. REFERENCE A FINAL PLAT OF OLDE TOWNE AT MILLCREEK PHASES 1-A PREPARED BY C.H. FENSTERMAKER AND ASSOCIATES, INC. DOUGLAS A. DOMINGUE, P.L.S. REG. NO. 4832 DATED MAY 7, 2004, LAST REVISED 10-20-05 ACT NO. 2005-049527
3. REFERENCE A PRELIMINARY PLAT OF OLDE TOWNE AT MILLCREEK PHASE 3-B PREPARED BY RONKARTZ-OESTRICHER, APEC BRIAN M. RONKARTZ, P.L.S. REG. NO. 4968 DATED MARCH 17, 2015

PROPERTIES OWNED BY LAMB DEVELOPMENT, LLC
 PROPERTIES OWNED BY LAMB DEVELOPMENT, LLC

PARCEL NO.	PRESENT UDC ZONING	REQUESTED UDC ZONING
1	RM (Mixed Residential)	MN-1 (Mixed Use Neighborhood)
2	RM (Mixed Residential)	MN-1 (Mixed Use Neighborhood)
3	RM (Mixed Residential)	RS-2 (Residential Single-Family)
4	RM (Mixed Residential) & CM (Commercial-Mixed)	RS-2 (Residential Single-Family)
5	RM (Mixed Residential)	RM-2 (Mixed-Residential)

PARCEL 1
REQUESTED UDC DISTRICT MN-1
5.2 ACRES

PARCEL 2
REQUESTED UDC DISTRICT MN-1
4.3 ACRES



NO.	DATE	REVISION DESCRIPTION	BY

Ronkartz-Oestricher
A Professional Engineering Corporation
1919B Dulles Drive
Lafayette, Louisiana 70506
Ph: (337) 991-9290
Fax: (337) 991-9291

ZONING RECLASSIFICATION MAP SHOWING PORTIONS OF
OLDE TOWNE AT MILLCREEK
"A SINGLE FAMILY RESIDENTIAL DEVELOPMENT"
LOCATED IN SECTION 35, T-10-S, R-4-E
CITY OF LAFAYETTE, LAFAYETTE PARISH, LOUISIANA

SURVEYOR	B.M.R.
DRAWN BY	J.P.M.
DWG EXT.	.pro
DATE	8-20-15
SCALE	1"=100'
JOB NO.	14019-04
SHEET NO.	1