

Lafayette Consolidated Government

Zoning Commission

Community Development and Planning Staff Report

EXECUTIVE SUMMARY

2025-5-REZ

City Council District: 1 – Elroy Broussard

Parish Council District: 1 – Bryan Tabor

Applicant: Jacoby Landry

Request: This is a request to grant a Conditional Use Permit (CUP) to permit an *entertainment facility* in a MN-1 (Mixed-Use Neighborhood) zoning district. An *entertainment facility* is a use under **Arts, Entertainment & Recreation** and is conditional in a MN-1 zoning district. Per the LDC, an *entertainment facility* is **“an establishment where the primary source of revenue is derived from live or recorded performances shown or played for the amusement of an audience. Examples include music clubs and dance halls.”**

Location: 4024 Louisiana Avenue

Summary of Proposal:

The purpose of this rezoning is to obtain a Conditional Use Permit (CUP) for an *entertainment facility* in a MN-1 (Mixed-Use Neighborhood) zoning district. The applicant intends to have *retail business* at one end of his property, with an *entertainment facility* at the southern end. *Retail business* is already allowed in MN-1, but an *entertainment facility* is conditional in MN-1. The applicant has listed the following as the type of events they plan to host:

- Live Concerts
- Live Bands
- Live Boxing
- Live Sporting Events
- Live Performances
- Entertainment w/Recorded Music
- Private Events

The applicant also lists a series of ticketed and non-ticketed entertainment with live and/or recorded music. However, private events will not be permitted in this use, instead, that would require a zoning district of CM-1 (Commercial Mixed), and for the use to be an *event center*. An *event center* is **“any building used for the exclusive purpose of hosting social functions, ceremonies, gatherings, parties or other events.”** An *entertainment facility* is not an *event center* and cannot host private events.

Hours of operation as per the applicant will be:

Sunday: 9 AM to 12 AM

Monday-Thursday: 9 AM to 11 PM

Friday-Saturday: 9 AM to 2 AM

Recommendation:

Staff is reluctant to support an *entertainment facility* on the subject property due to the fact that almost all of the surrounding properties are residential, and, in fact, are RS-1 (Residential Single-Family), which is the most restrictive residential zoning district. At the same time, it not good planning practice to have RS-1 properties fronting a classified roadway. Louisiana Avenue is a minor arterial, and the properties fronting it should be MN-1 (Mixed-Use Neighborhood) or a denser residential zoning district, leaving the road side properties for office spaces, small retail or small businesses.

In an effort to make an *entertainment facility* more compatible to an area of single-family residential homes, staff has compiled a list of conditions that will apply to this *entertainment facility* and to the subject property. (There will also be a 10' wide "C" landscape buffer, and a 6' tall x 2 ½" thick fence between the subject property and the adjacent RS-1 Residential Single-Family) properties.)

The following conditions are to apply:

1. No private events will be allowed in this entertainment facility. This includes: weddings, bridal or baby showers, birthday parties, graduation events, bachelor parties or any other social functions, ceremonies, gatherings or parties.
2. External speakers are not permitted and all doors and windows shall remain closed at all times. Noise emanating from the licensed premises shall not be audible at 100 feet, in any direction, from the licensed premises. Noise includes, but not limited to, amplified music, acoustical music, patrons and/or employees.
3. No one under the age of 21 allowed to the premises.
4. Owner/Operator must provide and adhere to the private security plan and coordinate with LPD and ANC once the Alcoholic Beverage Permit is issued. Depending on the event the LPD representative may require the hiring of additional officers.

Reasons for Recommendation:

This case is a continuation of a case from 2022 where the same applicant attempted to rezone the subject property from RS-1 (Residential Single-Family) to CM-1 (Commercial Mixed) in order to build an *event center* (**ZON2022-0044 4000-4100 Block Louisiana Avenue Rezoning**) and a retail business strip mall. The neighbors did not support an *event center* in this area, which is mainly residential, even though Louisiana Avenue is a divided, minor arterial. The applicant was not able to rezone to CM-1 (Commercial Mixed), but chose to accept MN-1 (Mixed-Use Neighborhood) instead which staff supported. Two years have passed since this rezoning, and the applicant has decided to ask for a Conditional Use Permit (CUP) for an *entertainment facility*. The applicant has stated that the center will host live shows, and community and private events. Private events, such as weddings, birthday parties, showers, graduation parties, and the like, are not permitted in an *entertainment facility*, only in an *event*

center, which is not permitted in this zoning district. Other allowed events include: live concerts, live bands, live sporting events, live boxing, and live performances. Events with recorded music are also included.

Summary of Public Comment:

At the time of publication of the preliminary report, staff has received 7 calls and 2 emails, all concerned and against any kind of an entertainment center being built in the neighborhood.

Zoning Commission Meeting

April 21, 2025

2025-5-REZ

To: City-Parish Zoning Commission

From: Tammy Luke, Director
Cathie Gilbert, Planning Manager

City Council District: 1 – Elroy Broussard

Parish Council District: 1 – Bryan Tabor

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I.GENERAL INFORMATION

Applicant: Jacoby Landry

Request: This is a request to grant a Conditional Use Permit (CUP) to permit an *entertainment facility* in a MN-1 (Mixed-Use Neighborhood) zoning district.

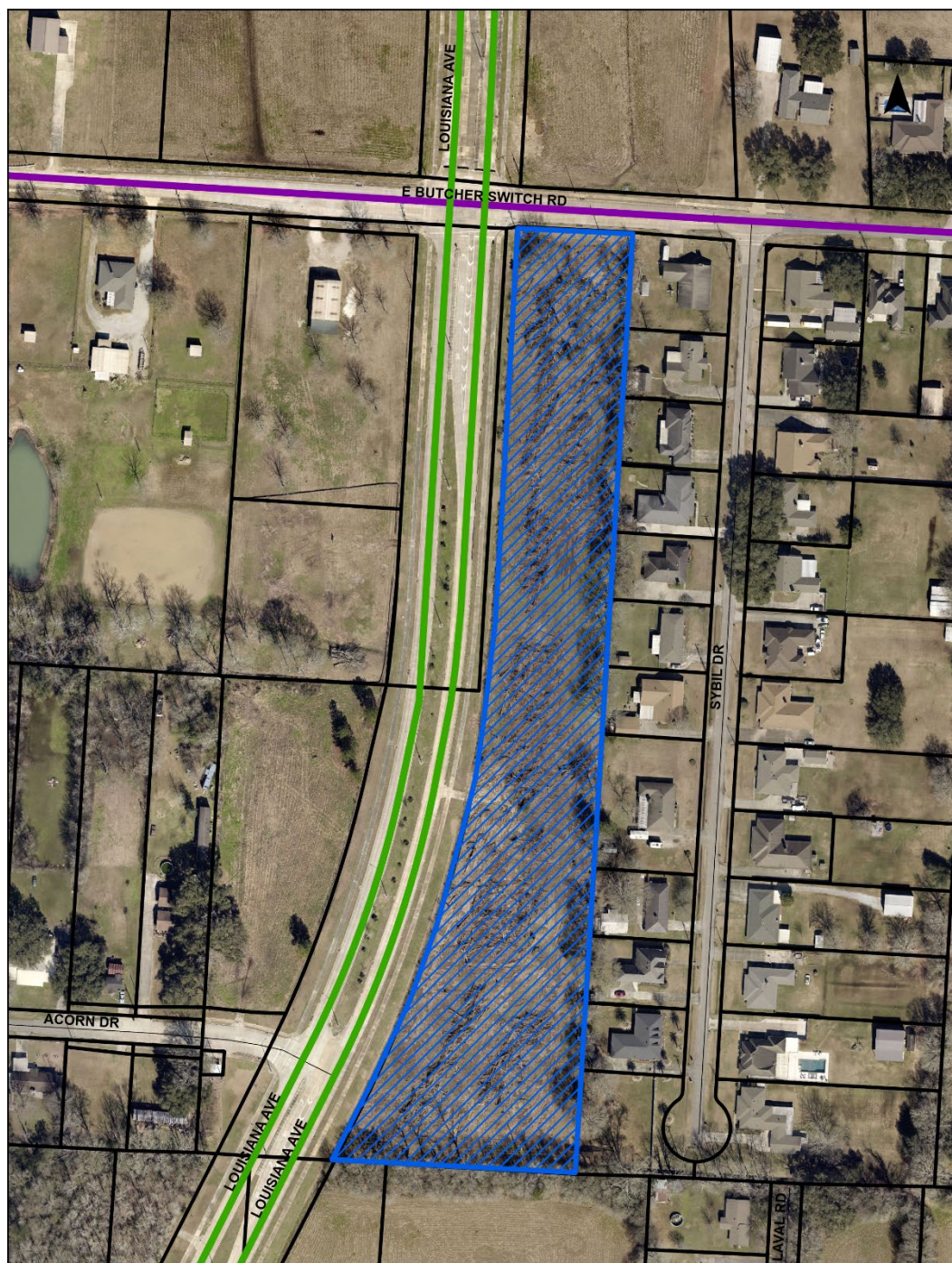
Location: 4024 Louisiana Avenue

Description: The subject property is located generally north of Maryview Farm Road, east of Louisiana Avenue, and south of East Butcher Switch Road. The property is a total of 6.607 acres.

Why is Zoning Commission action required?

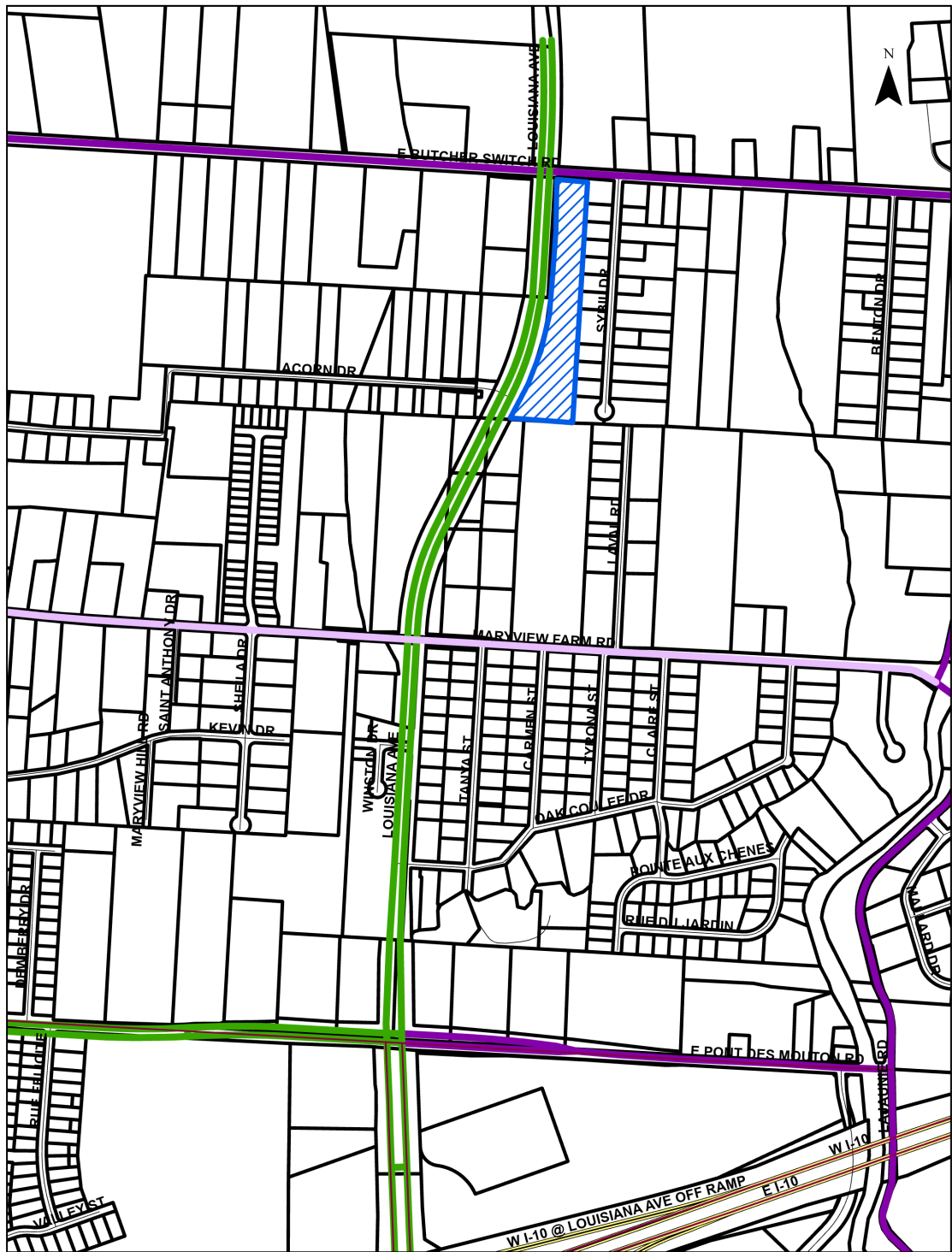
The Zoning Commission is required to make a recommendation on all applications for amendments to the zoning map to the City-Parish Council prior to council action, in accordance with Article 4 of the Lafayette Development Code.

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



0 125 250 500 Feet

Subject Property Map

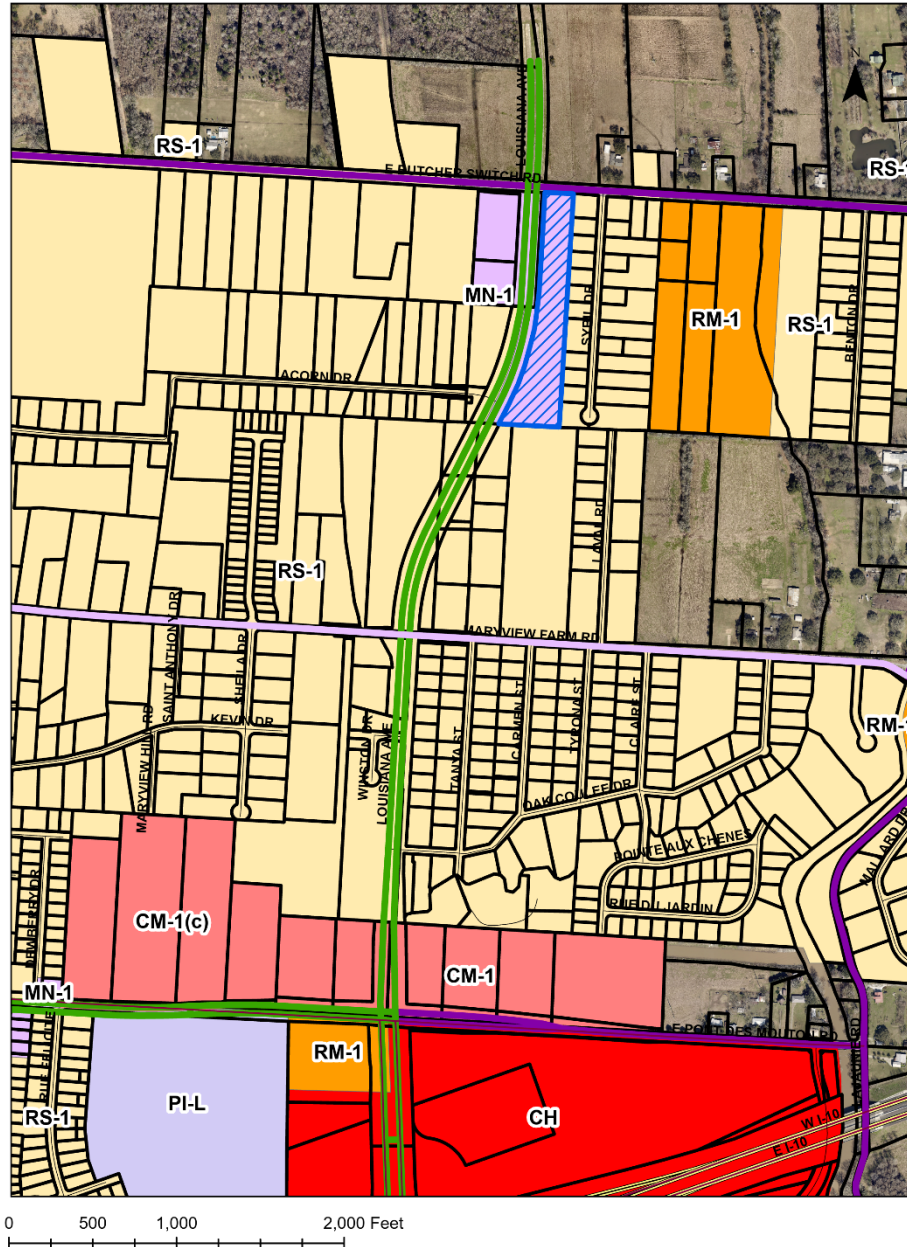


Vicinity Map

II. ANALYSIS

A. Existing conditions

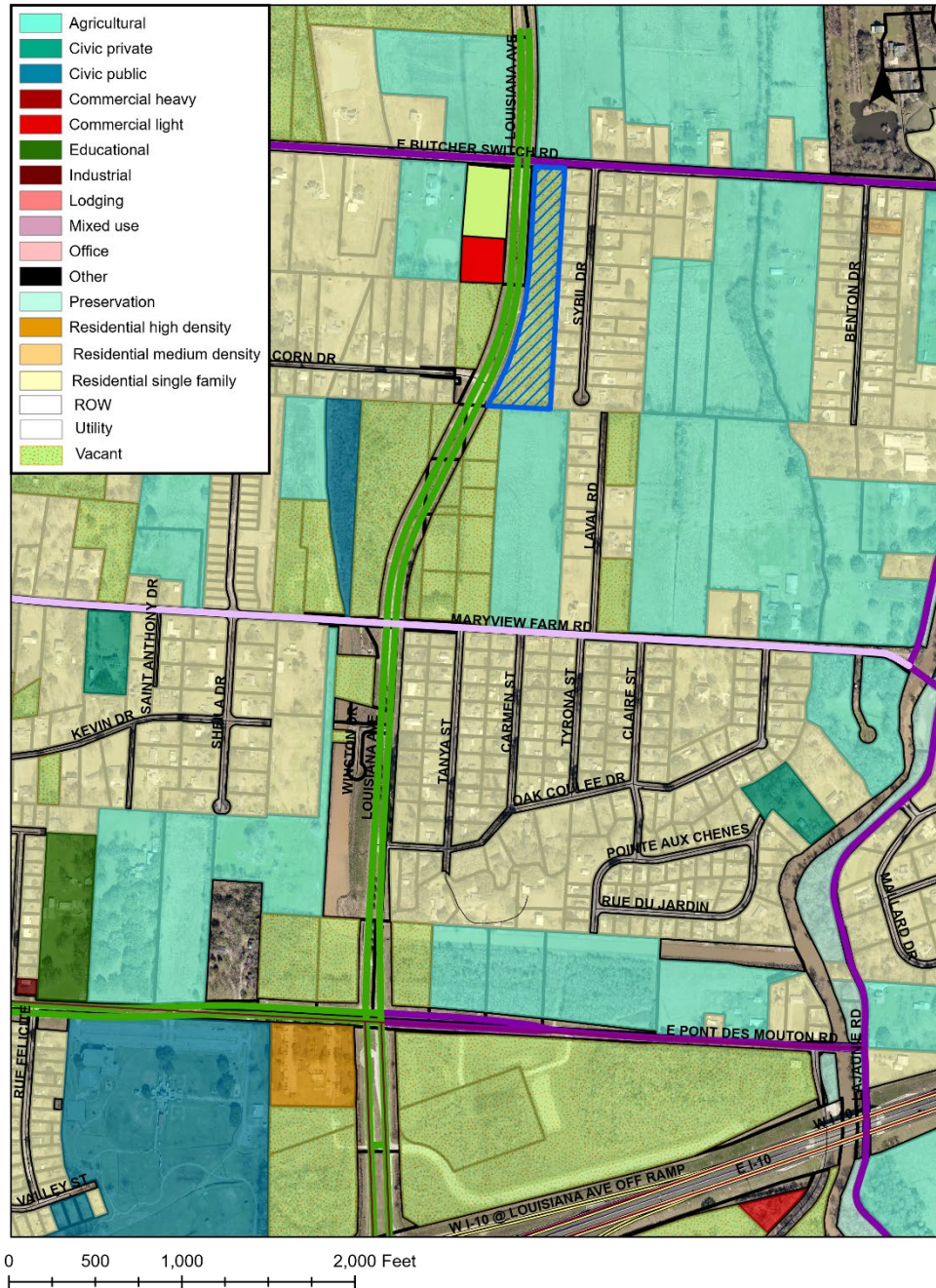
Zoning



Zoning map of the area surrounding the petitioned site

The subject property is on the edge of a border between city and parish, at East Butcher Switch Road. Most of the properties north of E. Butcher Switch Road are unincorporated. Almost all the properties to the south of E. Butcher Switch Rd. are residential zoning districts, primarily RS-1 (Residential Single-Family). There is one area of RM-1 (Residential Mixed) nearby but it is undeveloped. There is a MN-1 (Mixed-Use Neighborhood) zoning district directly across from the subject property. This property was

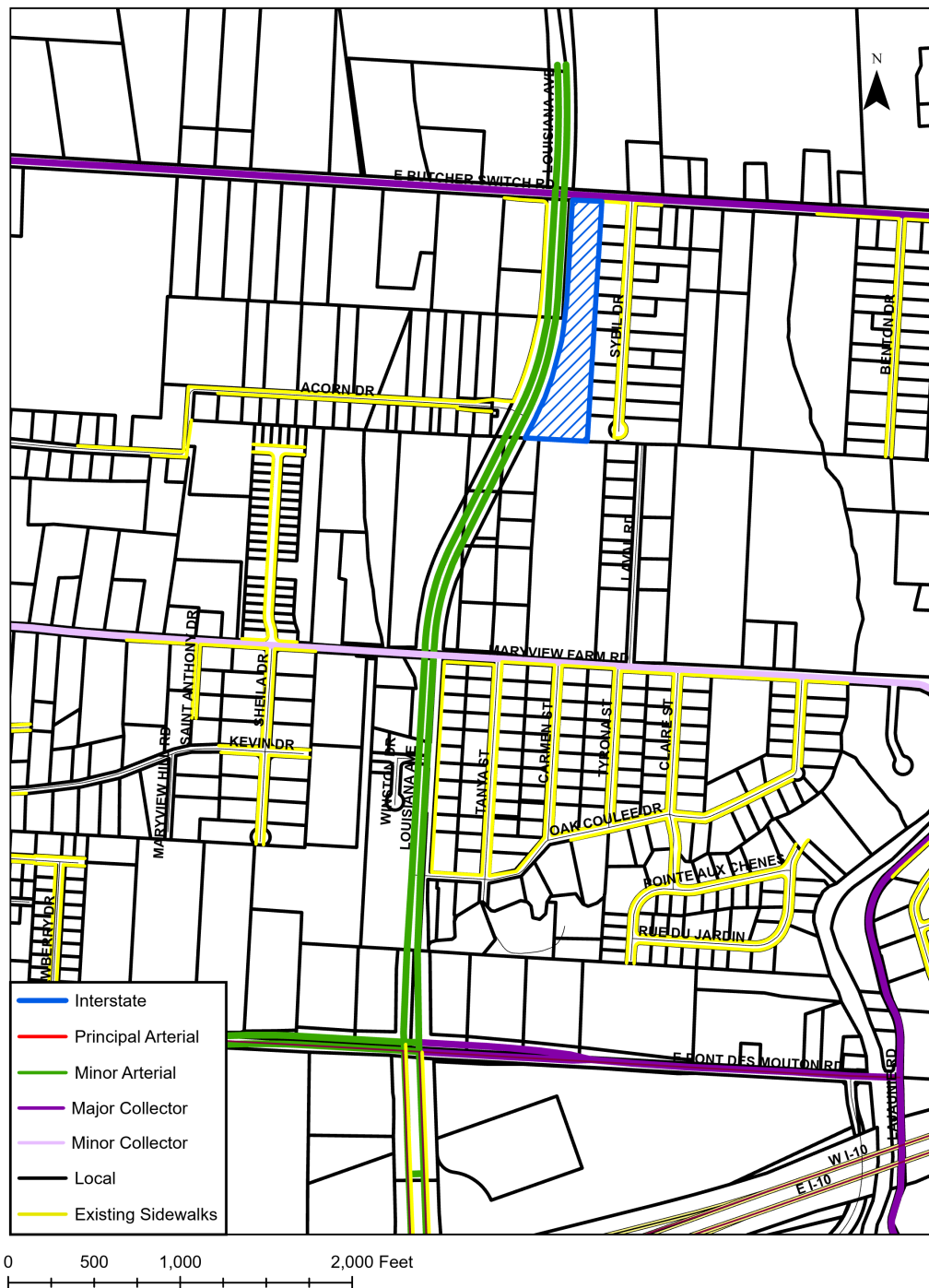
rezoned to allow a health/fitness club (**ZON2021-0036 1216 E. Butcher Switch Road Rezoning**). There are several zoning districts further south at East Pont des Mouton Road, including CM-1 (Commercial Mixed), PI-L (Public/Institutional Light), RM-1 (Residential Mixed) and CH (Commercial-Heavy).



Land Use Map

The subject property is a vacant piece of land. It is backed up by a single-family residential development, which is a consistent use at this location. There are also many rural residential properties and uses. Other properties are vacant and undeveloped, or agricultural. The dance studio

across from the subject property is a light commercial use, with a proposed gymnasium/health club to be adjacent to it.



Street Classification and Sidewalk Inventory Map

The subject property is at the intersection of a minor arterial, Louisiana Avenue, and a major collector, East Butcher Switch Road. Maryview Farm Road is a minor collector to the south. Louisiana Avenue is terminated just beyond the intersection with East Butcher Switch Road, but is planned to be extended to East Gloria Switch Road in the future. East Pont des Mouton Road to the south is a minor arterial

until it crosses Louisiana Avenue, then is a major collector. There are sidewalks along Louisiana Avenue, and in some of the residential neighborhoods.

B. Recent cases and relevant trends

N/A.

C. Purpose of rezoning and effect on adjacent land uses

The purpose of the proposed Conditional Use Permit is to allow for an entertainment facility on the subject property. At present, the subject property is an MN-1 (Mixed-Use Neighborhood) zoning district, and is undeveloped. Small retail business is permitted in MN-1 (Mixed-Use Neighborhood), but an entertainment facility is conditional in MN-1. Therefore, the applicant will be asking for a Conditional Use Permit for an entertainment facility in a MN-1 (Mixed-Use Neighborhood) zoning district. There is a dance studio across the street on a MN-1 zoning district, and a proposed gymnasium and health club to be next to it, but otherwise the adjacent land uses are low-density residential or vacant undeveloped land in RS-1 (Residential Single-Family) zoning districts. An entertainment facility for this area may seem extreme to some residents as the area is so residential and, at this point, rural. However, Louisiana Avenue is a classified roadway, a minor arterial. It will be extended in the future to East Butcher Switch Road. This area should start seeing more commercial 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 rezoning is compatible with current development trends, if any, in the general area of the property in question.

This general area has only been developed so far with residential uses, agricultural uses and a very few commercial uses. However, these properties that front Louisiana Avenue are not really appropriate for single-family homes, but would be better served as retail, offices, or small businesses. This area is generally expected to develop with more commercial uses as time goes on, possibly with the extension of Louisiana Avenue.

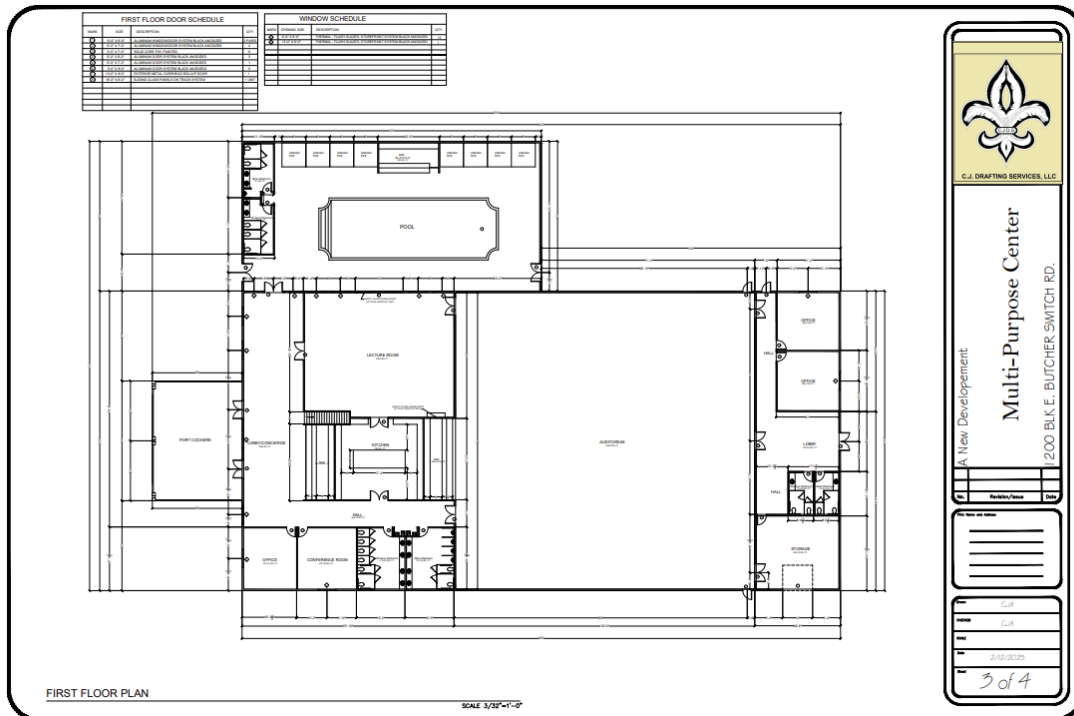
The proposed amendment promotes the public health, safety, morals and general welfare.

N/A.

The proposed amendment is compatible with surrounding land uses.

This proposed amendment would allow an entertainment facility and retail business into an area that has long been strictly residential or agricultural. It is hoped that business will develop along Louisiana Avenue, but it has been slow.

The fact remains that this is a primarily residential area. The only other zoning districts besides RS-1 (Residential Single-Family) is one area of RM-1 (Residential Mixed) that is undeveloped and two MN-1 (Mixed-Use Neighborhood) zoning districts across Louisiana Avenue from the subject property, which have the uses of an indoor recreational facility (not yet developed) and a dance studio. An entertainment facility could possibly be compatible with these two uses, but not necessarily compatible with the residential neighborhoods directly adjacent to the subject property. Staff has added a list of conditions as a way of modifying these events to be neighborhood friendly.



Floor Plan and Elevations

