

Lafayette Consolidated Government
Zoning Commission

Development and Planning Staff Report

EXECUTIVE SUMMARY

2025-3-AZON

Council District: 2 – Andy Naquin and 5 – Kenneth Boudreaux

Parish District: 1 – Bryan Tabor and 5 – AB Rubin

Applicant: Lafayette Consolidated Government

Recommendation: This is a recommendation of the LCG administration to administratively extend the **University Avenue Overlay District** south from Jeanne Street to West Congress Street (six city blocks). This will apply the existing University Avenue overlay to properties fronting the University Avenue Corridor as shown on the attached maps. There will be no rezoning of properties in this project. **50** properties will be affected. (Address list and map at end of Staff Report)

Location: Fifty properties along and near North University Avenue, generally north of West Congress Street, west of Evangeline Drive, and south of Jeanne Street.

(Note: Please see **Appendix A Overlay Districts, University Avenue District Overlay** on page 382 of the **Lafayette Development Code** for details)

Reason for Recommendation:

The purpose of extending the existing **University Avenue Overlay District** is to include the subject properties in the University Avenue Corridor redevelopment plan. The overlay regulations are intended to provide some consistency along the frontage of University Avenue and to protect the area from uses that are contrary to the redevelopment plan. These properties that are recommended to be added to the overlay are on a roadway that is historically significant to the history of the city of Lafayette. From Cameron Street to Pinhook Road many historic homes and small businesses fronted West and East University Avenue. University Avenue is the seam between downtown, the University and City Hall where walkable uses are desirable. Much work has been done in the past in planning and zoning to protect University Avenue: the majority of its length is zoned MN-1 (Mixed-Use Neighborhood) in order to enable the preservation of these houses and small businesses that front University Avenue. The 1800 & 1900 block subject properties are CM-1 (Commercial Mixed), which is more appropriate for this portion of West University Avenue, where there are more commercial businesses near the intersection of West University Avenue and Cameron Street. The remainder of the subject properties are MN-1 (Mixed-Use Neighborhood) zoning districts.

Summary of Public Comment:

Prior to the briefing, staff has received 5 phone calls, all in favor of the extension. At the time of publication of the preliminary report, staff has received 1 call, in favor of the overlay extension.

Briefing: January 27, 2025

A briefing on this case was presented to the Zoning Commission on Monday, January 27, 2025 and it was determined that it would move forward as a case on February 17, 2025, at the next Zoning Commission meeting.

February 17, 2025

2025-3-AZON

To: City-Parish Zoning Commission

From: Tammy Luke, Director
Cathie Gilbert, Planning Manager

Council District: 2 – Andy Naquin and 5 – Kenneth Boudreaux

Parish District: 1 – Bryan Tabor and 5 – AB Rubin

Prepared by: Carol Vermillion Robbins

PRELIMINARY STAFF REPORT

I. GENERAL INFORMATION

Applicant: Lafayette Consolidated Government

Request: This is a recommendation of the LCG administration to administratively extend the ***University Avenue Overlay District*** south from Jeanne Street to West Congress Street (six city blocks). This will apply the existing University Avenue overlay to 50 properties fronting the University Avenue Corridor as shown on the attached maps. There will be no rezoning of properties in this project.

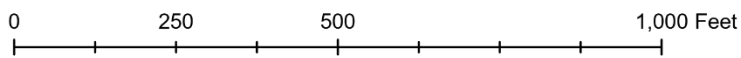
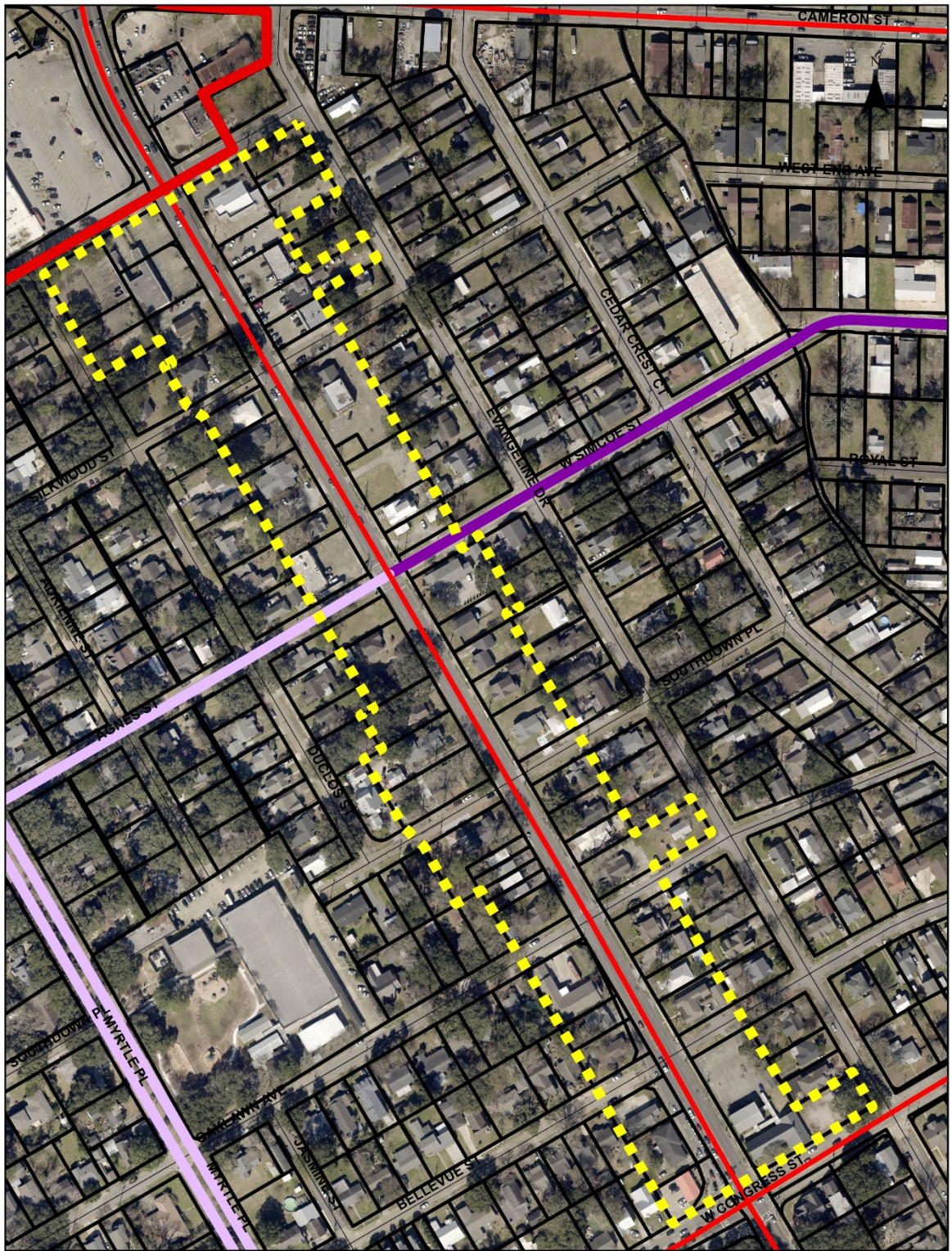
Location: West University Avenue, 1900 through 1400 blocks. See Address list and map at end of Staff Report.

Description: 50 properties along and near North University Avenue, generally north of West Congress Street, west of Evangeline Drive, and south of Jeanne Street, and approximately 14.8 acres.

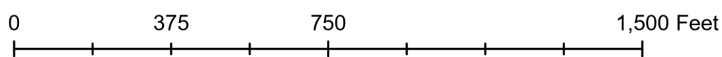
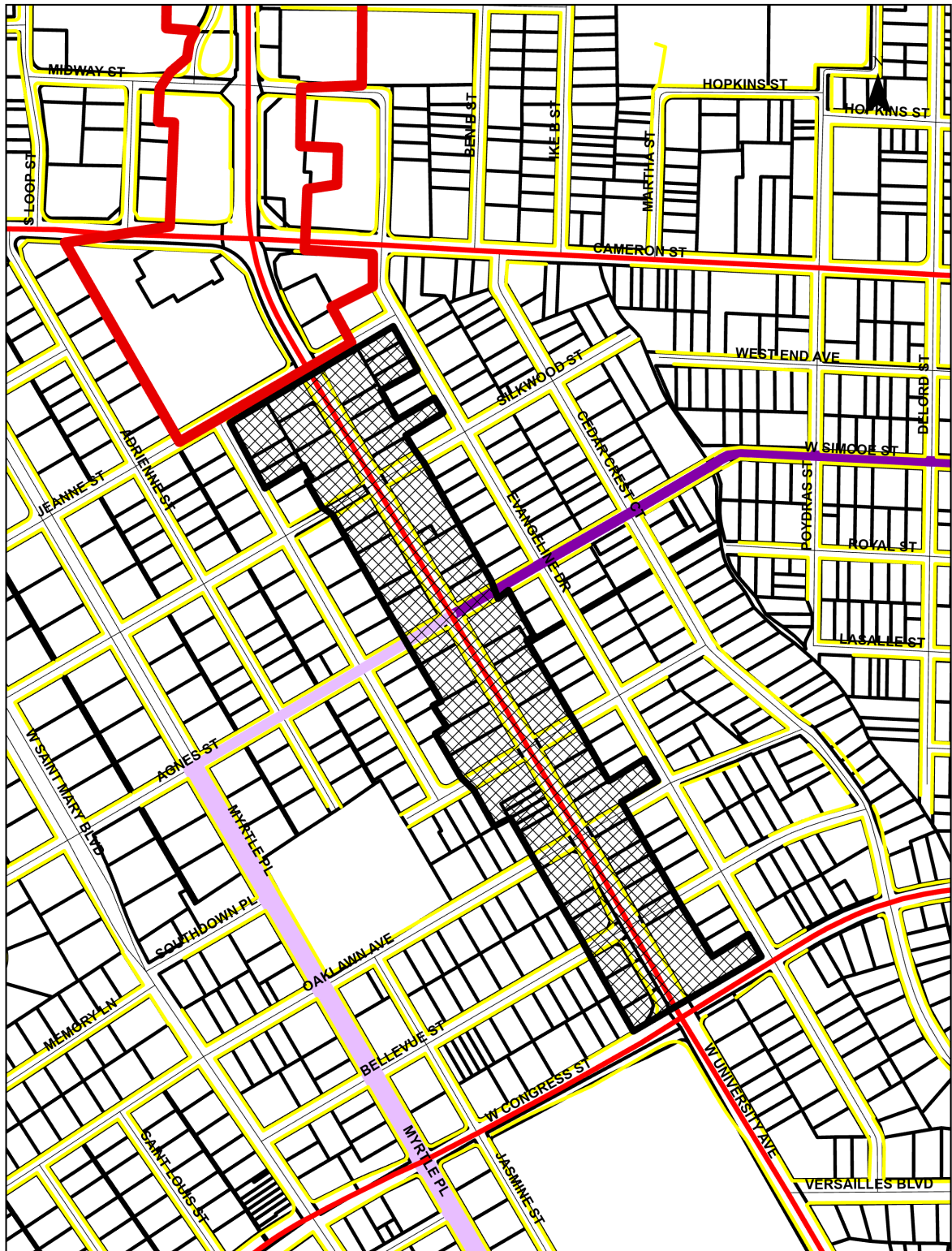
Why is Zoning Commission action required?

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 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

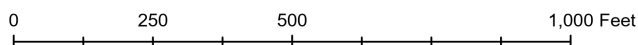
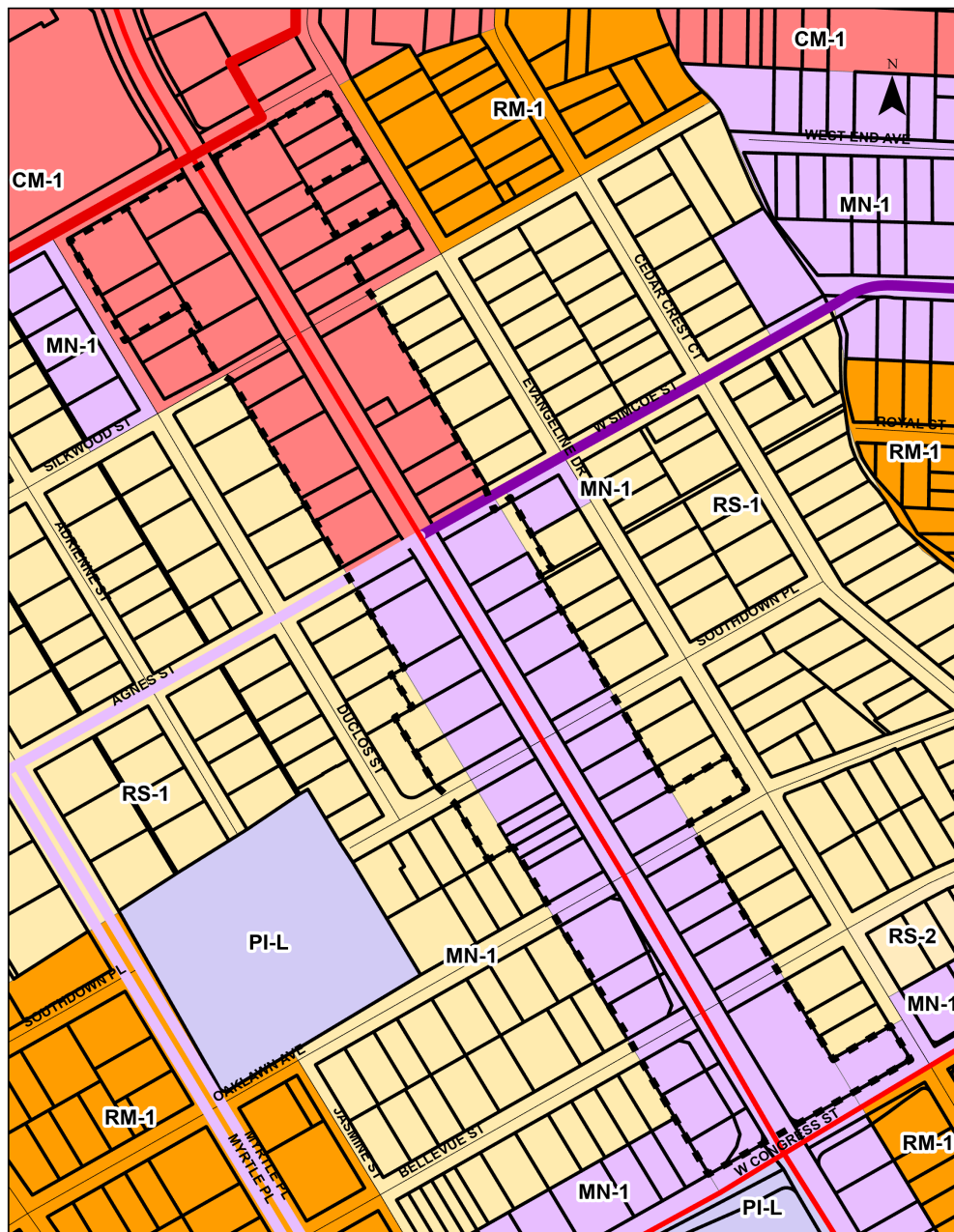


Vicinity Map

II. ANALYSIS

A. Existing conditions

Zoning



Zoning map of the area surrounding the petitioned site

The subject properties at the 1900 and 1800 block of West University Avenue are CM-1 (Commercial Mixed) zoning districts, following West University Avenue. MN-1 (Mixed-Use Neighborhood) begins bordering West University Avenue instead after Agnes Street/West Simcoe Street, to the south, and beyond West Congress Street. MN-1 also borders the CM-1 (Commercial Mixed) districts at Duclos Street, with RM-1 (Residential Mixed) zoning districts bordering the CM-1 (Commercial Mixed)

districts at Evangeline Drive. Beyond the borders and buffers are RS-1 (Residential Single-Family) zoning districts.

Land Use



Land uses surrounding the petitioned site

The land uses within the proposed overlay district extension are mixed commercial uses, with single-family residential, medium density residential uses, office uses, and civic private uses, mainly churches. One use, the pawn shop at the corner of West University Avenue and Jeanne Street, is already a legal non-conforming use as pawnshops are not permitted in a CM-1 zoning district. Pawn shops are also prohibited in the University Avenue Overlay District, but this use has been grandfathered in. Some of the commercial uses in the subject properties include: two restaurants, a coin laundry, a barbershop, a beauty salon, and possibly two convenience stores.

Infrastructure



Street classification and sidewalk inventory

The West University Avenue segment within the proposed extension of the overlay district is a principal arterial road, and is transected by a major collector (West Simcoe Street), a minor collector (Agnes Street) and several local roads. Nearby Myrtle Place Boulevard is a minor collector. West Congress Street, at the end of the proposed extension, is also a principal arterial. There are sidewalks along West University and West Congress Street in this area, but sidewalks are not consistent throughout the vicinity.

B. Recent cases and relevant trends

Background

The University Avenue Corridor plan was commenced in November 2017 with transportation grant funding awarded to LCG by the Acadiana Planning Commission. Initial analysis of transportation and community elements as well as draft street improvements were presented at the first of three public meetings in January 2018. Public interest and input was robust with over 100 residents, business owners and concerned citizens in attendance. Those in attendance provided direct and beneficial input on roadway design elements as well as future needs and development preferences. It became clear at the first meeting this project was not just about road improvements, but also an opportunity for community and neighborhood revitalization. After incorporating design modifications and addressing outstanding issues based on two additional public meetings in April and June 2018, the University Avenue Corridor plan was finalized in December 2018.

Implementation

The University Overlay District builds developer confidence and supports the University Avenue Corridor plan recommendations. The general purpose of an overlay district is to encourage investment, while preserving the visual character and consistency within the corridor. An overlay district can be part of community revitalization projects and or defined unique historical, cultural and economic districts. An overlay can provide guidance to redevelopment opportunities and new development.

C. Purpose of rezoning and effect on adjacent land uses

The application of the University Avenue Overlay District on these additional six blocks will protect the area from uses contrary to the University Corridor. Prohibited uses in the Overlay District include pawnshops, bail bond services, auto and truck repair, manufactured home dealers, cemeteries and adult businesses. One aim of the Overlay District is to encourage originality, flexibility and innovation, while discouraging monotonous, unsightly and unharmonious development. Convenience stores with gas sales are prohibited in CM-1 (Commercial Mixed) zoning districts (per the Overlay); all subject properties are in CM-1 zoning districts or MN-1 (Mixed-Use Neighborhood) zoning districts. Adjacent residential uses will also be protected, as one intention of the University Avenue Overlay District is to “enhance the appearance and economic viability of the University Avenue Corridor, especially as it relates to adjacent established neighborhoods.”

D. Evaluation of approval standards

The proposed rezoning is consistent with the comprehensive plan.

University Avenue has been identified as an area with distinct characteristics (gateway as the entrance to the University Corridor, UL and the heart of the city, downtown) and an opportunity for improvement as a mixed-use corridor.

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.

With the vision of the implementation of the corridor plan, rezoning and overlay, it is anticipated that the corridor will be revitalized and redeveloped with uses and site development consistent with the vision of the plan.

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

N/A.

The proposed amendment is compatible with surrounding land uses.

Yes.

List of properties to be included in extension of *University Avenue Overlay District*:

1. 1900 West University Avenue – Restaurant
2. 1901 West University Avenue – Residential Single-Family (Same building as 1903 W. University Ave, same lot as 406 Silkwood Street)
3. 1903 West University Avenue – Residential Single-Family (Same building as 1901 W. University Ave, same lot as 406 Silkwood Street)
4. 1904 West University Avenue – Restaurant
5. 1909 West University Avenue – Home Health Office
6. 1918 West University Avenue – Coin Laundry
7. 1920 West University Avenue – Pawn Shop
8. 1927 West University Avenue – Chase Bank - CLOSED
9. 406 Silkwood Street – Two story apartment building (Same lot as 1901 & 1903 W. University Ave.)
10. 409 Silkwood Street – Residential Single-Family (Same lot as 1831 W. University Ave)
11. 1800 Block West University Avenue – vacant, adjudicated property
12. 1800 West University Avenue – Barbershop
13. 1803 West University Avenue – Florist - CLOSED
14. 1804 West University Avenue – Come Lord Jesus Inc., church
15. 1809 West University Avenue – Residential Single-Family
16. 1817 West University Avenue – Law office
17. 1825 West University Avenue – Residential Single-Family
18. 1830 West University Avenue – Church
19. 1831 West University Avenue - Residential Single-Family (Same lot as 409 Silkwood Street)
20. 1703 West University Avenue – Residential Single-Family
21. 1704 West University Avenue – Law office
22. 1709 West University Avenue – Residential Single-Family
23. 1710 West University Avenue – Residential Single-Family
24. 1715 West University Avenue – Residential Single-Family

25. 1716 West University Avenue – Residential Single-Family
26. 1721 West University Avenue – Residential Mixed (On same lot as 1725)
27. 1722 West University Avenue – Residential Single-Family
1725 West University Avenue – Residential Mixed (On same lot as 1721)
28. 1728 West University Avenue – Office space
29. 1729 West University Avenue – Vacant
30. 1602 West University Avenue – Beauty Salon (On same lot as 401 Oaklawn Avenue)
401 Oaklawn Avenue – Residential Single-Family (On same lot as 1602 W University Avenue)
31. 1603 West University Avenue – Residential Single-Family
32. 1604 West University Avenue – Office space
33. 1609 West University Avenue – Townhouse
34. 1610 West University Avenue – Residential Single-Family
35. 1611 West University Avenue – Townhouse
36. 1613 West University Avenue – Townhouse
37. 1615 West University Avenue – Townhouse
38. 1617 West University Avenue – Residential Single-Family
39. 1618 West University Avenue – Residential Single-Family
40. 1502 West University Avenue – Office space
41. 1503 West University Avenue – Residential Single-Family
42. 1509 West University Avenue – Residential Single-Family
43. 1510 West University Avenue – Residential Single-Family
44. 1514 West University Avenue – Apartment building
45. 1515 West University Avenue – The HUB, urban ministries
46. 1516 West University Avenue – Residential Single-Family
47. 1400 West University Avenue – Parish Church
48. 1401 West University Avenue – Notary office
49. 1407 West University Avenue – Residential Single-Family
50. 1417 West University Avenue – Retail

