

**REZONING &  
SUBDIVISION STAFF REPORT**

**Date: January 8, 2004**

**APPLICANT NAME**

Elcan & Associates, Inc.

**SUBDIVISION NAME**

Shoppes of Midtown Subdivision

**LOCATION**

**Rezoning:** (proposed LB-2)

North side of Government Street, 225'± East of South Catherine Street.

**Rezoning:** (proposed R-1)

West side of Etheridge Street, 190'± South of Farmer Street.

**Subdivision:** 1500 Government Street and 211, 213, 217 and 219 South Catherine Street

(Northwest corner of Government Street and Etheridge Street, extending to the East side of Catherine Street, 175'± North of Government Street, and to the West side of Etheridge Street, 100'± South of Farmer Street)

**PRESENT ZONING**

R-1, Single-Family Residential

LB-2, Limited Neighborhood Business

B-2, Neighborhood Business

**PROPOSED ZONING**

LB-2, Limited Neighborhood Business

R-1, Single-Family Residential

**AREA OF PROPERTY**

**Subdivision:** 5.9± Acres 4 Lots

**Rezoning:** LB-2 5± Acres

R-1 0.9± Acres

**CONTEMPLATED USE**

LB-2 Retail Shopping Center

R-1 Single-Family Dwellings

**It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.**

**TIME SCHEDULE**

Begin Summer 2004

**ENGINEERING**

**COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

**URBAN FORESTRY****COMMENTS**

Property is to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). All ingress and egress from Government Street is to be shared access through Lot 1. (This is due to the size of existing trees on Government Street and the distance between them.) The 40" Live Oak on the West side of the property (on South Catherine Street) is to be given preservation status. All work under the canopy is to be permitted and coordinated with Urban Forestry. All ingress and egress on Government and South Catherine Streets is to be coordinated with Urban Forestry.

**REMARKS**

The site was recently the subject of rezoning and subdivision applications. Those applications were approved by the Planning Commission. While pending before the City Council several issues of concern to the neighborhood were considered and amendments to the plan were agreed upon. Some of the amendments were incorporated directly into the conditions of approval; others required additional applications/approvals by the Planning Commission.

Those amendments that require Commission approval include rezoning the out parcel that was to remain B-2 to LB-2, and the creation of an additional residential lot on Etheridge Street. Provisions for these applications were included in the rezoning amendment adopted by the City Council.

**RECOMMENDATION**

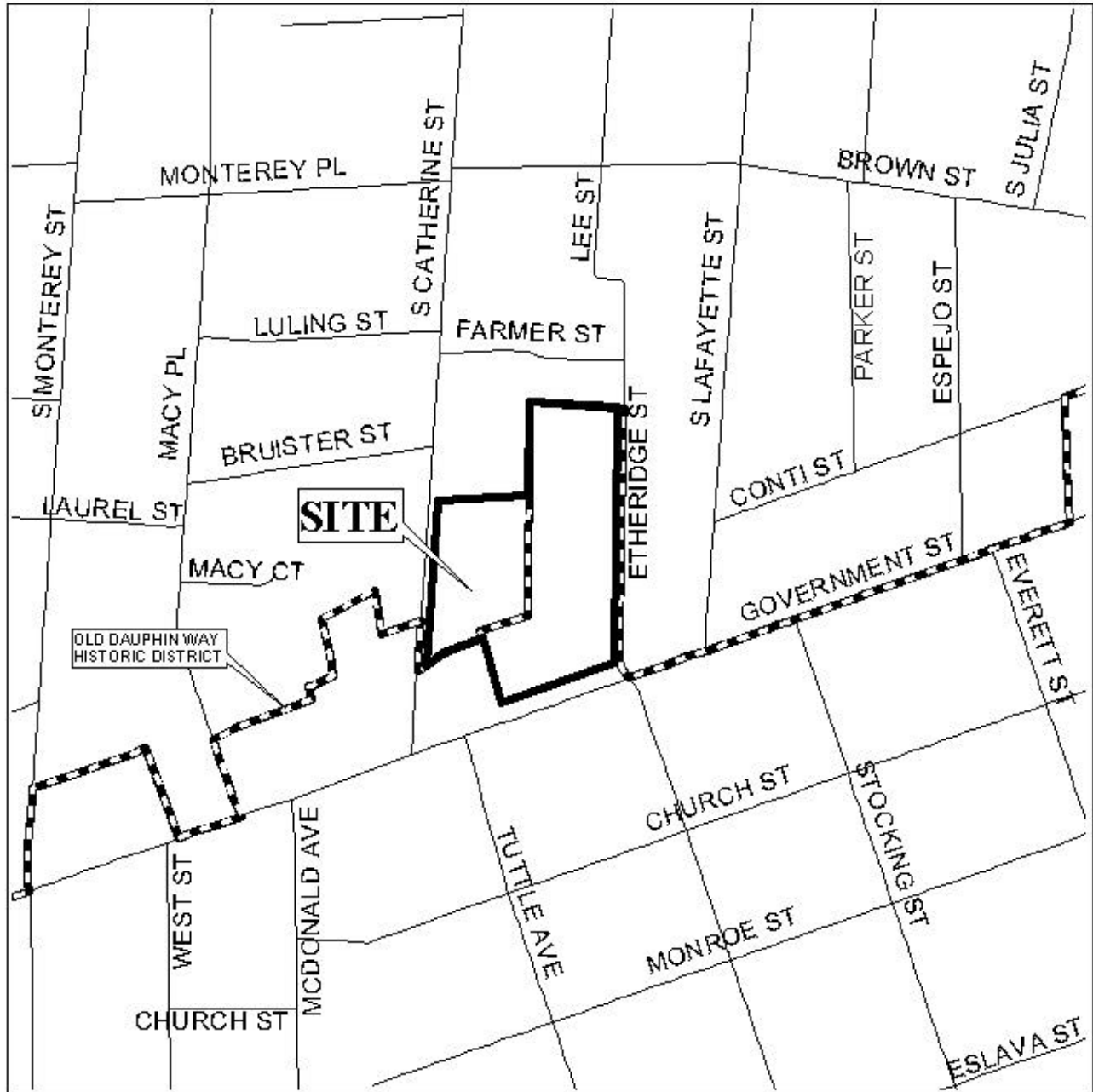
**Rezoning: B-2 to LB-2** – Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) because of the size of existing trees on Government Street and the distance between them, all ingress and egress from Government Street is to be shared access with Lot 2 (Administrative PUD will be required prior to permitting); 2) ingress and egress on Government and South Catherine Streets is to be coordinated with Urban Forestry; and 3) full compliance with all municipal codes and ordinances

**Rezoning: LB-2 to R-1** – Based on the preceding, it is recommended that this application be approved subject to the following conditions: (1) dedication of sufficient right-of-way along Etheridge Street to provide 25' from centerline; and 2) full compliance with all municipal codes and ordinances.

**Subdivision:** the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of sufficient right-of-way along

Etheridge Street to provide 25' from centerline; 2) provision of a privacy fence and landscaped buffer (as indicated on the plan submitted) along portions of the North and West property lines of Lot 2, where the site abuts existing residences; 3) placement of a note on the final plat stating the Lot 2 is denied access to Etheridge Street; 4) because of the size of existing trees on Government Street and the distance between them, all ingress and egress from Government Street is to be shared access with Lot 1 (Administrative PUD will be required prior to permitting); 5) the 40" Live Oak on the West side of the property (on South Catherine Street) be given preservation status; all work under the canopy would therefore have to be permitted and coordinated with Urban Forestry; and 6) ingress and egress on Government and South Catherine Streets is to be coordinated with Urban Forestry.

## LOCATOR MAP



APPLICATION NUMBER 3, 4, 5 DATE January 8, 2004

APPLICANT Elcan & Associates, Inc.

REQUEST Rezoning, Subdivision

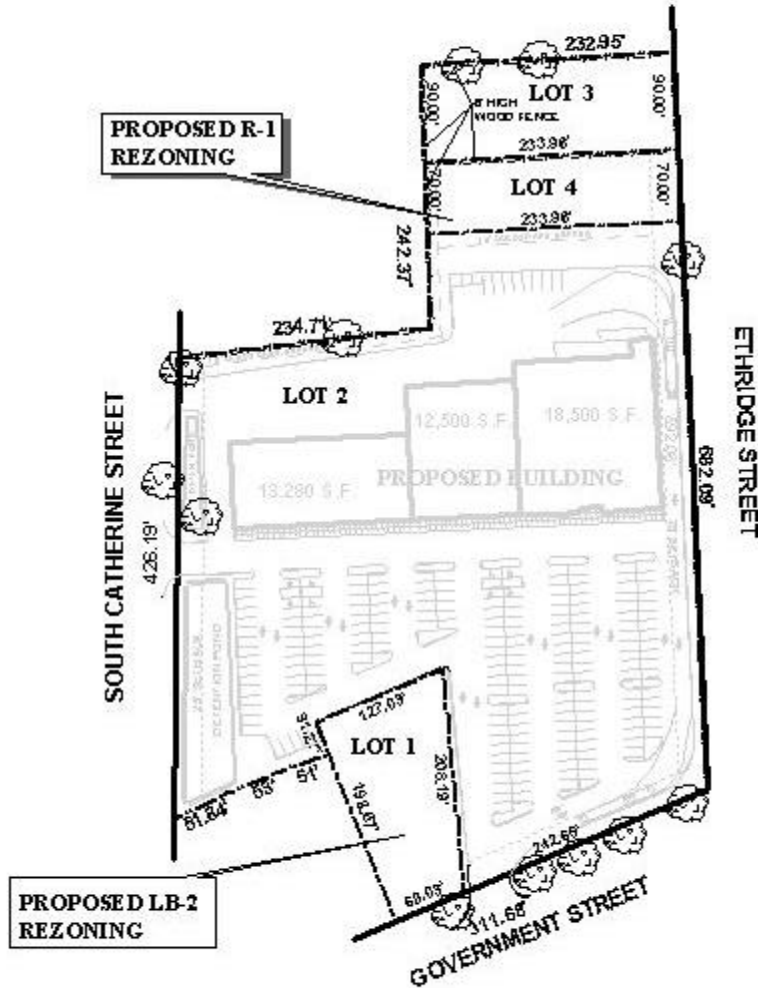


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The map illustrates the downtown area of Lafayette, Louisiana, with various streets and land use zones. Key streets include Luling St, Bruister St, S Catherine St, S Lafayette St, Contre St, Government St, and Dexter Ave. Land use zones are color-coded and labeled: 'PROPOSED R1' (light green), 'PROPOSED SUBDIVISION' (light green), 'APARTMENTS' (light green), 'OFFICES' (light green), 'PARKING' (light green), 'RETAIL' (orange), 'AUTO CENTER/TIRE SALES' (orange), 'STORAGE' (orange), 'OFFICE' (orange), 'RECYCLING CENTER' (blue), and 'APT'S' (blue). A specific area is highlighted in green and labeled 'SITE'.



# SITE PLAN



The site is located on the North side of Government Street, 225' East of South Catherine Street, and on the West side of Etheridge Street, 190' South of Farmer Street. The plan illustrates the proposed rezonings and subdivision.

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USE/REQUEST Rezoning, Subdivision



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