

ORDINANCE NO. O-162-2017

AN ORDINANCE OF THE LAFAYETTE CITY-PARISH COUNCIL APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF A BED AND BREAKFAST INTO THE EXISTING MAIN HOUSE IN AN RS-1 (RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT, CASE NO. ZON2017-0024 338 NORTH STERLING STREET CONDITIONAL USE PERMIT, LOCATED GENERALLY ON THE CORNER EAST OF NORTH STERLING AND SOUTH OF MUDD AVENUE

BE IT ORDAINED by the Lafayette City-Parish Council, that:

SECTION 1: The Lafayette City-Parish Council hereby approves a Conditional Use Permit to allow the expansion of a Bed and Breakfast into the existing main house in an RS-1 (Residential Single-Family) Zoning District, Case No. ZON2017-0024 338 North Sterling Street Conditional Use Permit, located generally on the corner east of North Sterling Street and south of Mudd Avenue, the said parcel being shown and identified on a plat prepared by Montagnet and Domingue, Inc. and dated June 2, 2017, a copy of which is attached hereto and made a part hereof.

SECTION 2: Said Conditional Use Permit to allow the existing Bed and Breakfast business to expand into the main house is subject to the following combination of conditions from 1987, when the Carriage House was first approved, and conditions that were added with this ordinance:

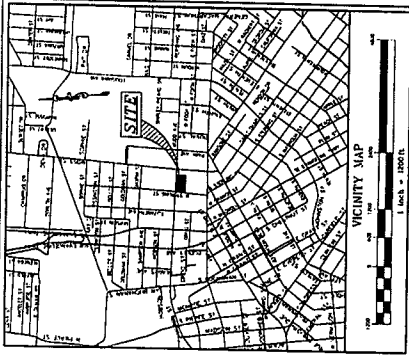
1. The owner/proprietor must live in the principal structure and the Bed and Breakfast facility use shall be secondary to the principal use of the dwelling for residential purposes. The existing “carriage house” may continue to be utilized for the Bed & Breakfast facility as approved by the Board of Zoning Adjustment in 1987.
2. The structure where the Bed and Breakfast is established must be:
 - a. A residential structure designated as a landmark by the Lafayette Preservation Commission, or
 - b. Listed on the National Register of Historic Places, or
 - c. Located in a structure, district, neighborhood, landmark, property, or cultural resource that has been officially designated as historic.
3. Only existing structures on the lot that have historic significance may be renovated to provide guest rooms. No additional buildings shall be placed or constructed on the premises for the purposes of creating additional guest rooms. No additional guest rooms, other than the four (4) approved herein and the three (3) Carriage House guest rooms previously approved by the Board of Zoning Adjustment in 1987, may be used with this Bed and Breakfast.
4. One (1) parking space for each guest room shall be placed in the rear of the property and shall be screened from adjacent properties by a sight proof fence or dense vegetation providing adequate screening.
5. Only one (1) non-illuminated sign of up to one (1) square foot in area is permitted. The sign shall be attached to the building.
6. Meals shall be served to overnight guests only and guest rooms shall not contain cooking facilities.

7. Receptions or private parties for a fee on the premises of a Bed and Breakfast facility are not allowed in the RS-1 zoning district.
8. The owner shall maintain an accurate guest register showing the name, address, dates, and lengths of stay of guests. The guest register is subject to inspection by the Zoning Administrator. The maximum length of stay for any guest is 14 days per calendar year.
9. The structure shall comply with Fire, Health, and Building Codes, as well as, all applicable ordinances and regulations.
10. The applicant must submit a site plan that shows the structure, the location of the guest rooms, parking spaces provided, required screening, and all property dimensions.

SECTION 3: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 4: 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.

* * * * *



RS-1
LAFFAYETTE PARISH
LA 70501



DRAWN/RECHECKED
E. J. HOSPITALITY, LLC
115 N. STERLING ST.
LAFFAYETTE, LA 70501
(337) 212-4832

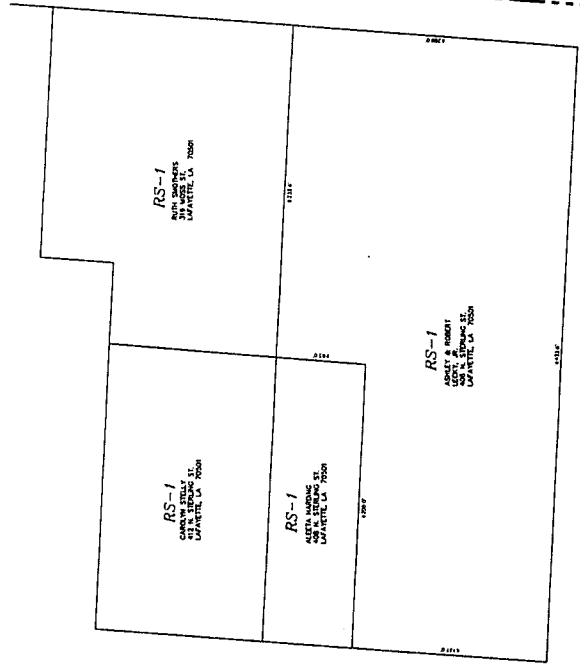
A MAP REQUESTING A CONDITIONAL USE FOR
**BOIS DES CHENES PLANTATION
BED & BREAKFAST**
STREET ADDRESS: 338 N. STERLING ST.
LAFFAYETTE, LA 70501
LOCATED IN THE CITY OF LAFFAYETTE
SECTION 59, T-9-S, R-4-E,
LAFFAYETTE PARISH, LOUISIANA

PREPARED BY: *E. J. Hospitality*

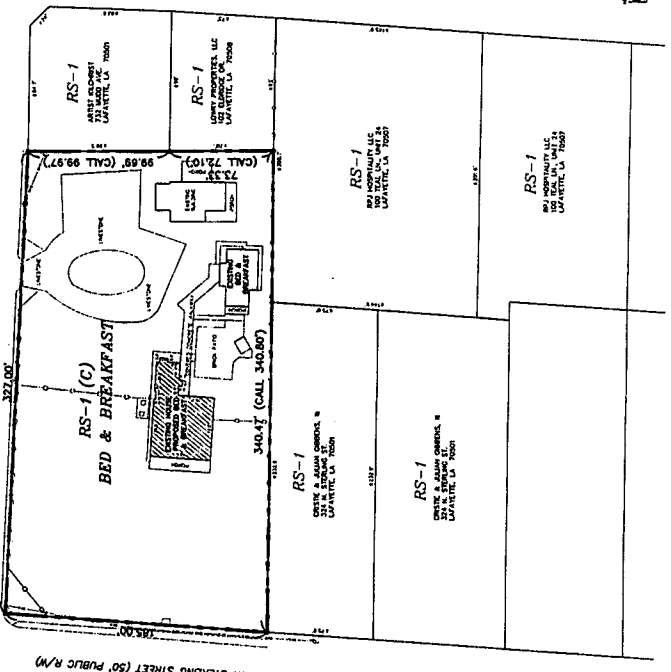
DATE: JUNE 2, 2017 SCALE: 1"=40'

MONTEAGNE AND DOMINQUE, INC.
115 N. STERLING ST.
LAFFAYETTE, LOUISIANA 70501
Phone: (337) 981-2130 Fax: (337) 981-3282

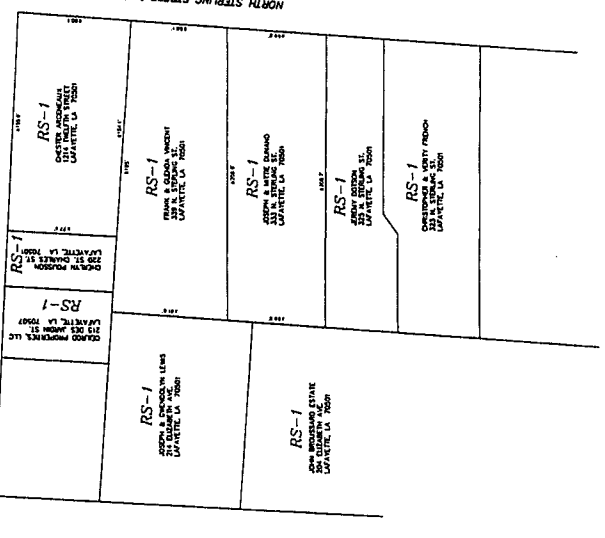
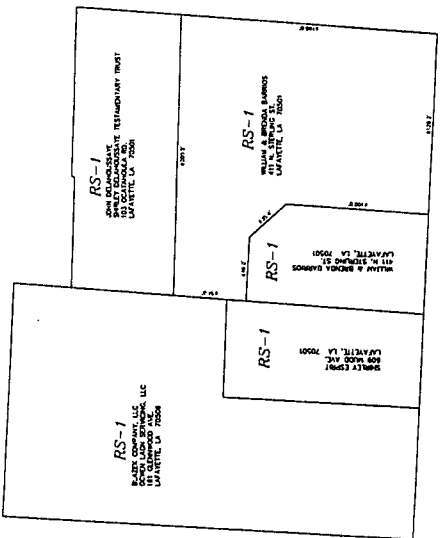
GRAPHIC SCALE
1" = 40' ft.
1" = 100' ft.



MOSS STREET (60' PUBLIC R/W)



MUDD AVENUE (60' PUBLIC R/W)



NORTH STERLING STREET (50' PUBLIC R/W)

**LAFAYETTE ZONING COMMISSION
RECOMMENDATION OF ACTION**

TO: Lafayette City-Parish Council

FROM: Lafayette Zoning Commission and Planning, Zoning and Development
Department

SUBJ: ZON2017-0024 338 North Sterling Street Conditional Use Permit

PETITIONER: RPJ Hospitality, LLC represented by Ravi Daggula

DATE PETITION FILED: June 7, 2017

DATE OF PUBLIC HEARING: July 17, 2017

DATES OF PUBLICATIONS: July 2, 2017
July 12, 2017
July 16, 2017

DATE OF ZONING COMMISSION RECOMMENDATION: July 17, 2017

RECOMMENDATIONS: Approve the ordinance that would grant a Conditional Use Permit to allow the expansion of a Bed & Breakfast in an RS-1 (Residential Single-Family) zoning district with conditions;

1. The owner/proprietor must live in the principal structure and the Bed and Breakfast facility use shall be secondary to the principal use of the dwelling for residential purposes. The existing "carriage house" may continue to be utilized for the Bed & Breakfast facility as approved by the Board of Zoning Adjustment in 1987.
2. The structure where the Bed and Breakfast is established must be:
 - a. A residential structure designated as a landmark by the Lafayette Preservation Commission, or
 - b. Listed on the National Register of Historic Places, or
 - c. Located in a structure, district, neighborhood, landmark, property, or cultural resource that has been officially designated as historic.
3. Only existing structures on the lot that have historic significance may be renovated to provide guest rooms. No additional buildings shall be placed or constructed on the

premises for the purposes of creating additional guest rooms; however, existing structures in excess of 800 square feet may be renovated to provide rooms for Bed & Breakfast facilities. No additional guest rooms, other than the seven approved herein, may be used with this Bed and Breakfast.

4. One parking space for each guest room shall be placed in the rear of the property and shall be screened from adjacent properties by a sight proof fence or dense vegetation providing adequate screening.
5. Only one non-illuminated sign of up to one square foot in area is permitted. The sign shall be attached to the building.
6. Meals shall be served to overnight guests only and guest rooms shall not contain cooking facilities.
7. Receptions or private parties for a fee on the premises of a Bed and Breakfast facility are not allowed in the RS-1 zoning district.
8. The owner shall maintain an accurate guest register showing the name, address, dates, and lengths of stay of guests. The guest register is subject to inspection by the Zoning Administrator. The maximum length of stay for any guest is 14 days per calendar year.
9. The structure shall comply with Fire, Health, and Building Codes, as well as, all applicable ordinances and regulations.
10. The applicant must submit a site plan that shows the structure, the location of the guest rooms, parking spaces provided, required screening, and all property dimensions.

Motion: Hooks
 Second: Kellner
 Vote: 6-1-0-0
 Ayes: Guilbeau, Guy, Hooks, Kellner, Lewis, Zeller
 Nays: Brown
 Absent: None
 Abstain: None

ATTACHMENTS: Final Evaluation of Zoning Considerations

ATTACHMENTS: Final Evaluation of Zoning Considerations

REASONS FOR RECOMMENDATION: Comments expressed in the Final Evaluation of Zoning Considerations Report.

Sincerely,



Carlee Alm-LaBar, Director
Planning, Zoning and Development Department

**FINAL
EVALUATION OF ZONING CONSIDERATIONS**

TO: Lafayette City-Parish Council
FROM: Lafayette Zoning Commission and Planning, Zoning and Development Department
CASE: ZON2017-0024 338 North Sterling Street Conditional Use Permit
DATE: July 17, 2017

GENERAL INFORMATION

APPLICANTS: RPJ Hospitality, Represented by Ravi Daggula

SITE LOCATION: Generally on the corner east of North Sterling Street and south of Mudd Avenue.

REQUESTED ACTION: Grant a Conditional Use Permit to allow the expansion of a Bed & Breakfast in an RS-1 (Residential Single-Family) Zoning District.

SIZE: 1.37 Acres

EXISTING LAND USE: Residential

SURROUNDING LAND USE: North: Residential
South: Residential
East: Residential
West: Residential

ZONING CONSIDERATIONS:

The subject property is located in the Sterling Grove National Historic District and is listed on the City-Parish Register of Historic Properties. The main house was constructed circa 1820.

In May of 1987, a variance to allow the establishment of a Bed & Breakfast facility was granted by the Board of Zoning Adjustment contingent upon conformance with special conditions. A copy of the report is attached. The third condition limits the Bed & Breakfast operation to the Carriage House only. The applicant is requesting a Conditional Use Permit to allow the expansion of the Bed & Breakfast operations into the main house.

The UDC includes several land uses that may be approved by a Conditional Use Permit ("CUP") in certain zoning districts. The application, the process (Zoning Commission and City-Parish Council), and the timing are the same as a rezoning application. With a CUP, the Zoning Commission holds a public hearing to collect neighborhood and staff input before making a recommendation on whether the particular use is appropriate in the location and zoning district in which it resides. A CUP may be granted provided it is compatible with the character of the neighborhood within the same zoning district in which it is located and has no more adverse

effects on health, safety or comfort of persons living or working in the neighborhood than would any other use generally permitted in the same district. Consideration must be given to the location, type and height of buildings, the type and extent of landscaping and screening on the site, and whether the proposed use is consistent with any policy of the Comprehensive Plan that encourages mixed uses and/or densities.

A Conditional Use Permit for a Bed & Breakfast may be granted in an RS-1 (Residential Single-Family) zoning district provided that it meets the requirements stated in Article 5, Section 89-77 of the UDC. The requirements are:

- 1) The owner/proprietor must live in the principal structure and the Bed and Breakfast facility use shall be secondary to the principal use of the dwelling for residential purposes.
- 2) The structure where the Bed and Breakfast is established must be;
 - a. A residential structure designated as a landmark by the Lafayette Preservation Commission, or
 - b. Listed on the National Register of Historic Places, or
 - c. Located in a structure, district, neighborhood, landmark, property, or cultural resource that has been officially designated as historic.
- 3) Only existing structures on the lot that have historic significance may be renovated to provide guest rooms.
- 4) One parking space for each guest room shall be placed in the rear of the property and shall be screened from adjacent properties with a sight proof fence or dense vegetation providing adequate screening.
- 5) Only 1 attached non-illuminated sign of up to 1 square foot in area is permitted. The sign shall be attached to the building.
- 6) Meals shall be served to overnight guests only and guest rooms shall not contain cooking facilities.
- 7) Receptions or private parties for a fee on the premises of a Bed and Breakfast facility are not allowed in the RS-1 zoning district.
- 8) The owner shall maintain an accurate guest register showing the name, address, dates, and lengths of stay of guests. The guest register is subject to inspection by the Zoning Administrator. The maximum length of stay for any guest is 14 days per calendar year.

The applicant has indicated he will live in the principal structure, the property is located in a nationally recognized neighborhood, and the owner has agreed to abide by all of the stipulations listed above.

ZONING STAFF RECOMMENDATION:

This property has been in use as a Bed and Breakfast for approximately 30 years. The addition of the main house should not change the residential nature of this property. Maintaining the character of historic residences and residential neighborhoods has long been a goal of Lafayette Consolidated Government. This case will help to maintain and preserve the character of one of Lafayette's treasured historic homes and its equally important historic neighborhood.

The staff recommends granting a Conditional Use Permit to allow the expansion of the Bed & Breakfast at this location in an RS-1 (Residential Single-Family) with the condition of compliance with requirements stated above and that only the main house and the carriage house shall be used as a Bed & Breakfast.

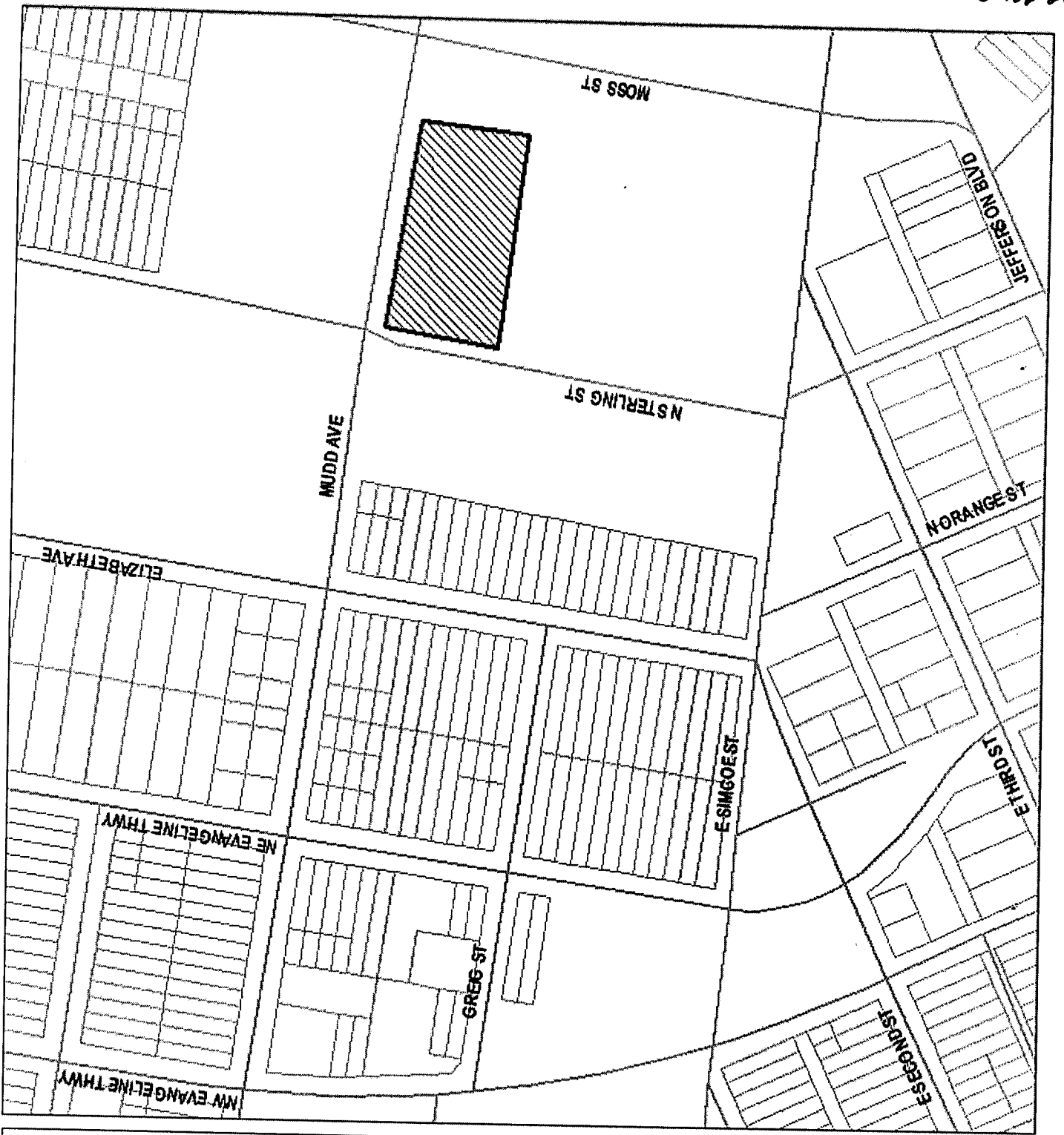
UPDATE AND ZONING COMMISSION RECOMMENDATION:

The Zoning Commission held a public hearing regarding this matter at its July 17, 2017 meeting. Five people signed speaker cards, three were in favor of the Conditional Use Permit and two were opposed. The Zoning Commission approved a motion to recommend that the Lafayette City-Parish Council grant a Conditional Use Permit to allow the expansion of a Bed & Breakfast in an RS-1 (Residential Single-Family) Zoning District with conditions;

1. The owner/proprietor must live in the principal structure and the Bed and Breakfast facility use shall be secondary to the principal use of the dwelling for residential purposes. The existing "carriage house" may continue to be utilized for the Bed & Breakfast facility as approved by the Board of Zoning Adjustment in 1987.
2. The structure where the Bed and Breakfast is established must be:
 - a. A residential structure designated as a landmark by the Lafayette Preservation Commission, or
 - b. Listed on the National Register of Historic Places, or
 - c. Located in a structure, district, neighborhood, landmark, property, or cultural resource that has been officially designated as historic.
3. Only existing structures on the lot that have historic significance may be renovated to provide guest rooms. No additional buildings shall be placed or constructed on the premises for the purposes of creating additional guest rooms; however, existing structures in excess of 800 square feet may

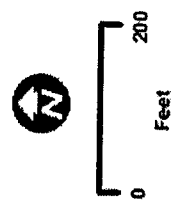
be renovated to provide rooms for Bed & Breakfast facilities. No additional guest rooms, other than the seven approved herein, may be used with this Bed and Breakfast.

4. One parking space for each guest room shall be placed in the rear of the property and shall be screened from adjacent properties by a sight proof fence or dense vegetation providing adequate screening.
5. Only one non-illuminated sign of up to one square foot in area is permitted. The sign shall be attached to the building.
6. Meals shall be served to overnight guests only and guest rooms shall not contain cooking facilities.
7. Receptions or private parties for a fee on the premises of a Bed and Breakfast facility are not allowed in the RS-1 zoning district.
8. The owner shall maintain an accurate guest register showing the name, address, dates, and lengths of stay of guests. The guest register is subject to inspection by the Zoning Administrator. The maximum length of stay for any guest is 14 days per calendar year.
9. The structure shall comply with Fire, Health, and Building Codes, as well as, all applicable ordinances and regulations.
10. The applicant must submit a site plan that shows the structure, the location of the guest rooms, parking spaces provided, required screening, and all property dimensions.



338 NORTH STERLING
STREET CONDITIONAL
USE PERMIT
ZON2017-0024

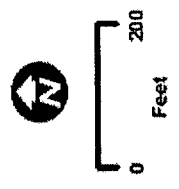
Map Features:
 Subject Property





338 NORTH STERLING
STREET CONDITIONAL
USE PERMIT
ZON2017-0024







Map Features:
 Subject Property
 Zoning Boundary

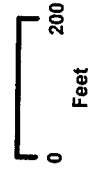




**338 NORTH STERLING
STREET CONDITIONAL
USE PERMIT
ZON2017-0024**

Map Features:

-  Subject Property
- LAND USE CLASSIFICATION**
-  RESIDENTIAL
-  COMMERCIAL
-  PUBLIC/EDUCATIONAL
-  CHURCH
-  UNDEVELOPED



JUL 25 2017

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

Planning, Zoning and Development Department
Zoning Division (9010)

TO: Lowell Duhon **DATE:** July 25, 2017

FROM: Carlee Alm-LaBar

SUBJECT: Case No. ZON2017-0024
338 North Sterling Street Conditional Use Permit

The attached ordinance would grant a Conditional Use Permit to allow the expansion of a Bed & Breakfast in an RS-1 (Residential Single-Family) zoning district on property located generally on the corner east of North Sterling Street and south of Mudd Avenue.

The Zoning Commission, at its Monday, July 17, 2017 meeting, recommended that the Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, August 8, 2017, with Final Adoption Tuesday, August 22, 2017.

Please call if you have any questions or require additional information on this matter.



Carlee Alm-LaBar
Director

LAFAYETTE CITY-PARISH COUNCIL MEETING

ZONING AGENDA ITEM SUBMITTAL FORM

If this involves a budget revision, please complete a budgetary revision form.

1) JUSTIFICATION FOR REQUEST: This is a request for the adoption of an ordinance that would grant a Conditional Use Permit to allow the expansion of a Bed & Breakfast on property located generally on the corner east of North Sterling Street and south of Mudd Avenue.

2) ACTION REQUESTED: Adoption of the attached ordinance to grant a Conditional Use Permit to allow the expansion of a Bed & Breakfast in an RS-1 (Residential Single-Family) zoning district located at 338 North Sterling Avenue.

3) REQUESTED ACTION OF COUNCIL:
A) INTRODUCTION: August 8, 2017
B) FINAL ADOPTION: August 22, 2017

4) DOCUMENTATION INCLUDED WITH THIS REQUEST:
A) Ordinance
B) Plat
C) Zoning Commission Recommendation of Action
D) Final Evaluation of Zoning Considerations
E) Maps

5) FISCAL IMPACT:
Fiscal Impact (will be detailed in Cost-Revenue Analysis)
X No Fiscal Impact

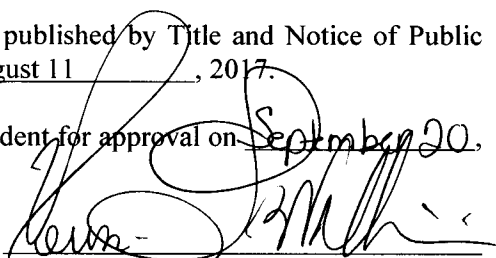
RECOMMENDED BY:
Carlee Alm-Labar
CARLEE ALM-LABAR, DIRECTOR

APPROVED FOR AGENDA:
[Signature]
CHIEF ADMINISTRATIVE OFFICER

DISPOSITION OF ORDINANCE NO. O-162-2017

1. This ordinance was introduced: August 8, 2017
YEAS: Castille, Lewis, Boudreaux, Conque, Hebert
NAYS: None
ABSENT: Naquin, Bellard, Cook, Theriot
ABSTAIN: None
- Final disposition by Council: September 19, 2017
YEAS: Naquin, Castille, Lewis, Boudreaux, Bellard, Conque, Cook, Hebert, Theriot
NAYS: None
ABSENT: None
ABSTAIN: None
- DEFERRAL: 08/22 – final adoption deferred to 09/19 to allow additional time to research
AMEND: 09/19 – adjust Section 2, Subsection 3, to separate the three (3) existing rooms from the four (4) main house rooms

2. Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the Advertiser on August 11, 2017.
3. This ordinance was presented to the Mayor-President for approval on September 20, 2017, at 10:00 o'clock 2 .m.


CLERK OF THE COUNCIL

4. Disposition by Mayor-President:

I hereby:

- A. Approve this ordinance, the 20th day of September, 2017, at 2:50 o'clock 2 .m.
- B. Veto this ordinance, the _____ day of _____, 2017, at _____ o'clock ____ .m., veto message is attached.
- C. Line item veto certain items this _____ day of _____, 2017, at _____ o'clock ____ .m., veto message is attached.


MAYOR-PRESIDENT

5. Returned to Council Office with without veto message on September 22, 2017, at 11:50 o'clock 2 .m.

6. Reconsideration by Council (if vetoed):

On _____, 2017, 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 _____, 2017, 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.


CLERK OF THE COUNCIL

8. Full publication of this ordinance was made in the Advertiser on September 22, 2017.