

**CITY ORDINANCE NO. CO-155-2022**

**AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL APPROVING A CONDITIONAL USE PERMIT TO ALLOW REVISIONS TO EXISTING CONDITIONS FOR AN EXISTING BED & BREAKFAST IN A RS-1 (RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT, PROPERTY TO BE REZONED FROM RS-1 (CUP) (C) (RESIDENTIAL SINGLE-FAMILY WITH A CONDITIONAL USE PERMIT FOR A BED & BREAKFAST WITH CONDITIONS) TO RS-1 (CUP) (C) (RESIDENTIAL SINGLE-FAMILY WITH A CONDITIONAL USE PERMIT FOR A BED & BREAKFAST WITH CONDITIONS) (MODIFIED) CASE NO. ZON2022-0033 338 NORTH STERLING STREET CONDITIONAL USE PERMIT, LOCATED GENERALLY NORTH OF EAST SIMCOE STREET, EAST OF NORTH STERLING STREET, AND SOUTH OF MUDD AVENUE**

**BE IT ORDAINED** by the Lafayette City Council, that:

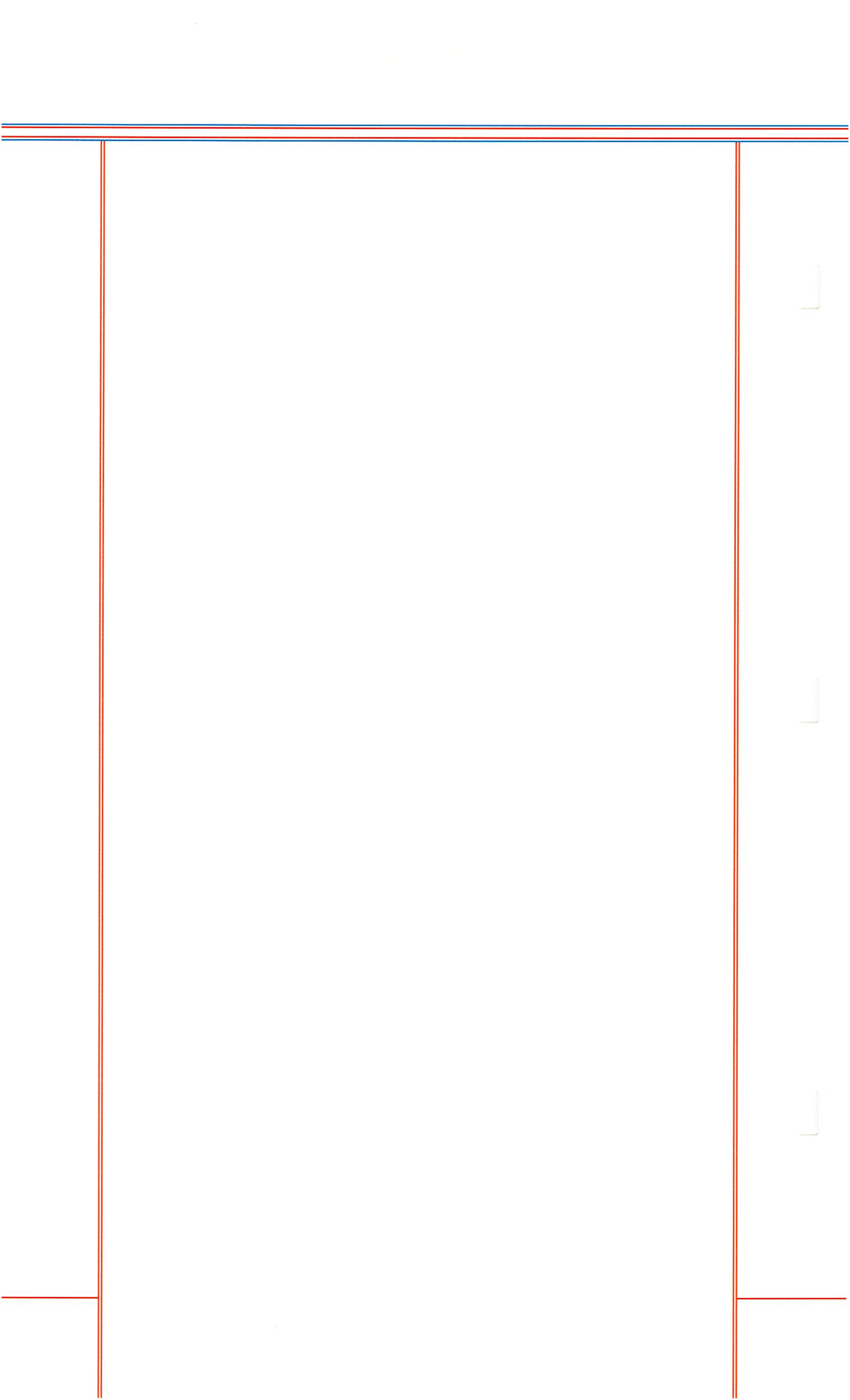
**SECTION 1:** The Lafayette City Council hereby approves a Conditional Use Permit to allow revisions to existing conditions for an existing Bed & Breakfast in a RS-1 (Residential Single-Family) zoning district. Property to be rezoned from RS-1 (CUP) (c) (Residential Single-Family with a CUP for a Bed & Breakfast with conditions) to RS-1 (CUP) (c) (Residential Single-Family with a CUP for a Bed & Breakfast with conditions) (modified). Case No. ZON2022-0033 338 North Sterling Street Conditional Use Permit, located generally north of East Simcoe Street, east of North Sterling Street, and south of Mudd Avenue; the said parcel being shown and identified by a rezoning map titled “A Map Requesting A Conditional Use For Bois Des Chenes Plantation Bed & Breakfast Street Address: 338 N. Sterling Street Lafayette, LA 70501 Located In The City Of Lafayette Section 59, T-9-S, R-4-E Lafayette Parish, Louisiana,” Prepared by Montagnet and Domingue, Inc.; a copy of which is attached hereto and made a part hereof.

**SECTION 2:** The existing conditions are to be deleted and replaced with two (2) new conditions. The property herein is subject to the following conditions:

1. The existing Carriage House may continue to be utilized for the Bed & Breakfast as approved by the Board of Zoning Adjustment in 1987.
2. No additional buildings shall be placed or constructed on the premises for the purpose of creating additional guest rooms. The existing buildings to be used for guest rooms are as per the attached site plan.

**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.



**LAFAYETTE ZONING COMMISSION  
RECOMMENDATION OF ACTION**

**TO:** Lafayette City Council  
**FROM:** Lafayette Zoning Commission and Community Development & Planning Dept.  
**SUBJ:** ZON2022-0033 338 North Sterling Street CUP

**PETITIONER:** Ravi Daggula

**DATE PETITION FILED:** August 10, 2022

**DATE OF PUBLIC HEARING:** September 19, 2022

**DATES OF PUBLICATIONS:** September 4, 2022  
 September 14, 2022  
 September 18, 2022

**DATE OF ZONING COMMISSION RECOMMENDATION:** September 19, 2022

**RECOMMENDATION:** Approve the ordinance that would approve a CUP (Conditional Use Permit) to allow revisions to existing conditions for an existing B & B in a RS-1 (Residential Single-Family) zoning district. Property to be rezoned from RS-1 (CUP) (c) (Residential Single-Family with a CUP for a Bed & Breakfast with conditions) to RS-1 (CUP) (c) (Residential Single-Family with a CUP for a Bed & Breakfast with conditions) (modified).

Motion: Green  
 Second: Dural  
 Vote: 4-0-1-0  
 Ayes: Doise, Dural, Green, Hebert  
 Nays: None  
 Absent: Pritchard  
 Abstain: None

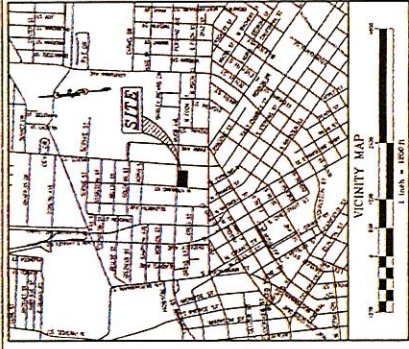
**ATTACHMENTS:** Executive Summary and Preliminary Staff Report

**REASONS FOR RECOMMENDATION:** Executive Summary including Zoning Commission Recommendation

Sincerely,

Mary Sliman, Director  
 Community Development and Planning Dept.





RS-1  
 LAFAYETTE PARISH  
 SCHOOL BOARD  
 LAFAYETTE, LA 70508

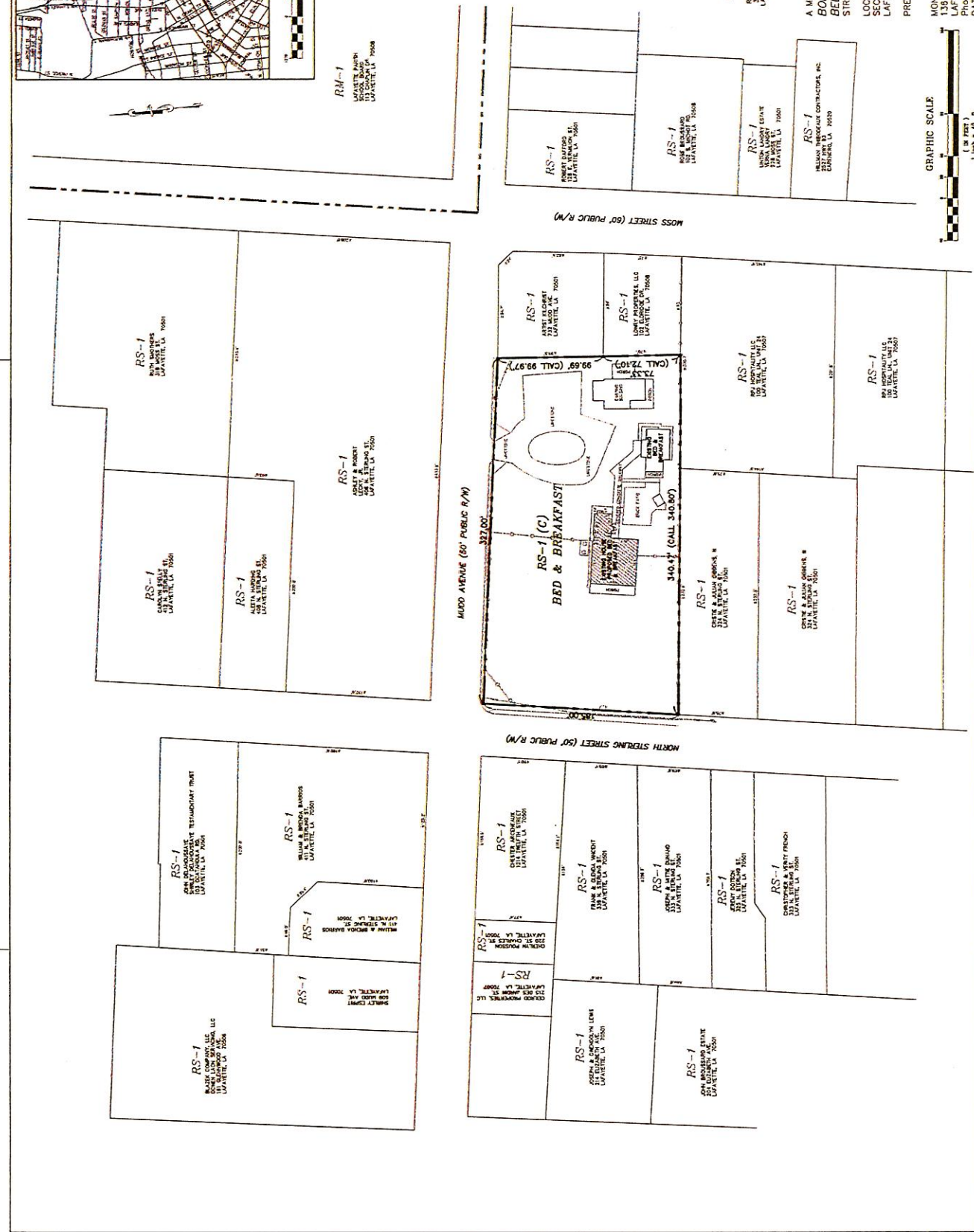
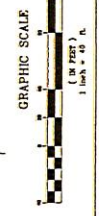


DIRECT/CLIENT  
 R2 J SUBSTANTI LLC  
 338 N. STERLING ST.  
 LAFAYETTE, LA 70501  
 (504) 312-8433

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

PREPARED BY: *A.C. Montagnet*  
 A. C. MONTAGNET  
 P. E., No. 1418  
 STATE OF LOUISIANA

MONTAGNET AND DOMINGUE, INC.  
 138 CLARA VON DRIVE  
 LAFAYETTE, LOUISIANA 70503  
 PHONE: (504) 991-1300 FAX: (504) 991-3282  
 DATE: JUNE 21, 2017 SCALE: 1"=40'



Lafayette Consolidated Government  
**Zoning Commission**

Community Development and Planning Staff Report

**EXECUTIVE SUMMARY**

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Drafted 8/10/2022  
 Amended 9/19/2022

**ZON2022-0033**

**City Council District:** 5 – Glenn Lazard

**Parish Council District:** 5 – AB Rubin

**Applicant:** Ravi Daggula

**Request:** This is a request to grant a Conditional Use Permit (CUP) to allow revisions to the conditions for the existing CUP (Conditional Use Permit) for a Bed and Breakfast in a RS-1 (Residential Single-Family) zoning district. The property to be rezoned from RS-1 (CUP) (c) (Residential Single-Family with a CUP for a Bed & Breakfast with conditions) to RS-1 (CUP) (c) (Residential Single-Family with a CUP for a Bed & Breakfast with conditions) (modified).

**Location:** 338 North Sterling Street

**Summary of Proposal:**

The purpose of this CUP (Conditional Use Permit) is to amend the conditions for this property. The property is zoned RS-1 (CUP) (c) (Residential Single-Family with a CUP for a Bed & Breakfast with conditions). The current conditions as written were the conditions of a 2017 CUP (**ZON2017-0024 338 N. Sterling Street CUP**) to allow a B & B in the main house and a there was a variance (1987) to allow B & B units in the Carriage House. The definition of a B & B in the LDC (2020) allowed no more than nine (9) guest bedrooms which was a departure from four (4) guest rooms in the previous UDC. In addition, bedrooms in the garage building were not permitted in the 2017 ordinance. Other conditions of the 2017 CUP ordinance are very similar so this recommendation will rely on the application of the B & B standards in 89-77 of Article 5 in the LDC. (See the two lists at the end of this report). Two conditions will remain that clarify the use of the buildings on the site plan and recognizing the variance for the Carriage House.

**Recommendation:**

Staff has reexamined the existing conditions established in 2017 in comparison with the current conditions. The current conditions will be followed as per the LDC definition of a B & B and the standards outlined. **They do not need to be reproduced as conditions in the ordinance.** However, there are still two items to clarify with the following conditions:

1. The existing Carriage House may continue to be utilized for the Bed & Breakfast as approved by the Board of Zoning Adjustment in 1987.
2. No additional buildings shall be placed or constructed on the premises for the purpose of creating additional guest rooms. The existing buildings to be used for guest rooms are as per the attached site plan.

Note: The existing conditions from 2017 and the conditions in the **LDC** are very similar. Guests' time of stay and owner/operator changes, but parking, signage, meals, events are the same with a minor clarification added. The main change was the definition of a B & B in the LDC.

**Reasons for Recommendation:**

The existing conditions and the standards from the LDC are almost the same with minor changes. Staff has determined this list does not need to be reproduced as it is listed in the **LDC**. It will be necessary to add conditions clarifying a few items. See the end of this report for the 2017 conditions and the current standards as part of the **LDC**.

The historic criteria as listed in the **LDC** B & B standards will have been met before the September 19, 2022 Zoning Commission meeting. On Thursday, Sept. 15<sup>th</sup>, the Lafayette Preservation Commission will consider for nomination and designation the entire property of the Charles Mouton Plantation property as a Historic Asset on the Lafayette Historic Register. The primary house is already designated on the local and national register. The Charles Mouton House and Property includes the following factors, to be used by the Lafayette Preservation Commission when considering the following historic asset, **Historic Landmark**, for designation. The following are excerpts from the Lafayette Development Code Article 3, Section 89:34, (b) Criteria for Designation of Historic Assets:

- a. It constitutes a determination of eligibility for listing in the National Register of Historic Places, because it was evaluated by the Lafayette Preservation Commission under the National Register criteria and found to meet them.

and,

- c. Meets one or more of the criteria listed above in 89-34(b)(3), Letters b to f.

**Summary of Public Comment:**

At the time of publication of the preliminary report, staff has received no phone calls asking for more details or giving an opinion.

## ZONING COMMISSION RECOMMENDATION

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The Zoning Commission held a public hearing regarding this matter at its September 19, 2022, meeting and approved a motion to recommend that the City Council approve the request for a Conditional Use Permit (CUP) to allow revisions to the conditions for an existing Conditional Use Permit (CUP) for an existing Bed & Breakfast in a RS-1 (Residential Single-Family) zoning district.

### Summary of Public Comment:

#### Public Comment before the Zoning Commission meeting

Support: 0

Opposition: 0

Neutral: 0

#### Public Comment during the Zoning Commission meeting

Support: 0

Opposition: 2

Neutral: 0

**Zoning Commission Meeting**

**September 19, 2022**

**ZON2022-0033**

**To:** City-Parish Zoning Commission

**From:** Mary Sliman, Director  
Cathie Gilbert, Planning Manager

**City Council District:** 5 – Glenn Lazard

**Parish Council District:** 5 – AB Rubin

**Prepared by:** Carol Vermillion Robbins

**PRELIMINARY STAFF REPORT**

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**I. GENERAL INFORMATION**

**Applicant:** Ravi Daggula

**Request:** This is a request to grant a CUP to allow revisions to the existing conditions attached to the existing Bed & Breakfast on this property.

**Location:** 338 North Sterling Street

**Description:** The subject property is located generally north of East Simcoe Street, east of North Sterling Street, and south of Mudd Avenue, and is 1.6 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





*Subject Property Map*



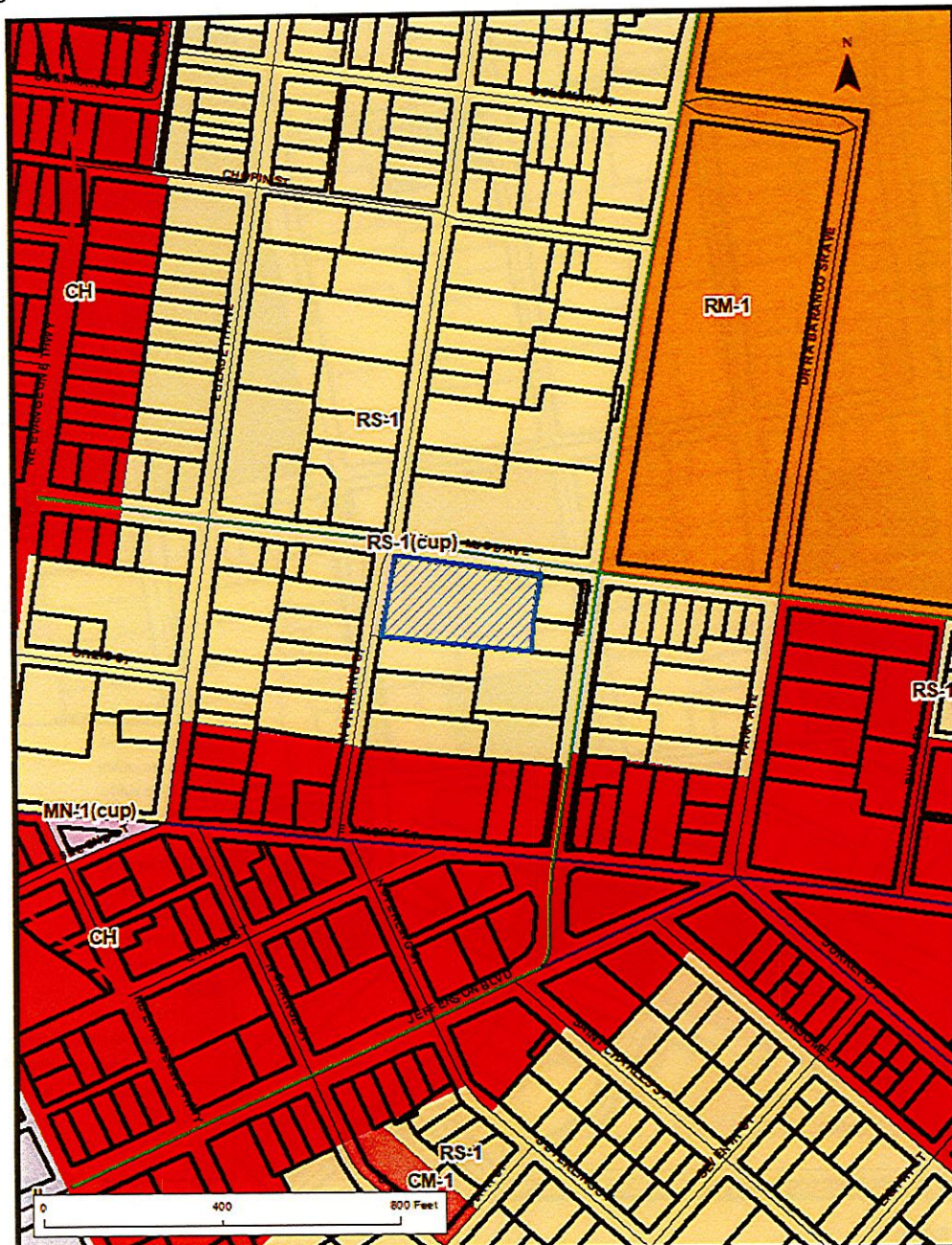




## II. ANALYSIS

### A. Existing conditions

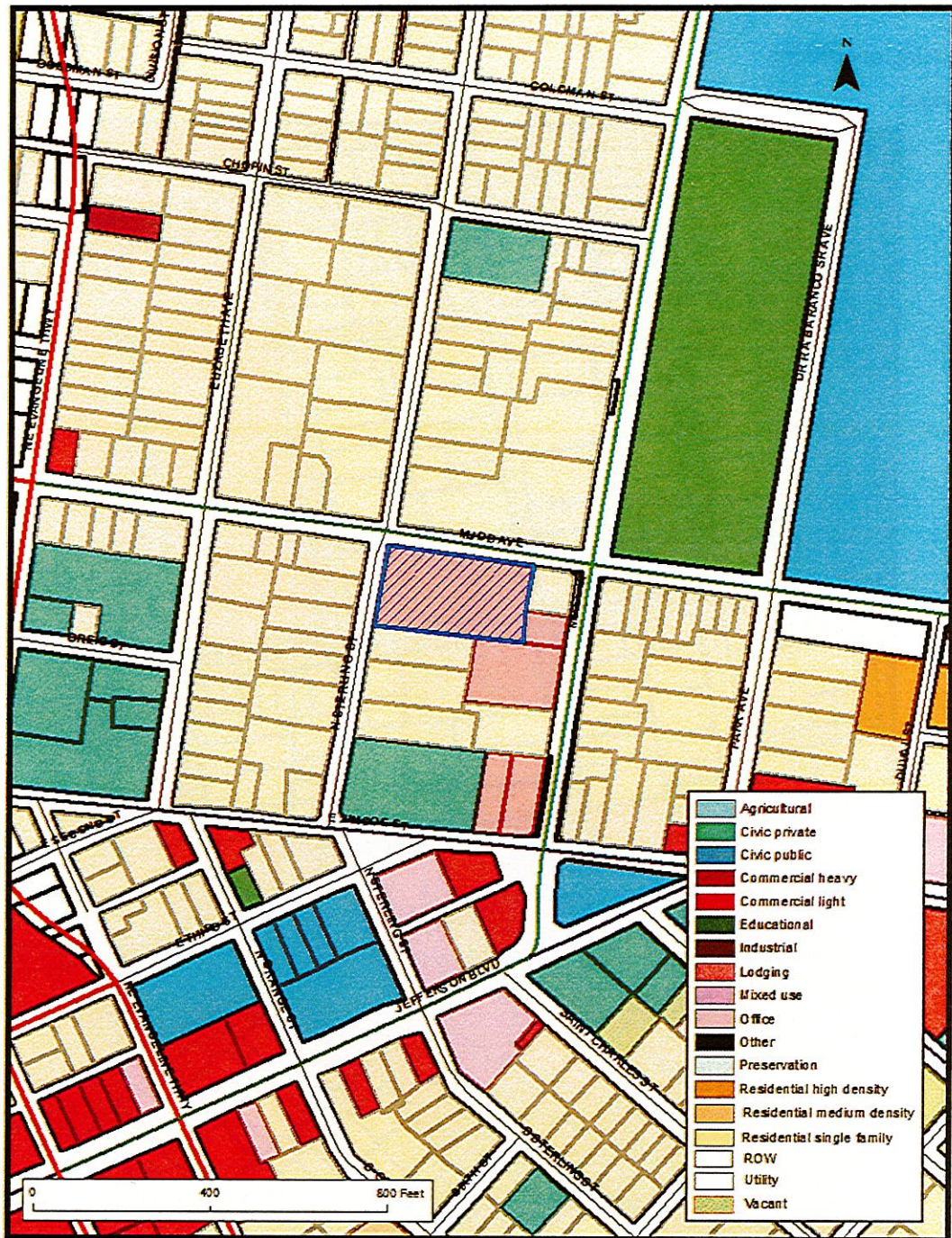
#### Zoning



#### ***Zoning map of the area surrounding the petitioned site***

This zoning map shows that the subject property is firmly in a primarily RS-1 (Residential Single-Family) zoning district. A Bed & Breakfast can operate in a RS-1 zoning district as long as it follows the conditions in the LDC and obtains a Conditional Use Permit (CUP). There is also a large CH (Commercial-Heavy) area following East Simcoe Street, Jefferson Boulevard and the Evangeline Thruway. These areas are currently being studied for a comprehensive rezoning in McComb-Veazey, and in preparation for the I-49 Connector project. There is also a large RM-1 (Residential Mixed) zoning district at the elementary school and the golf course.





**Land Use Map**

The subject property is a lodging use in a residential area, having been a B & B for years. The block also contains rental properties, residential use and a civic private use. St. Genevieve Catholic Church and school are also nearby as a civic private use. There is a large amount of single-family residential in the area. Below East Simcoe there are light commercial uses, office space, civic public spaces such as a Veteran’s Park and senior activities.

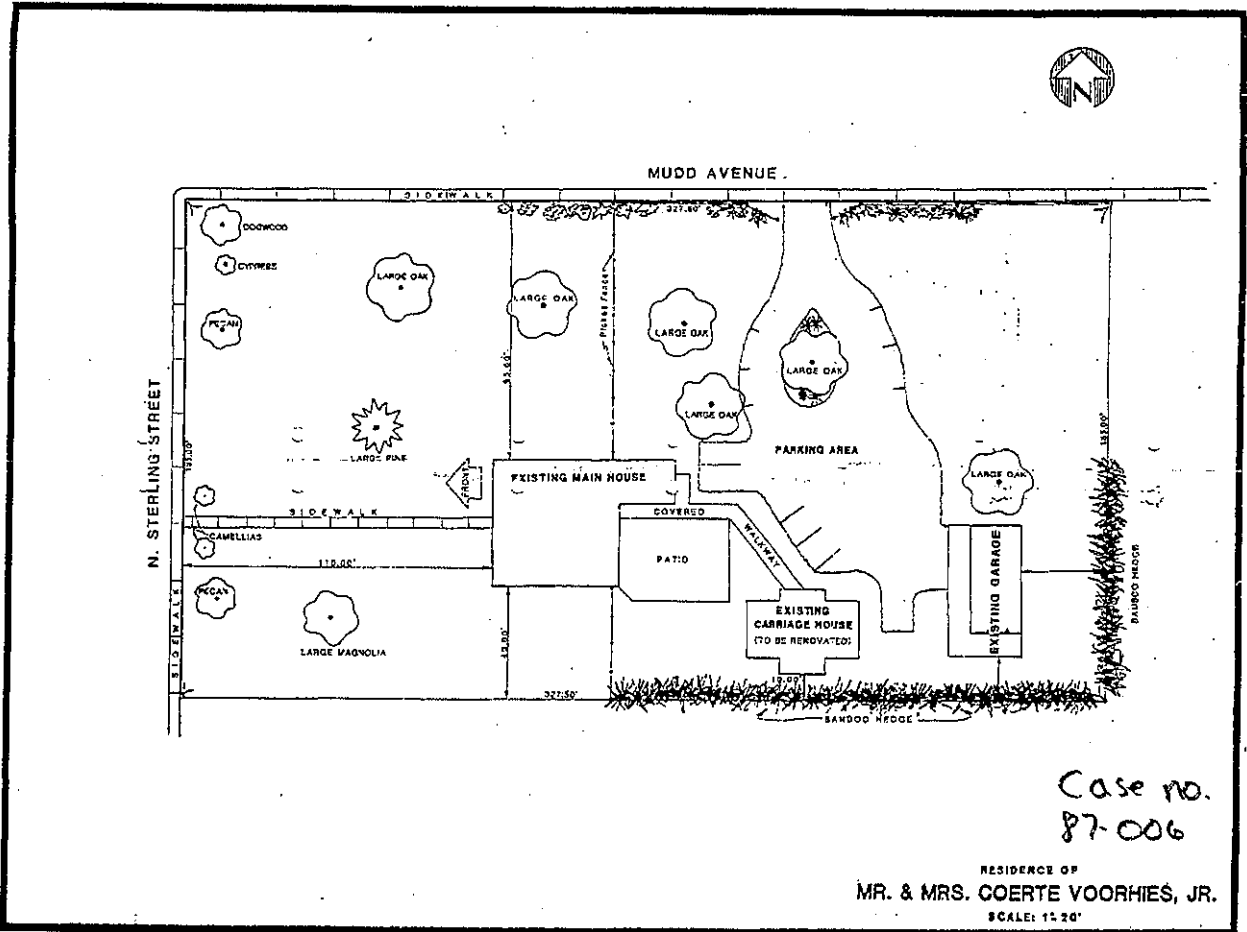


Infrastructure



**Street Classification and Sidewalk Inventory Map**

The subject property borders a local road, North Sterling Street, and a minor arterial, Mudd Avenue. East Simcoe Street to the south is a major collector, as is nearby Surrey Street, and the Evangeline Thruway is a principal arterial. The sidewalk system in this area looks very complete, occurring in all areas shown.



**Original/Current B & B Site Plan**

This original site plan will still be applicable as it shows the three buildings on the site. There is the Main House, the Carriage House, and the renovated Garage. No buildings have been added.

**B. Recent cases and relevant trends**

This Bed & Breakfast was established in 1987 when a variance was granted to allow B & B bedrooms in the accessory Carriage House building in a RS-1 (Residential Single-Family) zoning district (**Case No. 87-006**). There were conditions attached to this variance that were modified in 2017, when a CUP was granted to allow the expansion of the B & B into the main house (**ZON2017-0024 338 North Sterling Street CUP**). The current revision to the CUP conditions is to eliminate conditions that are already existing in the **LDC**, with two (2) conditions remaining.

**C. Purpose of rezoning and effect on adjacent land uses**

The purpose of the CUP is to review the conditions attached to the property, compare them with the conditions listed in the current **LDC**, and clarify the conditions to be followed, which will be the list in the **LDC**. It is the staff's recommendation to remove all the current conditions from the ordinance, as they are duplicated in the **LDC**. Only two conditions will remain. None of this should have any effect on the adjacent land uses. Nothing is changing; the B & B will continue as it has since 1987 with the ability to have additional bedrooms.

**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.*

The general area of the subject property is a longtime established neighborhood with a longtime established business. The Bed & Breakfast at 338 North Sterling Street has been open since 1987. This neighborhood is an established, historic neighborhood. It is one of the oldest in Lafayette, and the maintenance of the neighborhood in its current form seems to be the development trend here. There have been a few small additions over the years, such as a small bakery on North Sterling Street, but the trend is to maintain the existing neighborhood. The subject property has been part of the neighborhood for a long time and is accepted as such. It is helpful that the main entrance to the B & B is on Mudd Avenue, a busy minor arterial.

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

N/A.

***The proposed amendment is compatible with surrounding land uses.***

The proposed amendment is compatible with the surrounding land uses. This historic Bed & Breakfast has been in operation since 1987 and is now an established presence in the neighborhood. This is a RS-1 (Residential Single-Family) zoning district, so a B & B is held to certain restrictions and a CUP (Conditional Use Permit) is required. The B & B will adhere to the conditions as per **LDC 89-77 Bed & Breakfast**.

**Original conditions Ordinance in 2017**

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.

**Current LDC conditions**

*“Applicability. This section applies to the City of Lafayette. The owner/operator 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.*

- (a) *Historic Significance. The structure where the bed and breakfast is established must be – (1) Defined as any residential structure designated as a landmark by the Lafayette Preservation Commission, or (2) Listed on the National Register of Historic Places, or (3) Located in a structure, district, neighborhood, landmark, property, or cultural resource that has been officially designated as historic. /See Article 3, § 89-34 (Historic Preservation)*
- (b) *Guest Rooms Limited to Existing Structures. Only existing structures on the lot that have historic significance may be renovated to provide guest rooms.*
- (c) *Parking. 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.*
- (d) *Signs. Only 1 attached non-illuminated sign of up to 1 square foot in area is permitted. The sign shall be attached to the building.*
- (e) *Meals. (1) Meals shall only be served to overnight guests. Notwithstanding the foregoing, if located in a zoning district where restaurants are allowed, meals may be served to guests other than those registered with the bed and breakfast, provided the facility meets all other applicable city, parish and state codes for food service. (2) Guest rooms shall not contain cooking facilities.*
- (f) *Events. Receptions or private parties for a fee on the premises of a bed and breakfast facility – (1) Are not allowed in an “RS” zoning district, and (2) Are allowed in any other zoning district.*
- (g) *Guests (1) 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 Administrator. (2) The maximum length of a stay for any guest is 30 consecutive nights.”*

**Definition:**

**Bed and Breakfast** An owner- or operator-occupied house, or part of a house, that offers no more than 9 guest bedrooms for overnight paid occupancy of up to 30 consecutive nights, and where breakfast is provided to guests.



RECEIVED

SEP 20 2022

Lafayette Consolidated Government  
Chief Administrative Officer

## Internal Memorandum

**Community Development and Planning Department**  
Office of the Director (Route 9041)

**TO:** Cydra Wingerter **DATE:** September 20, 2022

**FROM:** Mary Sliman

**SUBJECT:** Case No. ZON2022-0033  
338 North Sterling Street Conditional Use Permit

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The attached ordinance would grant a Conditional Use Permit to allow revisions to existing conditions for an existing Bed & Breakfast on property located in a RS-1 (Residential Single-Family) zoning district located generally north of East Simcoe Street, east of North Sterling Street, and south of Mudd Avenue.

The Zoning Commission, at its Monday, September 19, 2022 meeting, recommended that the City Council approve the attached ordinance. We request that Council Introduction be scheduled for Tuesday, October 4, 2022, with Final Adoption Tuesday, October 18, 2022.

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

A handwritten signature in blue ink that reads "Mary Sliman".

**Mary Sliman**  
Director

**LAFAYETTE CITY COUNCIL MEETING**  
**ZONING AGENDA ITEM SUBMITTAL FORM**

- 1) **JUSTIFICATION FOR REQUEST:** This is a request for the adoption of an ordinance that would grant a CUP (Conditional Use Permit) to allow revisions to existing conditions for an existing Bread & Breakfast on property located generally north of East Simcoe Street, east of North Sterling Street, and south of Mudd Avenue.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to approve a Conditional Use Permit (CUP) to allow revisions to existing conditions for an existing Bed & Breakfast in a RS-1 (Residential Single-Family) zoning district. Property to be rezoned from RS-1 (CUP) (c) (Residential Single-Family with a CUP for a Bed & Breakfast with conditions) to RS-1 (CUP) (c) (Residential Single-Family with a CUP for a Bed & Breakfast with conditions (modified)).
- 3) **REQUEST ACTION OF COUNCIL:**
- A. INTRODUCTION:      October 4, 2022
- B. FINAL ADOPTION:    October 18, 2022
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
- A. Cover Memo from Director (1 page)
- B. Submittal Form (1 page)
- C. Zoning Commission Recommendation of Action (1 page)
- D. Ordinance (1 page)
- E. Map (1 page)
- F. Final Evaluation of Zoning Considerations (13 pages)
- 5) **FISCAL IMPACT:**
- Fiscal Impact (will be detailed in Cost-Revenue Analysis)
- No Fiscal Impact

**RECOMMENDED BY:**



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 MARY SLIMAN, DIRECTOR
**APPROVED FOR AGENDA:**



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 CHIEF ADMINISTRATIVE OFFICER





**DISPOSITION OF ORDINANCE NO. CO-155-2022**

1. This ordinance was introduced: October 4, 2022  
YEAS: Lewis, Naquin,  
Hebert, Cook, Lazard  
NAYS: None  
ABSENT: None  
ABSTAIN: None
- Final disposition by Council:  
October 18, 2022  
YEAS: Lewis, Naquin,  
Hebert, Cook, Lazard  
NAYS: None  
ABSENT: None  
ABSTAIN: None

2. Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the Advertiser on October 7, 2022.

3. This ordinance was presented to the Mayor-President for approval on October 19, 2022, at 11:00 o'clock a.m.

[Signature]  
ASST. CLERK OF THE COUNCIL

4. Disposition by Mayor-President:

I hereby:

- A. Approve this ordinance, the 24 day of OCTOBER, 2022, at 10:50 o'clock a.m.
- B. Veto this ordinance, the \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_m., veto message is attached.
- C. Line item veto certain items this \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_m., veto message is attached.

[Signature]  
MAYOR-PRESIDENT

5. Returned to Council Office with without veto message on October 24, 2022, at 3:21 o'clock p.m.

6. Reconsideration by Council (if vetoed):  
On \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022, 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.*

[Signature]  
CLERK OF THE COUNCIL

8. Full publication of this ordinance was made in the Advertiser on October 21, 2022.

