

**AGENDA**  
**LAFAYETTE PARISH PLANNING COMMISSION**  
**JUNE 8, 2020**  
**DEVELOPMENT & PLANNING AUDITORIUM**  
**220 W. WILLOW STREET, BUILDING B**  
**LAFAYETTE, LA**  
**5:00 P.M.**

**REGULAR MEETING** – Development & Planning Auditorium

**I. CALL TO ORDER**

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF MEETING MINUTES**

May 11, 2020

**IV. DEVELOPMENT REVIEW**

1. Ratification of Hearing Examiner Actions

Property Belonging to Dean Hebert, Tract 1  
Tract A Foreman Brothers Properties, LLC Property  
Lots 2-A & 2-B, John L. Leblanc & Anna B. Leblanc Estate  
Sunrise Addition, Lots 12-A & 12-B  
Property Owned by Carrol L. Spell & Beverly Faciane Spell, Tracts 6-A & 6-B  
Estate of Felix Vincent, Tract 1-B  
Leslie Bertrand Leblanc, Lot 1  
Matthew & Tracia Hebert Property, Plot 4B  
Elmo Picard Property, Resubdivision of Tract D

2. Case No. PC2020-0023  
Plat Name: Shirleen Roger Richard & James Darrel Richard,  
Tracts 1, 2, 3, 4 & 5  
Requested Action: Preliminary Plat Approval  
Location: West Gloria Switch Road  
Lafayette Parish  
Proposed Land Use: Residential  
Size: 2.63 acres  
No. of Lots: 5  
Owner: James Darrell Richard & Shirleen Roger Richard  
Applicant: James Darrell Richard & Shirleen Roger Richard  
Plat Prepared by: Aldon A. LeBlanc

**WITHDRAWN**

3. Case No. 1978 Project  
Plat Name: Agape Estates  
Requested Action: Acceptance of Perpetual Maintenance  
Location: Sellers Road, Gina Drive & Tiffany Lane  
Lafayette Parish  
Proposed Land Use: Residential  
Size: 5.013 Acres  
No. of Lots/Units: 19  
Owner: Billy R. Beavers (Shown on Plat)  
Applicant: Billy R. Beavers (Shown on Plat)  
Plat Prepared by: R. C. Spikes

**V. OTHER BUSINESS**

1. Update on UDC Replacement Committee

**VI. PUBLIC COMMENTARY**

**VII. ADJOURNMENT**

For additional information concerning items placed on the Planning Commission Agenda, please call 291-8000.

NOTE: The Planning Commission, at its discretion, reserves the right to defer action on the items listed on the agenda to a later date should the length of the meeting extend beyond a reasonable time frame.

**LAFAYETTE CONSOLIDATED GOVERNMENT  
PARISH PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, MAY 11, 2020**

MINUTES OF THE MAY 11, 2020 MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT PARISH PLANNING COMMISSION HELD AT 5:30 P.M., 220 WEST WILLOW STREET, BUILDING B, DEVELOPMENT AND PLANNING AUDITORIUM, LAFAYETTE, LOUISIANA.

**STAFF PRESENT**

Anne Famoso  
Sharon Wagner

**MEMBERS PRESENT**

Bonnie Anderson  
Walter Arceneaux  
John Broussard  
Charlie Buckels  
Wesley Hebert

**LEGAL COUNSEL**

Paul Escott

**MEMBERS ABSENT**

**I. CALL TO ORDER**

Charlie Buckels called the meeting to order at 5:30 p.m.

**II. APPROVAL OF AGENDA**

MOTION: John Broussard moved to approve the May 11, 2020 agenda.  
SECOND: Bonnie Anderson  
VOTE: 5-0-0-0  
AYES: Anderson, Arceneaux, Broussard, Buckels, Hebert  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**III. APPROVAL OF MEETING MINUTES**

March 9, 2020

MOTION: Bonnie Anderson moved to approve the March 9, 2020 meeting minutes.  
SECOND: Walter Arceneaux

John Broussard stated a correction was needed to Agenda Item #3. He stated that he did not second the motion and abstained during the vote.

VOTE: 5-0-0-0  
AYES: Anderson, Arceneaux, Broussard, Buckels, Hebert  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

#### **IV. DEVELOPMENT REVIEW**

##### **1. Ratification of Hearing Examiner Actions**

Property Belonging to Dolores Manuel, Lot 1-A  
J. B. Deerpark Farms, LLC Lots 1 & 2  
Derousselle/Malveaux, Tract 4  
Savoie Addition, Lots 1-4  
Eunice Suire, Tract 3F  
Eunice Suire, Tract 3G  
329 Teljean, LLC – Lot 8-A  
Prairie Sorrel Heights, Lot 24  
Oran K. Vincent, Parcels A-1 & A-2  
Property Belonging to Terry Clay Girouard, Lot 1  
Lots 1-A & 1-B, Tract V of the Leopold Poirier & Emile Poche Estate

MOTION: John Broussard moved for approval of the Hearing Examiner actions.  
SECOND: Walter Arceneaux  
VOTE: 5-0-0-0  
AYES: Anderson, Arceneaux, Broussard, Buckels, Hebert  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

##### **2. Clement Landry Estate, Tract 1, & Lot X (PC2020-0001)**

Sharon Wagner presented the Staff Report.

Aldon LeBlanc, the surveyor, spoke and stated that they agreed with the conditions with the exception of the sewer effluent comment stating that it would drain to Touchet Road. He stated that effluent would not drain to Touchet Road but would drain to the Coulee Ile Des Cannes and the Lateral.

Sharon Wagner agreed to make the correction to the comment.

MOTION: Walter Arceneaux moved for Preliminary Plat approval subject to the following conditions with the to the sewer effluent conditions stating that it will drain to the Coulee Ile Des Cannes or the Coulee Ile Des Cannes Lateral 4.

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and full servitude niches at all property corners including typical utility niche diagram.
2. Lafayette Parish Waterworks District North to be contacted by the developer to determine if service of potable water to the subdivision is possible. On written approval of service to the subdivision by the Lafayette Parish Waterworks District North, submit complete construction plans to the Lafayette Parish Waterworks District North office. (LUS)
3. A note must be place on the final plat stating, "Please be advised that if greater than fifteen (15) lots are developed, a community type sewerage disposal system may be required an all lots and/or units shall be connected to said system. See Ordinance # O-189-2011."
4. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed.
5. The subdivision submitted has less than sixteen (16) lots but there is additional unplatted land along the private road. Therefore, the final plat must also include the following note: "If greater than fifteen (15) lots are developed along this Private Street the pavement design shall meet the requirements of Section 89-44(a)(1)(g)."
6. The construction testing/inspection results are to be submitted to Public Works at the time of final inspection. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
7. Documentation of existing private streets, rights-of-passage, and private alleys shall be submitted to verify the existing improvement functions and drains effectively.
8. A portion of the development is located within a Special Flood Hazard Area, including a designated Floodway. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within a Special Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes,

respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). Please note that all proposed development activities within the designated Floodway must satisfy all requirements of a “No Rise Certification.” However, due to potential impact of the development within a Special Flood Hazard Area, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.

9. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. For details of this requirement, please review section 89-42 (g).
10. A lot/site grading plan will be required for review and approval by Public Works. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, lot grading plan, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
11. Since the watercourse, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read “30 drainage servitude from apparent high bank and inclusive of channel” on both sides of channel.
12. A note shall be placed on the plat stating, “Upon future subdivision of this property public street connections including the extension of Glade Blvd, Windrush Ln, and Calcasieu Crossing may be required.”
13. A note shall be placed on the plat stating, “Buildings, structures, and/or ponds/lakes etc. shall not be constructed in a location or manner that blocks the extension/projection of Glade Blvd, Windrush Ln, or Calcasieu Crossing prior to future subdivision of these properties.”
14. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: “Effluent will drain to the Coulee Ile Des Cannes or the Coulee Ile Des Cannes Lateral 4, both of which are maintained by the Lafayette Consolidated Government.” (Lafayette Parish Health Unit)

15. A note must be placed on the final plat stating, “The Private Street is not to be maintained by Lafayette Consolidated Government.” Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
16. The private street must be assigned an approved name submitted through standard procedures. (911/Communications District)

**PLAT REVISIONS:**

1. Private Street Name Addresses  
Amended Addresses pending the approval of the private street  
Comment: Street names must be approved thru the Lafayette Parish Communications District (E-911). The creation of Lot X has triggered the naming of this private access street. All existing residences must modify their current address to conform to the naming of this new private street. The cost of the private street sign package to be determined by the accepted street name.
2. Show the location and footprint of any existing buildings or structures. Indicate the status of existing structures on the site (i.e. vacant, to be removed, etc.)
3. Indicate the minimum lot frontage.
4. Label the private street, “Private Street/Utility Easement.”
5. Verify acreage indicated on the plat and in the plat notes.
6. Verify Lot X dimensions indicated on the plat as well as the geometry in the Line Chart.

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information 337-291-5634.
2. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
3. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.

4. There is no Atmos Energy gas at this location.
5. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
6. 59.654 acres; if developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued. (Environmental Quality)

SECOND: Bonnie Anderson  
VOTE: 5-0-0-0  
AYES: Anderson, Arceneaux, Broussard, Buckels, Hebert  
NAYS: None  
ABSTAIN: None  
ABSENT: None

#### MOTION CARRIES

### **3. Avery Meadows (PC2017-0051)**

Anne Famoso presented the staff report.

Commissioner Arceneaux asked why the project was coming back to the Commission.

Anne Famoso explained that it is a revised plat with more lots.

Commissioner Arceneaux asked if the waivers for the setbacks and additional stub out were granted the first time the Commission approved it.

Anne stated that a waiver was not needed the first time for the setbacks and the requirement for the stub out to the East was to be worked out with Public Works. Anne explained the wavier requests: the requirement to provide a 22.5 enhanced setback along Duhon Road which would be a 32.5 total setback with the required 10 rear building setback, and additional stub out to the East.



She explained that the UDC actually reduced the enhanced building setback requirement on Duhon Road from the previously required 125' to 100'.

Commissioner Buckels asked what is the current plan for Duhon Road.

Travis Smith, Traffic Engineering, spoke and explained the need for an enhanced 22.5' widening setback and the 10' rear building setback. He stated the setback is needed for road widening in the future. He stated that the setbacks keep back yards from being too close to the roadway. Commissioner Buckels asked what amount is needed for road widening. Travis stated that 100 feet is required but that it depends on the design of the road. Commissioner Buckels asked what the current right of way is. Travis stated that the plat states 55 feet. Commissioner Buckels asked if it is open ditch. Travis stated yes.

Commission Arceneaux stated that he has a problem with the rules changing from the previous approval at the developer's expense. He stated that the developer could move forward with his previous approval without the enhance setback.

Robert Daigle, the developer, spoke and explained the history of the project and stated that it had been ongoing since 1997 with several obstacles. He then explained the current design and requested waivers of the requirement to provide a 22.5' enhanced setback and the additional stub out to the East. He stated the enhanced setback was a financial burden. He explained his previous development experience and the effects of the prior subdivision regulations as well as the current UDC. He stated that he thoroughly understands enhanced setbacks and stated that Duhon Road will not be widened in his nor Ms. Famoso's lifetime. He stated that it would be costly. He spoke about unconstitutional takings of properties.

Commissioner Buckels asked Mr. Daigle to state again, what waivers he is asking for. Mr. Daigle stated that his is asking for waivers of the required enhanced 22.5' setback and the required additional stub out to the East.

Commissioner Buckels asked if there were any comments from the public.

Sharon Wagner stated no.

**MOTION:** Bonnie Anderson moved for Revised Preliminary Plat approval subject to the following conditions with a waiver of condition to construct Street B as a stub out street to the eastern property line a waiver of the condition to provide an enhanced building setback of 22.5' along Duhon Road.

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and full servitude niches at all property corners including typical utility niche diagram.
2. Submittal of complete construction plans to the Lafayette Utilities system for review and approval is required.

3. If changes are made to the reviewed/approved construction plans and Drainage Impact Analysis, then Submittal of complete construction plans to the Department of Public Works and LA DOTD will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed.
4. If applicable, the construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed.
5. If applicable, the construction testing/inspection results are to be submitted to Public Works at the time of final inspection. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed.
6. Submittal of a drainage impact analysis to the Department of Public Works and LA DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note, all residential and commercial development greater than 2.5 acres in size that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase and reduce the pre-development runoff rate by 15% through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. The retention/detention facility shall retain the runoff for a 25-year design storm.

7. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.

8. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read “30 drainage servitude from apparent high bank and inclusive of channel” on both sides of channel. Revise final plat to indicate the applicable distance between the 30-foot servitude dimension from the channel top bank and the platted property boundary.
9. If applicable, any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (Americana National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer’s plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
10. Sidewalks are required along all public streets.
11. A 1’ reserve strip dedicated to Lafayette Consolidated Government is required along Duhon Road, access for Lots 1-9 and Lots 106-109 shall only be from Street A.
12. A Traffic Impact Analysis is required.
13. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:  

Office of Public Health  
Acadian Regional Office  
825 Kaliste Saloom Road, Suite 100  
Lafayette, LA 70508
14. Twenty percent (20%) Open Space is required. The calculations must be provided prior to final plat approval.

**PLAT REVISIONS:**

1. Ensure that the five roadways labeled as Street A – Street E are assigned approved names submitted through standard procedures.
2. Verify geometry. Distances are missing from several areas. Provide curve data for Curve 15. Also, verify radius data for curves C1, C4, C5, C29, & C30.
3. Addresses are assigned as follows:

Street A				Street B				Street C				Street D	
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
1	101	76	200	20	101	115	300	89	100	114	101	75	100
2	103	77	202	21	103	116	302	90	102	113	103	74	102
3	105	78	204	22	105	117	304	91	104	112	105	73	104
4	107	79	206	23	107	118	306	92	106	111	107	72	106
5	201	80	208	24	109	119	308	93	108	110	109	71	108
6	203	81	210	25	111	120	310	94	110	109	111	70	200
7	205	82	300	26	201	121	312	95	112	108	113	69	202
8	301	83	302	27	203	122	314	96	114	107	115	68	204
9	303	84	304	28	205	123	316	97	116	106	117	67	206
10	305	85	306	28A	207	124	318	98	118	105	119	66	208
11	307	86	308	CA	209	125	320	99	120	104	121	65	210
12	309	87	310	29	211	126	322	100	122	103	123	64	300
13	311	88	312	30	301	127	324	101	124	102	125	63	302
14	313			31	303							62	304
15	315			32	305	Street F						61	306
16	317			33	307	Lot	No	Lot	No			60	308
17	319			34	309	54	100	43	101			59	310
18	401			35	311	53	102	44	103			58	312
19	403			36	313	52	104	45	105			57	314
				37	315	51	106	46	107			56	400
				38	317	50	108	47	109			55	402
				39	319	49	110	48	111				
				40	321								
				41	323								
				42	325								

**OTHER COMMENTS/SUGGESTIONS:**

1. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1’ (one) foot higher than the centerline of the adjacent road.
2. A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and

approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.

3. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
4. The owner will coordinate with the Lafayette Utilities System for all required service connections.
5. Any relocation of existing electric facilities will be at the owner/developer's expense.
6. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
7. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

SECOND: John Broussard  
VOTE: 5-0-0-0  
AYES: Anderson, Arceneaux, Broussard, Buckels, Hebert  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**4. Harris Domingue, Jr. & Earline B. Domingue Resubdivision of Tract 2A into Tracts 2A-1 & 2A-2 (PC2020-0016)**

Ann Famoso presented the staff report.

Angie Barrilleaux, representing Montagnet & Domingue, spoke and requested a waiver of sidewalks.

Commissioner Buckels asked if this was a family partition.

Angie Barrilleaux stated that it is a residential family partition.

**MOTION:** John Broussard moved for Preliminary Plat approval subject to the following conditions with a waiver of the requirement to provide sidewalks along all public streets.

1. Lafayette Parish Waterworks District North to be contacted by the developer to determine if service of potable water to the subdivision is possible. On written approval of service to the subdivision by the Lafayette Parish Waterworks District North, submit complete construction plans to the Lafayette Parish Waterworks District North Office.
2. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. For details of this requirement, please review section 89-42 (g).
3. The entire development is located within a Special Flood Hazard Area. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated Special Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the Special Flood Hazard Area, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.

4. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. Areas of particular interest include the adjacent Harris & Earline Domingue Jr, Christine Perrin, and Malcolm, Terrell, and Thomas Brignac properties.
5. Access to Wyman Road (LA 723) shall be approved by DOTD.
6. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to Wyman Road, LA Hwy 723, which is a public street that is maintained by the LA-DOTD."

**PLAT REVISIONS:**

1. Please correct the spelling of Domingue in the title block.
2. Show north arrow (in the same orientation as the plat) and scale (written and graphic) for the plat and vicinity map (1" = 3,000') showing the location of the proposed subdivision or development and the entire subject property.
3. Addresses are assigned as follows:

Wyman Road	
Tract	Lot
2A-1	1004
2A-2	1010

**OTHER COMMENTS/SUGGESTIONS:**

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
2. All work to be performed within the public right-of-way must be permitted. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
3. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

4. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
5. If developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.

SECOND: Walter Arceneaux  
VOTE: 5-0-0-0  
AYES: Anderson, Arceneaux, Broussard, Buckels, Hebert  
NAYS: None  
ABSTAIN: None  
ABSENT: None

#### MOTION CARRIES

#### **5. Craig Wilson, Lots 1-C, 1-D, 1-E, 1-F & 1-G (PC2020-0017)**

Sharon Wagner presented the staff report. She explained that the surveyor had requested a waiver of the requirement to provide a drainage impact analysis (DIA) and that they were instead, offering to provide a lot grading plan. She stated that she would like to defer any drainage questions to Public Works.

Jessica Cornay, Public Works Engineer, explained the need for a DIA since they are creating a private street. She stated that it does not matter if it is public or private streets that a DIA is needed.

Commissioner Buckels asked if they would had more lots would they have to do another DIA.



Jessica stated that the addition of a lot or two would only trigger a lot grading plan but 400 lots would trigger a full DIA. Commissioner Broussard asked if the Commission would normally waive a DIA when a new street is built. Jessica stated no. Commissioner Buckels asked where the natural drainage for the property is at this time. Jessica stated she assumed it would go to the large channel but that she does not know because they had not received plans. Commissioner Buckels asked how a lot-grading plan mitigated drainage runoff. Jessica stated that a lot grading plan does not mitigate; a DIA does. Angie Barrilleaux explained their plans for mitigating the drainage runoff. Jessica stated that once a plat is recorded and building permits are issued Public Works might be able to lock a permit if the drainage is a problem but that if the permit is final there is no longer control.

(Note – there was much inaudible conversation with Andre Montagnet & Angie Barrilleaux in the audience (they were not at the podium).

Jessica explained, at length, drainage situations that can occur. She explained what Public Works looks for in a DIA and lot-grading plan. Commissioner Arceneaux asked what the 15% reduction is. Jessica explained that it is a result of the 2016 flood and that it requires new developments over 2.5 acres reduce their drainage runoff by 15% that often results in digging a retention pond with a valve.

Commissioner Buckels asked if the intention of the project was to build five residential homes. Andre Montagnet, surveyor, stated that the homes would be about 1500 square feet with a 20 feet open ditch road. He explained his drainage plan. He requested the waiver of the DIA and stated a lot-grading plan would work. He stated that a detention pond is expensive – about \$7500. He stated that they wanted a Parish Planning Commission that would be receptive to the needs of the people in the rural areas.

Commissioner Buckels asked Jessica what the DIA would provide. She stated that it would tell them what the conditions and runoff is today. She stated that the homes would not increase runoff that much but that the road would. She explained briefly what drainage solutions might work for this development – ditches, etc....

Commissioner Hebert stated that it is a rural area and would hate to see the cost of the pond interfere with their development plans. He stated that a pond would be a financial burden.

Commissioner Broussard asked if a DIA would address all of the issues they are discussing rather than each lot provide a lot grading plan. He asked if they waive the DIA and asked for a lot grading plan would the burden be on the developer or on the lot owner. Angie Barrilleaux explained the plan.

Commissioner Buckles asked Sharon Wagner if the lot-grading plan was part of Condition #4.

Jessica Cornay stated no that condition #4 is referring to the DIA and again explained; at length, what Public Works is looking for in the required drainage information and that they would have to also submit construction plans for the road. She explained that the 15% reduction is part of the DIA.

Commission Hebert stated that Case No. 7, Condition # 4 describes a lot grading plan. Commissioner Buckels verified with Jessica that the Condition covered the lot-grading plan being considered. Jessica reviewed the UDC and confirmed that Condition #4, Case No. 7 is correct.

**MOTION:** Commissioner Arceneaux moved for Preliminary Plat approval subject to the following conditions with the acceptance of a lot-grading plan instead of a drainage impact analysis as now described in Conditions 4, 5 & 6. Commissioner Hebert asked to confirm that the condition would be from Case No. 7, Condition 4 to allow a lot grading plan in place of a Drainage Impact Analysis. To be certain, Commissioner Buckels read the condition out loud. Commissioner Hebert concurred.

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and full servitude niches at all property corners including typical utility niche diagram.
2. A note must be placed on the final plat stating, "Please be advised if greater than fifteen (15) lots are developed a community type sewerage disposal system may be required and all lots and/or units shall be connected to said system. See O-189-2011"
3. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed.
4. A lot/site grading plan will be required for review and approval by Public Works. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, lot grading plan, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
5. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the Lot Grading Plan has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.

6. Upon reviewing the Lot Grading Plan, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Craig Wilson Subdivision Harold Melancon, Unplatted Phayphone Chindavong Noy Vongmany, Unplatted Flossie Purpera Toni Hare Phillip Purpera Jr. Stephanie Bacque Monica Breaux Angela Mosely and Unplatted Union Pacific Railroad Co.
7. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read “30 drainage servitude from apparent high bank and inclusive of channel” on both sides of channel. Revise final plat to indicate the applicable distance between the 30-foot servitude dimension from the channel top bank and the platted property boundary.
8. A note must be placed on the final plat stating, “The private street is not to be maintained by Lafayette Consolidated Government.” Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
9. Access to Piat Road (LA 89) shall be approved by DOTD.
10. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: “Effluent will drain to the coulee shown at the rear of the property (Bayou Parc Purdue) that is maintained by the Lafayette Consolidated Government.”
11. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: “Effluent can also drain to Piat Road (LA Hwy 89), which is a public street that is maintained by the LADOTD.”
12. At final plat, all lots must have a minimum of 60’ of street frontage.

**PLAT REVISIONS:**

1. That Luang Lane street name is approved by 911/Communications District.
2. Provide Line data for L1 & L2.
3. Provide distances for the rear property lines for Lots 1-B & 1-D.
4. Show north arrow (in the same orientation as the plat) and scale (written and graphic) for the plat and vicinity map (1” = 3,000’) showing the location of the proposed subdivision or development and the entire subject property.
5. The roadway labeled as Piat Road on the East side of the property is actually Langlinois Road. Please correct on the final plat.

6. Addresses are assigned as follows:

That Luang Lane			
Lot	No	Lot	No
1-C	110	1-G	101
1-D	116	1-F	109
		1-E	115

**OTHER COMMENTS/SUGGESTIONS:**

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
2. All work to be performed within the public right-of-way must be permitted. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
3. Any coulee crossings for the referenced subdivision must obtain an Off Road Channelization Permit from the Department of Public Works, contact 291-5604.
4. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
5. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
6. 7.66 acres; if developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.

SECOND: Wesley Hebert  
VOTE: 5-0-0-0  
AYES: Anderson, Arceneaux, Broussard, Buckels, Hebert  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**6. Blue Ridge (PC2020-0018)**

WITHDRAWN BY APPLICANT

**7. Joseph Broussard, Lot 3-B (PC2020-0021)**

Sharon Wagner presented the staff report.

Angie Barrilleaux, representing Montagnet & Domingue, spoke and explained the request for a waiver of the required drainage easement. She stated that she wanted the waiver only for the Edith Coulee Lateral 4 (L-4). She stated that the lateral is currently shown on the official Parish drainage map but that it will be removed in the next revision since it does not collect public water.

Commissioner Buckels asked if the 30' easement was requested on the main channel (Edith Coulee).

Jessica Cornay, Public Works, confirmed. She then clarified that the Lateral 4 is on the official drainage map but would be removed and that a private easement is good.

MOTION: John Broussard moved for Preliminary Plat approval subject to the following conditions waiving the requirement for a 30' public drainage easement on the Edith Coulee Lateral 4 (L-4).

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and full servitude niches at all property corners including typical utility niche diagram.
2. This plat is within the Milton Water District. The property owner will need to contact Milton Water System with any plans for development if water service will be required. The Milton Water System will evaluate their needs, and determine if it can meet them.
3. Documentation of existing private streets, rights-of-passage, and private alleys shall be submitted to verify the existing improvement functions and drains effectively.

4. A lot/site grading plan will be required for review and approval by Public Works. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, lot grading plan, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
5. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the Edith Coulee (L3-1) that traverses the property must read “30 drainage servitude from apparent high bank and inclusive of channel” on both sides of channel. No public drainage servitude is required on the Edith Coulee (L-4).
6. Access to E Broussard Road (LA 733) shall be approved by DOTD.
7. A note shall be placed on the plat stating, “Upon future subdivision of this property public street connections including the extension of Bentgrass Dr., Rivergrass Dr., Blackwater River Dr., Crenshaw Dr., and Rue Fosse may be required.”
8. A note shall be placed on the plat stating, “Buildings, structures, and/or ponds/lakes etc. shall not be constructed in a location or manner that blocks the extension/projection of Bentgrass Dr., Rivergrass Dr., Blackwater River Dr., Crenshaw Dr., and Rue Fosse prior to future subdivision of these properties.”
9. A note must be placed on the final plat stating, “The private street is not to be maintained by Lafayette Consolidated Government.” Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
10. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: “Effluent will drain to the Edith Coulee shown on the plat. The coulee is maintained by the Lafayette Consolidated Government.” (Lafayette Parish Health Unit)

**PLAT REVISIONS:**

1. Correct the spelling of the Edith Coulee.
2. Ensure that the roadway, labeled as 50' Private Street, is assigned an approved name submitted through standard procedures.
3. Address is assigned is 130 Private Street name.

Comment: Private Street to be named. The majority of the adjacent property owners along this right of passage must be in agreement with the approved private

street name. Please Contact Tenique Briscoe ([tbriscoe@lafayettela.gov](mailto:tbriscoe@lafayettela.gov)) with a minimum of three (3) street names for approval thru the Lafayette Parish Communication District.

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within the public right-of-way must be permitted. For more information 337-291-5634. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. Any coulee crossings for the referenced subdivision must obtain an Off Road Channelization Permit from the Department of Public Works, contact 291-5604.
3. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
4. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
5. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
6. A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.
7. There is no Atmos gas at this location.

SECOND: Wesley Hebert

VOTE: 5-0-0-0

AYES: Anderson, Arceneaux, Broussard, Buckels, Hebert  
NAYS: None  
ABSTAIN: None  
ABSENT: None

#### MOTION CARRIES

#### **8. Gabriel Lewis Partition of Lot 2 (PC2020-0022)**

Anne Famoso presented the staff report.

Wil Guidry, the surveyor, explained the project and requested a waiver of sidewalks. He stated that an existing mobile home is located on the lot.

MOTION: Wesley Hebert moved for Preliminary Plat approval subject to the following conditions with a waiver of the requirement to provide sidewalks along Lantier Road.

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and full servitude niches at all property corners including typical utility niche diagram.
2. Documentation of existing private streets, rights-of-passage, and private alleys shall be submitted to verify the existing improvement functions and drains effectively.
3. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. For details of this requirement, please review section 89-42 (g).
4. The entire development is located within a Special Flood Hazard Area. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated Special Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the



Special Flood Hazard Area, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.

5. Any development associated with this plat that alters the historic drainage patterns, point source the storm water flow or other modifications that impact surrounding properties is subject to a lot grading plan and private drainage servitudes.
6. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. Areas of particular interest include the adjacent Gabriel Lewis & Cenac Inc. / Carroll Guilbeau properties.
7. Remove notes #3 & #4 from the plat. Revise the FIRM panel date to 12/21/2018.
8. A note must be plated on the final plat stating, "The private street is not to be maintained by Lafayette Consolidated Government." Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
9. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to Lantier Road, which is a public street that is maintained by the Lafayette Consolidated Government."

**PLAT REVISIONS:**

1. Remove Atmos Energy from the plat. There is not Atmos Energy gas at this location.
2. Since Wallace Lionel Marks Road is an existing, approved 28' wide private street, the notation "8' to be dedicated for minimum 28' R/W required for private road" can be removed at final plat.
3. The private street must be labeled, "Private Street/Utility Easement".
4. The plat title must be, Resubdivision of Carencro Rentals. LLC Lot 2 into Lot 2A & 2B
5. Addresses are assigned as follows:

Lot 2	116 Lantier Road
Lot 2A	125 Wallace Lionel Road

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information 337-291-5634.
2. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
3. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
4. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
5. A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.

SECOND: Bonnie Anderson  
VOTE: 5-0-0-0  
AYES: Anderson, Arceneaux, Broussard, Buckels, Hebert  
NAYS: None

ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**V. OTHER BUSINESS**

**VI. PUBLIC COMMENTARY: GENERAL**

**VII. ADJOURNMENT**

MOTION: John Broussard moved to adjourn the meeting at 6:40 p.m.  
SECOND: Bonnie Anderson  
VOTE: 5-0-0-0  
AYES: Anderson, Arceneaux, Broussard, Buckels, Hebert  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

Submitted by,

Anne Famoso  
Interim Director  
Development and Planning  
Department

**HEARING EXAMINER REVIEW**  
**ACTION SUMMARY**  
**MAY 2020**

<b><u>NAME</u></b>	<b><u>LOCATION</u></b>	<b><u>SIZE/ # OF LOTS</u></b>	<b><u>ACTION</u></b>	<b><u>WAIVERS APPROVED (COND.)</u></b>
Property Belonging to Dean Hebert, Tract 1	1009 Roper Drive	2.42 acres/1 lot	Preliminary & Final	Sidewalks
Tract A Foreman Brothers Properties, LLC Property	411 West Milton Avenue	1.63 acres/1 lot	Preliminary & Final	Sidewalks
Lots 2-A & 2-B, John L. Leblanc & Anna B. Leblanc Estate	106 & 106-A Leblanc Rd.	2.24 acres/2 lots	Preliminary & Final	Sidewalks
Sunrise Addition, Lots 12-A & 12-B	105 Amireau Drive	1.47 acres/2 lots	Preliminary & Final	Sidewalks
Property Owned by Carrol L. Spell & Beverly Faciane Spell, Tracts 6-A & 6-B	120 & 120-A West Bayou Shore	1.031 acres/2 lots	Preliminary & Final	Sidewalks & Enhanced Setback
Estate of Felix Vincent, Tract 1-B	108 Saint Pascal Road	2.372 acres/1 lot	Preliminary & Final	Sidewalks
Leslie Bertrand Leblanc, Lot 1	1029 Golden Grain Road	1 acre/1 lot	Preliminary & Final	Sidewalks
Matthew & Tracia Hebert Property, Plot 4B	214 Snipe Road	2.737 acres/1 lot	Preliminary & Final	Sidewalks
Elmo Picard Property, Resubdivision of Tract D	1924 & 1926 Savoy Road	1 acre/2 lots	Preliminary & Final	Sidewalks

**LAFAYETTE PLANNING COMMISSION**  
**STAFF REPORT**  
June 8, 2020

**SUBJECT:** Acceptance of Perpetual Maintenance  
Agape Estates  
1978 Project

Applicant: Billy R. Beavers

Owner: Billy R. Beavers

Location: Sellers Road, Gina Drive & Tiffany Lane  
Lafayette Parish

**REQUEST:**

- The applicant requests Acceptance of Perpetual Maintenance of Streets and Drainage.

**RELEVANT ISSUES:**

- Final Plat Approval granted December 1, 1978 by the Lafayette Parish Planning Commission.
- The Capital Improvement and Development Division of the Department of Public Works has now completed their inspection, is satisfied with the improvements, and recommends that the streets and drainage improvements be accepted for maintenance.

**STAFF RECOMMENDATION:**

Approval is recommended for Acceptance of Perpetual Maintenance of the Streets and Drainage as shown on plat of survey by R. C. Spikes.

Attachments:

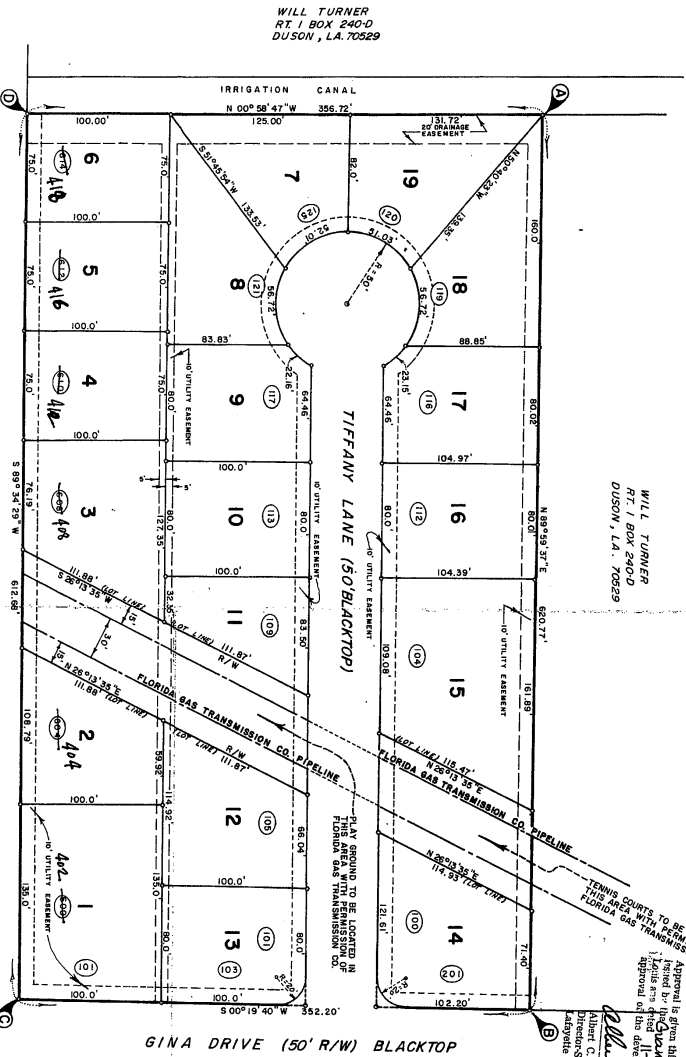
Plat

Memo from Public Works

SECTION 27, T10S-R3E

WILL TURNER  
RT. 1 BOX 240-D  
DUSON, LA. 70529

12-1-78  
Approval is given this platting letter of credit & *AGAPE*  
is hereby *AGAPE* Bank Trust of Lafayette  
1. Lists the final platting of the subdivision and constitutes final  
approval of the subdivision.  
*W. A. P. Davis*  
Secretary  
Lafayette Parish Planning Commission



WILL TURNER  
RT. 1 BOX 240-D  
DUSON, LA. 70529

GLADYS SELLER  
RT. 1 BOX 246-D  
DUSON, LA. 70529

OFFICIAL  
FILE COPY

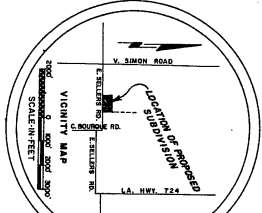


*Richard P. Spikes*  
REGISTERED LAND SURVEYOR NO. 204  
STATE OF LOUISIANA

OWNER AND DEVELOPER  
BILLY R BEAVERS  
P.O. BOX 51650  
LAFAYETTE, LA. 70505

GLADYS SELLER  
RT. 1 BOX 246-D  
DUSON, LA. 70529

- UTILITIES:
- GAS: NONE (ALL ELECTRIC)
  - WATER: FROM SYSTEM
  - STREETS: 25' ASPHALT PAVEMENT
  - DRAINAGE: UNDERGROUND DRAINAGE
  - TELEPHONE: SOUTH CENTRAL BELL
- LOT SIZE:  
AVERAGE LOT: 1,1500 SQ. FT.  
TOTAL AREA: 5.013 ACRES
- LIMITS OF DEDICATION: A-B-C-D-A



RECEIVED  
NOV 7 1978

LAFAYETTE REGIONAL  
PLANNING COMMISSION  
Not: *Christina M. ...*  
45-11-88  
FINAL SURVEY PLAT OF:  
**AGAPE' ESTATES**  
A RESIDENTIAL SUBDIVISION  
LOCATED IN SECTION 27, T10S-R3E  
LAFAYETTE PARISH, LOUISIANA  
SCALE: 1" = 50'  
DATE: JUNE 23, 1978  
REVISED: NOV. 1, 1978



## INTERNAL MEMORANDUM

**Public Works Department**  
Capital Improvements Division (5131)

**TO:** Sharon Wagner

**DATE:** May 15, 2020

**THRU:** Jessica Cornay 

**FROM:** Angela Bergeron

**SUBJECT:** **AGAPE ESTATES**  
*Perpetual Maintenance Acceptance*

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Please be advised, the Lafayette City-Parish Consolidated Government Capital Improvements and Development Division of the Department of Public Works (LCG) completed an on-site inspection for the above-referenced development. The Final Plat was recorded in 1978 via a letter of credit and the development was constructed in 1979. The developer has completed necessary repairs as coordinated with LCG personnel and certified by the engineer of record.

Therefore, the LCG hereby recommends that the streets and drainage system be accepted for perpetual maintenance for the above-referenced development. This recommendation is solely for those items under the jurisdiction of Public Works.

If you have any questions or require additional information, please call.

  
**Angela C. Bergeron, P.E.**  
Engineer III

ACB/ds

cc: Chad Nepveux  
Brian Smith  
Warren Abadie  
Development File