

**LAFAYETTE CONSOLIDATED GOVERNMENT
CITY PLANNING COMMISSION
PUBLIC HEARING**

MINUTES OF THE FEBRUARY 17, 2020 MEETING OF THE LAFAYETTE
CONSOLIDATED GOVERNMENT CITY PLANNING COMMISSION HELD AT
5:00 P.M., 220 WEST WILLOW STREET, BUILDING B, DEVELOPMENT AND
PLANNING AUDITORIUM, LAFAYETTE, LOUISIANA.

STAFF PRESENT

Danielle Breaux
Tenique Briscoe
Anne Famoso

MEMBERS PRESENT

Jared D. Doise
Alzina Dural
Blair W. Green
Burley J. Pellerin, II
Mark O Pritchard

LEGAL COUNSEL

Paul Escott

MEMBERS ABSENT

I. CALL TO ORDER

Danielle Breaux called the meeting to order at 5:00 p.m.

II. COMMISSIONER’S OATH OF OFFICE

Paul Escott administered the Oath to all City Commissioners

Jared Doise
Alzina Dural
Blair Green
Burley J. Pellerin, II
Mark Pritchard

III. ELECTION OF OFFICERS

Chairperson

Danielle Breaux opened the nominations for Chairperson

NOMINATION: Mark Pritchard nominated Burley J. Pellerin, II, Chairperson of the
City Planning Commission

SECOND: Jared Doise

VOTE: 5-0-0-0

AYES: Doise, Dural, Green, Pellerin, Pritchard

NAYS: None

ABSTAIN: None

ABSENT: None

Burley J. Pellerin, II elected Chairperson.

Vice-Chairperson

Danielle Breaux Opened up Nominations for Vice-Chairperson.

NOMINATION: Blair Green nominated Mark Pritchard, Vice-Chairperson of the City Planning Commission

SECOND: Jared Doise

VOTE: 5-0-0-0

AYES: Doise, Dural, Green, Pellerin, Pritchard

NAYS: None

ABSTAIN: None

ABSENT: None

Mark Pritchard elected Vice-Chairperson.

IV. OFFICER’S OATH OF OFFICE

Paul Escott administered the Oath of Office(s)

Burley J. Pellerin, II, Chairperson

Mark Pritchard, Vice-Chairperson

Danielle Breaux turned the meeting over to Burley J. Pellerin, II, newly elected Chairperson.

V. APPROVAL OF AGENDA

MOTION: Blair Green moved for approval of the approval of Agenda.

SECOND: Jared Doise

VOTE: 5-0-0-0

AYES: Doise, Dural, Green, Pellerin, Pritchard

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

VI. APPROVAL OF AMENDED RULES OF POLICY & PROCEDURE

MOTION: Blair Green moved for approval of the amended Rules of Policy and procedure

Paul Escott suggested that the calendar year for the Commission be amended from June 1st-May 31st to January 1st-December 31st.

Motion to Amend : Blair Green moved to approve the Amended Rules of Policy and Procedure with an amendment to Part1 Section B:1 changing the existing term for the Chair and Vice-Chair from June 1st –May 31st to January 1st to December 31st 2nd Mark Pritchard

SECOND: Jared Doise
VOTE: 5-0-0-0
AYES: Doise, Dural, Green, Pellerin, Pritchard
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

VII. APPROVAL OF 2020 CITY PLANNING COMMISSION CALENDAR

MOTION: Blair Green moved for approval of the approval of City Planning Commission Calendar
SECOND: Mark Pritchard
VOTE: 5-0-0-0
AYES: Doise, Dural, Green, Pellerin, Pritchard
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

VIII. APPROVAL OF DECEMBER 9, 2019 PLANNING COMMISSION MINUTES

Paul Escott suggested Commission defer the approval indefinitely since the newly established Commissioners were not present at the December 9, 2019 meeting.

MOTION: Alzina Dural moved for defer the approval of the Dec 9, 2019 Planning Commission Minutes indefinitely.
SECOND: Blair Green
VOTE: 5-0-0-0
AYES: Doise, Dural, Green, Pellerin, Pritchard
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

IX. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

Hancock Whitney Bank, Lots 1-A-1 & 1-A-2
Property of Sheila Lejeune, Lot 1
Century Link Communications
John M. Broussard & Thurzile Dronet, Lot 9-A

MOTION: Blair Green moved for approval of the Hearing Examiner actions.

SECOND: Mark Pritchard

VOTE: 5-0-0-0

AYES: Doise, Dural, Green, Pellerin, Pritchard

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

2. Stonehaven On The River Thanestone Village Phase 6 (PC2020-0003)

MOTION: Blair Green moved for Preliminary Plat approval subject to the following conditions.

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS.
2. Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
3. Submittal of complete construction plans to LUS for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved.
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 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.

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 and constructed.
7. Submittal of a drainage impact analysis to the Department of Public 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 that 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.

8. 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.
9. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Vern Bridges Property Trust, and Broussard properties.
10. Sidewalks are required along all public streets.
11. Twenty percent (20%) open space is required.
12. Ensure that the roadway labeled as Street A is assigned an approved name submitted through standard procedures.

13. Ensure that the numerical block range for Culloden Lane will continue to rise in sequence from the existing proportion of the roadway. If this is not possible, ensure that the roadway labeled with this name is assigned an approved name submitted through standard procedures.

14. 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

PLAT REVISIONS:

1. Remove Atmos Energy from the Improvements notes.
2. Indicate in the improvements notes that the streets are public.
3. Verify the North dimension of Lot T175.
4. Addresses are assigned as follows:

Street A				Ballantre Rd	
Lot	No	Lot	No	Lot	No
T196	102	T147	103	T145	200
T195	104	T148	105	T146	202
T194	106	T149	107		
T193	108	T150	109		
T192	110	T151	111		
T191	112	T152	113		
T190	114	T153	115		
T189	116	T154	117		
T188	118	T155	119		
T187	120	T156	121		
T186	122	T157	123		
T185	124	T158	125		
T184	200	T159	127		
T183	202	T160	201		
T182	204	T161	203		
T181	206	T162	205		
T180	208	T163	207		
T179	210	T164	209		
T178	212	T165	211		
T177	214	T166	213		
T176	216	T167	215		
T175	218	T168	217		
T174	220	T169	219		

T173	222	T170	221		
T172	224	T171	223		

OTHER COMMENTS/SUGGESTIONS:

1. The owner will coordinate with the Lafayette Utilities System for all required service connections.
2. Any relocation of existing electric facilities will be at the owner/developer's expense.
3. Provide and show on the final plat, any additional utilities servitudes needed for required utilities facilities.
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. 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.

6. 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.

7. As indicate in the General Notes section, this property is located in a RS-1 (Single-Family Residential) Zoning District.

SECOND: Alzina Dural
VOTE: 5-0-0-0
AYES: Doise, Dural, Green, Pellerin, Pritchard
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

3. Raoul Arnould Property Lot 1-A, 1-B & the Extension of Curran Lane (PC2020-0004)

MOTION: Blair Green moved for Preliminary Plat approval omitting the connection of Curran Lane to Orgeron Drive subject to the following conditions.

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. Provide utility note indicating utility providers.
3. Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
4. Submittal of complete construction plans to LUS for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved.
5. 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.
6. 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.

7. 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.
8. New public streets shall be constructed with curb and gutter unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission.
9. Submittal of a drainage impact analysis to the Department of Public Works 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 that 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.

10. 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.
11. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Orgeron Heights Development #2, Terre Haute Subdivision, Francisco G. Fernandez, Juana R. Fernandez, Doroteo G. Fernandez, Elena Fernandez, Roeco Lafayette, LLC and Angela Mei-Yuk properties.
12. 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, (American 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.

13. Any sidewalk panels damaged during construction must be replaced by the owner/developer in full as a condition for the release of the certificate of occupancy.
14. Sidewalks are required along all public streets.
15. A traffic impact analysis is required.
16. Construction plans for traffic signal modification and pavement striping shall be submitted to the Public Works Traffic Engineering Division for approval. The developer will bear the cost of the traffic signal and striping improvements.
17. A cross access easement is required between Lot 1-A and the property to the south.
18. The minimum driveway spacing along a roadway with a 50-mph speed limit is 485 feet. No driveway will be permitted on Ambassador Caffery Pkwy for Lot 1-A.
19. A driveway for Lot 1-A on Curran Lane shall be a minimum of 150' from Ambassador Caffery Pkwy.
20. Curran Lane shall be dedicated and constructed as a public street from Ambassador Caffery Pkwy to the existing pavement on Belle Dame Dr.
21. Ensure that the numerical block range for Curran Lane will continue decreasing in sequence from the existing portion of this roadway and will not exceed the block range of 90. If this is not possible, ensure that the roadway labeled with this name is assigned an approved name submitted through standard procedures.
22. 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

PLAT REVISIONS:

1. Indicate the existing Zoning Classification (CH Commercial Heavy) in the General Notes.
2. The plat title must indicate the type of development (Commercial).
3. The plat title must indicate that there is a Lot 1-A & 1-B.
4. The scale of the plat must be graphic & written.
5. Provide contact phone number for owner/developer on the plat.
6. Provide the developer of Lot 1-B on the plat (if any).
7. Indicate Curran Lane as a public street and indicate the right of way.
8. Addresses are assigned as follows:
Lot 1-B 91 Curran Lane
Lot 1-A 3135 Ambassador Caffery Pkwy

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 contact 337-291-5634.
2. The owner is required to contact LUS Commercial design division (337-291-5846) prior to construction regarding installation of underground facilities.
3. The owner will coordinate with the Lafayette Utilities System for all required service connections.
4. Any relocation of existing electric facilities will be at the owner/developer's expense.
5. Provide and show on the final plat, any additional utilities servitudes needed for required utilities facilities.
6. 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.

7. 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.
8. 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.

9. Submit preliminary construction plans showing compliance with the Unified Development Code to the Development Department for review prior to application for building permit/commercial plan review.

SECOND: Alzina Dural

VOTE: 5-0-0-0

AYES: Doise, Dural, Green, Pellerin, Pritchard

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

4. Cottages of Plateau Phase II (PC2020-0005)

MOTION: Blair Green moved for Preliminary Plat approval subject to the following conditions.
SECOND: Jared Doise
VOTE: 4-0-1-0
AYES: Doise, Dural, Green, Pellerin,
NAYS: None
ABSTAIN: Pritchard
ABSENT: None

MOTION CARRIES

5. Audubon Farms (PC2018-0057)

MOTION: Mark Pritchard moved to accept One-Year Extension of Preliminary Plat Approval
SECOND: Blair Green
VOTE: 5-0-0-0
AYES: Doise, Dural, Green, Pellerin, Pritchard
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

X. OTHER BUSINESS

XI. PUBLIC COMMENTARY: GENERAL

XII. ADJOURNMENT

Blair Green moved to adjourn the meeting at 7:25 p.m.

Submitted by,

Anne Famoso
Development Manager
Development and Planning
Department