

**LAFAYETTE CONSOLIDATED GOVERNMENT  
HEARING EXAMINER  
PUBLIC HEARING  
FRIDAY, JULY 24, 2020**

MINUTES OF THE JULY 24, 2020 MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT HEARING EXAMINER HELD AT 8:30 A.M., 220 WEST WILLOW STREET, BUILDING B, DEVELOPMENT AND PLANNING AUDITORIUM, LAFAYETTE, LOUISIANA.

**STAFF PRESENT**

Kyle Faber  
Anne Famoso

**I. CALL TO ORDER**

Kyle Faber called the meeting to order at 8:35 a.m.

**II. DEVELOPMENT REVIEW**

**1. Toot's Blessings (HE 2020-0062)**

MOTION: Anne Famoso moved for Preliminary Plat approval subject to the following conditions and plat revisions.

**CONDITIONS OF DEVELOPMENT:**

1. All development activities on property must be 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. Note: Less than 5 acres of the proposed development are located within a Special Flood Hazard Area.
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. 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.

4. Private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Linda & Charles Domingue Unplatted property and Mark & Carrie Hebert property.
5. Lafayette Parish Waterworks District North is to be contacted by the developer to determine if service of potable water to the subdivision is possible. Upon approval of service to the subdivision by Lafayette Parish Waterworks District North, submit complete construction plans to the Lafayette Parish Waterworks District North Office.
6. Mills Street is located with the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback line of forty-five feet (45') must be placed along Mills Street.

The Hearing Examiner waived the Condition of Development requiring the Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along Mills Street prior to final plat approval and recordation or to provide a letter of credit for the construction of the sidewalks.

#### **PLAT REVISIONS:**

1. Add the following Special Flood Hazard Area comments:
  - Any structure enclosed on three or more sides, built, placed or substantially improved on property which is subject to inundation by the 1% Annual Chance Flood as depicted on this plat, shall be elevated so as to insure the lowest floor of such structure and all machinery servicing the structure is located at a minimum of one-foot (1') above the Base Flood Elevation Height for that area at that time.
  - Any development that fills or modifies the Special Flood Hazard Area must mitigate the development volumetrically.
2. A note must be placed on the final plat that states "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. Provide a lot number for the lot on the final plat.
4. Final plat must include the surveyor's signature and stamp.

#### **MOTION CARRIES**

## 2. Mohammed T. Islam, Lot 2-D (HE 2020-0063)

MOTION: Anne Famoso moved for Preliminary Plat approval subject to the following conditions and plat revisions.

### CONDITIONS OF DEVELOPMENT:

1. A lot/site grading plan will be required to be submitted to the Public Works Department for review and approval. **Final plats may not be recorded or permits issued until the lot/site grading plan has been approved.** 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, 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.
2. Upon reviewing the lot/site grading plan, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Russell Joseph Bellard Jr, Brenda Cobb Dugas, & Phillis Marie Dugas Hebert properties or as worked out worked out with the Public Works Department.
3. 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, Building 3 – Suite 100, Lafayette, LA 70508.
4. Owner/Developer shall install LUS approved wastewater service prior to final plat approval or provide a letter of credit. Contact Jack Benoit, Wastewater Collection Superintendent, at (337) 291-5751 for a cost estimate or as worked out with LUS.
5. LUS water and wastewater services will be provided contingent upon annexation of the proposed subdivision. Owner/Developer shall install LUS approved water and wastewater (if provided) facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along Crestlawn Drive prior to final plat approval and recordation or to provide a letter of credit for the construction of the sidewalks.

### PLAT REVISIONS:

1. Provide a telephone number on the final plat for the Owner/Developer.

2. Verify that the scale of 1"=30' for the survey area is correct.
3. This property is located in the **Unincorporated Area of Lafayette Parish**. Remove the notation of **City of Lafayette** from the plat title block.
4. Final plat must include the surveyor's signature and stamp.

#### MOTION CARRIES

#### **3. Tracts B & B-1 from Lot 1, Marie Louise Leblanc O'Conner (HE 2020-0064)**

MOTION: Anne Famoso moved for Preliminary Plat approval subject to the following conditions and plat revisions.

#### **CONDITIONS OF DEVELOPMENT:**

1. 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.
2. Private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Kimberly Mary David, Gerald J. Menard and Ferall Anthony Venable properties.
3. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat stating, "Effluent will drain to Fenetre Road, a public street maintained by Lafayette Consolidated Government".
4. Provide a 10' utility servitude along all lots bordering public or private roadways. Provide servitude niches at all property corners bordering public or private roadways.
5. Lafayette Parish Waterworks District North is to be contacted by the owner/developer to determine if service of potable water to the subdivision is possible. Upon approval of service to the subdivision by Lafayette parish Waterworks District North, submit complete construction plats to the Lafayette Parish Waterworks District North Office.
6. Fenetre Road is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback line of fifty-feet (50') must be placed along Fenetre Road.

7. The addresses that are currently being shown on the plat must be revised. The property was subdivided without formal review and the addresses must be modified in order to be in sequential order. The new addresses must be reviewed and approved by the Development Office prior to submitting the final plats for recordation.

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A) compliant sidewalks be constructed along Fenetre Road prior to final plat approval and recordation or to provide a letter of credit for the construction of the sidewalks.

#### **PLAT REVISIONS:**

1. Revise the Water Provider to Lafayette Parish Waterworks District North.
2. A note must be placed on the final plat that states “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. Remove Atmos Energy as the Gas Provider. Atmos has indicated that they do not provide service to this area.

#### **MOTION CARRIES**

#### **4. Guy Randal Sarver & Cheree Lynn Darby Blanchard, Tract 1 (HE 2020-0065)**

MOTION: Anne Famoso moved for Preliminary Plat approval subject to the following conditions and plat revisions.

#### **CONDITIONS OF DEVELOPMENT:**

1. 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.
2. Private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Roy Eugene Dean, Daniel M. Feibus, Janice M. Leblanc and Guy Randall Sarver & Cheree Lynn Darby Blanchard properties.
3. 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/or public/private drainage servitudes.

4. Meche Road is located within the Rural Area of the Lafayette Transportation Plan. An enhanced building setback line of fifty-feet (50') must be placed along Meche Road.

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along Meche Road prior to final plat approval and recordation or to provide a letter of credit for the construction of the sidewalks.

#### **PLAT REVISIONS:**

1. Revise the **Effluent** statement to indicate that Meche Road is maintained by Lafayette Consolidated Government (not LA-DOTD).
2. Revise the **SWPP** statement. **1.97 acres** is being platted, not **1.88 acres**.
3. Remove from the final plat the following statement:
  - Any access to Meche Road must be approved by LA-DOTD and must comply with the typical driveway standards. Platting of this parcel does not guarantee direct access to a state route. A copy of the approved permit must be provided to the Traffic & Transportation-Traffic Engineering Division prior to approval and issuance of any building permit.
4. The **Total Area of Development** and **Minimum Lot Size** should be the same (1.97 acres). Revise the final plat to match.
5. Remove from the final plat, the 300' Buffer Line.
6. Provide a **Written Scale** for the plat area.
7. Label the property owned by Daniel M. Feibus as **Autry Prejean, Tract 1**. Label the other adjacent properties as "Unplatted".
8. Final plat must include the surveyor's signature and stamp.
9. Put the assigned address of **220 Meche Road** on the final plat.

#### **MOTION CARRIES**

##### **5. Roland & Sandra Simoneaux Noel, Tract C-1 (HE 2020-0066)**

**MOTION:** Anne Famoso moved for Preliminary Plat approval subject to the following conditions and plat revisions.

## CONDITIONS OF DEVELOPMENT:

1. 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).
2. All development activities on property must be 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. Note: Less than 5 acres of the proposed development are located within a Special Flood Hazard Area.
3. A lot/site grading plan will be required to be submitted to the Public Works Department for review and approval. **Finals plats may not be recorded or permit issued until the lot/site grading plan has been approved.** 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.
4. Private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Shelton Edwards, Jerrod Wade Meche, Rodney D. Gee, Jason L. Gray, Roland James Noel, Floyd Paul Landry and Joycelyn Trahan Meche Family Trust properties.
5. Provide a 10' utility servitude along all lots bordering public or private roadways. Provide servitude niches at all property corners bordering public or private roadways.
6. Lafayette Parish Waterworks District North is to be contacted by the owner/developer to determine if service of potable water to the subdivision is possible. Upon approval of service to the subdivision by Lafayette Parish Waterworks District North, submit complete construction plans to the Lafayette Parish Waterworks District North Office.
7. Malapart Road is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback line of fifty-feet (50') must be placed along Malapart Road.

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along Malapart Road prior to final plat approval and recordation or to provide a letter of credit for the construction of the sidewalks.

**PLAT REVISIONS:**

1. Remove the duplicate **Flood Note** from the final plat.
2. Verify that the written scale of 1"=60' is correct for the plat.
3. Provide on the final plat the distance to the nearest intersecting street right-of-way.
4. Provide the name and address of the property owner of the adjacent Tract A.
5. Final plat must include the surveyor's signature and stamp.
6. Put the assigned address of **1003-G Malapart Road** on the final plat.

**MOTION CARRIES**

**III. ADJOURNMENT**

Kyle Faber moved to adjourn the meeting at 9:15 a.m.

Submitted by,

Anne Famoso  
Development Manager  
Department of Development and Planning