

**LAFAYETTE CONSOLIDATED GOVERNMENT  
CITY PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, JUNE 15, 2020**

MINUTES OF THE (DATE) MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT PARISH PLANNING COMMISSION HELD AT 5:00 P.M., 220 WEST WILLOW STREET, BUILDING B, DEVELOPMENT AND PLANNING AUDITORIUM, LAFAYETTE, LOUISIANA.

**STAFF PRESENT**

Anne Famoso  
Mary Sliman  
Tenique Briscoe

**MEMBERS PRESENT**

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

**LEGAL COUNSEL**

Paul Escott

**MEMBERS ABSENT**

**I. CALL TO ORDER**

Chairman Pellerin called the meeting to order at 5:07 p.m.

**II. APPROVAL OF AGENDA**

MOTION: Blair Green moved to approve the June 15, 2020 agenda.  
SECOND: Jared Doise  
VOTE: 5-0-0-0  
AYES: Doise, Dural, Green, Pellerin, Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**III. APPROVAL OF MEETING MINUTES**

May 18, 2020

MOTION: Mark Pritchard moved to approve the meeting minutes.  
SECOND: Blair Green  
VOTE: 5-0-0-0  
AYES: Doise, Dural, Green, Pellerin, Pritchard  
NAYS: None

ABSTAIN: None  
ABSENT: None

MOTION CARRIES

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

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

Tract B-1-C from Tract B-1 Ambassador Town Center, Phase 2  
SW-Caffery, LLC – Tract A  
Francis Wayne Broussard, Lot D-1-E-3-A  
Nezida Roy Trahan & Rene Trahan, Resubdivision of Lot 26

MOTION: Blair Green moved for approval of the Hearing Examiner actions.  
SECOND: Alzina Dural  
VOTE: 5-0-0-0  
AYES: Doise, Dural, Green, Pellerin, Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

##### **2. Acadiana Mall, Phase 16-Lot 1 (PC2020-0024)**

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. 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.
3. A note on the final plat is required stating, "The Owner/Developer of Lot 1 shall install LUS approved wastewater facilities prior to issuance of building permit. Coordinate with LUS to determine water and wastewater capacities. Construction of additional water and wastewater facilities may be necessary or as worked out with LUS. LCG/LUS is not responsible for the cost of any required improvements."
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. No Building permits issued until construction plans are 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. Submittal may take place at the time of building permit application.
6. 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 can be obtained from the Department of Public Works. No Building permits issued until the analysis is 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 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 issued for the development.
8. 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 Acadiana Land Associates Robert B Aikens & Assoc. LLC, TBS Holdings LLC and Acadiana Ch LLC Acadiana Mall LLC Mandar Realty Group LLC.
9. 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 or as worked out with Public Works. Revise final plat to indicate the applicable distance between the 30’ foot servitude dimension from the channel top bank and the platted property boundary or as worked out with Public Works.

10. A note placed on the final plat stating, “The private street, Global Circle, is not to

be maintained by Lafayette Consolidated Government. Additionally, a Private Street Maintenance Agreement provided prior to final plat approval.

11. Complete plans and specifications of the Water Distribution and Sewage Collection Systems submitted to DHH-OPH, Engineering Section for approval before construction begins. Submit plans to:

Office of Public Health  
Acadian Regional Office  
825 Kaliste Saloom Road, Suite 100  
Lafayette, LA 70508

**PLAT REVISIONS:**

1. Indicate the current zoning district: CH (Commercial Heavy).
2. Provide a North arrow in the same orientation as the plat.
3. Indicate the minimum lot frontage.
4. Indicate the names of abutting subdivisions.
5. Remove Atmos Energy from the improvements notes. There is not Atmos Energy gas at this location.
6. Indicate the total number of units on the final plat.
7. Address assigned is **104 Global Circle**.

**OTHER COMMENTS/SUGGESTIONS:**

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

6. A Storm Water Pollution Prevention Plan (SWPPP) is required 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 is 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 is 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. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks is 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. Submit preliminary plans showing compliance with the UDC to the Development Department for review prior to application for commercial plan review.

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

#### MOTION CARRIES

### **3. Couret Farms, Phase 5-B (PC2020-0025)**

MOTION: Blair Green moved for Preliminary Plat approval waiving of the condition to provide a stub out street to the southern property line and the requirement for the minimum front setback for garages to be 20 feet behind the front setback of the principal structure (Lots E-94 thru E-99) 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. 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.
3. Plot existing electric facilities (cabinets, transformers, manholes, streetlights, electric lines, down guys) and provide required 10' utility easements around these facilities.
4. Additional utility servitude niches may be necessary to ensure existing wastewater services are within the utility easement.
5. Owner/Developer shall install LUS approved wastewater facilities prior to final plat approval.
6. Submittal of complete construction plans to LUS for review and approval is required. No Building permits issued until construction plans are approved.
7. 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. No Final Plat recorded nor building permits issued until the construction plans are approved and constructed.
8. The construction testing/inspection results are to be submitted to Public Works at the time of final inspection. No Final Plat recorded nor building permits issued until the construction plans are approved and constructed.
9. New private streets, private alleys and private drainage systems shall conform to the applicable requirements of Subsection 89-42(a)-(g) with respect to the design and construction of the sub-surface/open ditch roadway drainage system and private drainage outfall.
10. 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).

11. 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.
12. 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.
13. 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 which can be obtained from the Department of Public Works. Building permits 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.

14. 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.
15. 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 Cenac, Inc. properties.

16. 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”. Revise final plat to indicate the applicable distance between the 30 foot servitude dimension from the channel top bank and the platted property boundary.
17. 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.
18. 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.
19. Revise flood zone comment to read that it is located in Flood Zones X, X-Shaded, AE & AE-Floodway according to the **Effective** Flood Insurance Rate Map (FIRM). There appears to be more floodway than what the plat depicts. Verify the Floodway demarcation lines by scaling from the FIRM.
20. The following Special Flood Hazard Area/Floodway comments must be added to the final plat:
  - 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 ensure the lowest floor of such structure and all machinery servicing the structure is located at a minimum of one (1’) foot 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.



- No development shall take place in the mapped floodway, without an engineer’s certificate of no-rise, including the supporting technical data, which is to be submitted and approved by Lafayette Consolidated Government Public Works Engineering Department. Building permits will not be issued without an Approved Certificate of No Rise. Certificate of Occupancy will not be issued without certification that construction was in accordance with the approved Certificate of No Rise.
21. Sidewalks are required along all public streets.
  22. Show the names of the abutting subdivision and in the case of abutting unplatted property, indicate, “Unplatted”.
  23. 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.
  24. The required minimum front building setback for all lots is 20 feet.
  25. Lots E-76 & E-99 will be subject to line of site requirements for corner lots.
  26. 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. Clearly indicate all street right of way lines.
2. Verify the distance indicated for the rear lot line of Lot E-99.
3. Addresses are assigned as follows:

Manor House Ln				Sonoma Lane	
Lot	No	Lot	No	Lot	No
E-99	100	E-87	212	E-76	100
E-98	102	E-86	214	E-75	102
E-97	104	E-85	300	E-74	104
E-96	106	E-84	302	E-73	106
E-95	108	E-83	304	E-56	108

E-94	110	E-82	306	E-55	110
E-93	200	E-81	308		
E-92	202	E-80	310		
E-91	204	E-79	400		
E-90	206	E-78	402		
E-89	208	E-77	404		
E-88	210				

**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.
2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense.
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
5. 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.
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. 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.

8. While the overall development plan for this property was approved in a TND (Traditional Neighborhood Development) zoning district, it is currently located in a PD (Planned Development) zoning district.

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

MOTION CARRIES

#### **4. Boulder Creek, Phase II (PC2005-0008)**

MOTION: Alzina Dural moved to approve the Acceptance of Perpetual Maintenance of Streets & Drainage  
SECOND: Blair Green  
VOTE: 5-0-0-0  
AYES: Doise, Dural, Green, Pellerin, Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

#### **5. Northwood Subdivision (PC2005-0111)**

MOTION: Mark Pritchard moved to approve the Acceptance of Perpetual Maintenance of Streets & Drainage  
SECOND: Jared Doise  
VOTE: 5-0-0-0  
AYES: Doise, Dural, Green, Pellerin, Pritchard

NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**6. Woodlands of Acadiana Phase 1 & 2 (PC2013-0061)**

MOTION: Alzina Dural moved to approve the Acceptance of Perpetual Maintenance of Streets & Drainage  
SECOND: Blair Green  
VOTE: 5-0-0-0  
AYES: Doise, Dural, Green, Pellerin, Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**V. OTHER BUSINESS**

1. Update on UDC Replacement Committee
2. Unified Development Code (UDC) Text Amendments

MOTION: Blair Green moved to recommend the proposed Amendments to the UDC for Short-Term Rentals with the following: any short-term rentals within an RS-1 zoning district must be owner-occupied.  
SECOND: Mark Pritchard  
VOTE: 3-2-0-0  
AYES: Green, Pellerin, Pritchard  
NAYS: Doise, Dural  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**VI. PUBLIC COMMENTARY: GENERAL**

**VII. ADJOURNMENT**

Blair Green moved to adjourn the meeting at 8:07 p.m.

Submitted by,

Anne Famoso  
Development Manager  
Development and Planning  
Department