

**LAFAYETTE CONSOLIDATED GOVERNMENT
HEARING EXAMINER
PUBLIC HEARING
FRIDAY, JUNE 5, 2020**

MINUTES OF THE JUNE 5, 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. Courville Family Partnership, Tract A-2 (HE 2020-0042)

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. 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. 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.
5. Rue Des Babineaux 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 Rue Des Babineaux.

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along Rue Des Babineaux 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 **Flood Notes** to indicate that the property is located in **Flood Zones AE & AE-Floodway**.
2. Add the following **Floodway** comment to the final plat:
“No development shall take place in the mapped floodway, as depicted on this plat, without an engineer’s Certificate of No-Rise, including the supporting technical data, which is to be submitted and approved by the Lafayette Consolidated Government Public Works Engineering Department.”
3. Add the following **Zero-Net Fill** comment to the final plat:
“Any development that fills or modifies the Special Flood Hazard Area must mitigate the development volumetrically.”
4. Put the assigned address of **206 Rue Des Babineaux** on the final plat.

MOTION CARRIES

2. **Gordy’s Automotive Repair & Performance, LLC – Lots 1 & 2 (HE 2020-0043)**

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, 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. Any access to South Fieldspan Road (LA 342) must be approved by LA-DOTD and must comply with typical driveway standards. Platting of these parcels does not guarantee direct access to a state route. A copy of the approved permit must be provided to the Traffic & Transportation-Traffic Engineering Department prior to the approval and issuance of any building permit. **This requirement must be noted on the final plat.**
3. South Fieldspan Road (LA 724) is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback line of forty-feet (40') must be placed along South Fieldspan Road (LA 724).

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along South Fieldspan Road (LA 724) prior to final plat approval and recordation or to provide a letter of credit for the construction of the sidewalks.

PLAT REVISIONS:

1. There are two (2) written scales indicated for the plat; 1'=30' and 1'=50'. Please correct on the final plat.
2. Label the adjacent property as "Unplatted".
3. Put the assigned address of **2635 South Fieldspan Road** for **Lot 1** on the final plat.

MOTION CARRIES

3. Wilbert J. Conques, Lot 3 (HE 2020-0044)

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, 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. 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 plan to the Lafayette Parish Waterworks District North Office.
3. A Private Street Maintenance Agreement must be signed by the property owner, notarized and submitted at the time of final plat submittal.

PLAT REVISIONS:

1. Final plat must include the surveyor's name, signature and stamp.
2. Put the assigned address of **118 Farm Lane** on the final plat.

MOTION CARRIES

4. Fair Oaks Subdivision, New Lots 52-A, 53-A & 54-A (HE 2020-0045)

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. 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 Brendan & Kelly Synnot, Crescent Cottages, and Magruder & Madeline Hays properties.
4. Amend the drainage servitude for Coulee Mine Branch, which traverses the northern boundary of Lots 52-A, 53-A and 54-A. Since the channel is identified on the Official Drainage Map, there shall be provided a drainage servitude with language that reads **“30’ drainage servitude from apparent top bank and inclusive of channel”**.
 5. Show the **30’ Permanent Drainage Servitude** which traverses **Lots 52-A and 53-A**, following the subsurface drainage system. The referenced Drainage Servitude is shown on the servitude agreement which is filed and recorded at the Lafayette Parish Clerk of Court under **File No 02-033485**.
 6. 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.
 7. 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.
 8. A twenty-five foot (25’) enhanced building setback line must be placed along Irene Circle.
 9. Provide a **Joint Access Servitude** between **Lots 52-A & 53-A**.

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along Irene Circle 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 on 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-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. Remove the Access Easement from the Servitude Niche.
3. Show the existing 10' Utility Servitude along the former property line.
4. In the **Utility Provider Section**, indicate what service each provider provides.
5. Remove from the final plat the notation **(For Greg Bloss)** in the **Title Block Section**.
6. Remove from the final plat the setback notations and setback lines in the survey area of the plat.
7. Put the assigned addresses in the survey area of each lot, not in the structure area.

MOTION CARRIES

5. Leonce Prejean, Tract 5A-2 (HE 2020-0046)

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

CONDITIONS OF DEVELOPMENT:

1. 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.

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. 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 Keenan & Raquel Castille and Robert Laneaux properties.
5. Since the water course, drainage way, channel, or stream that traverses the northeasterly boundary line is identified on the Official Drainage Map, Lantier Road Outfall #2, language for the coulee must read **“30’ drainage servitude from apparent high bank and inclusive of channel”**.
6. 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.
7. 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 Lantier Road, a public street maintained by Lafayette Consolidated Government”.
8. 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 plan to the Lafayette Parish Waterworks District North Office.

9. A twenty-five foot (25') enhanced building setback line must be placed along Lantier Road.

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

PLAT REVISIONS:

1. 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."
2. Provide on the final plat, the distance to the nearest intersecting street right-of-way.
3. Provide on the final plat, the names of all abutting subdivisions or if unplatted, label as "Unplatted".
4. Put the assigned address of **500 Lantier Road** on the final plat.

MOTION CARRIES

6. Richard J. Leger Estate, Lot 3 (HE 2020-0047)

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. 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, 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.

3. According to **Flood Insurance Rate Map (FIRM) No. 22055C 0125J**, this entire property is located in **Flood Zone AE**. Please correct this note on the plat.
4. 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.
5. 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 Golden Grain Road (LA 342), a public street maintained by LA-DOTD".
6. Golden Grain Road (LA 342) is located within the Rural Area of the Lafayette Transportation Plan. An enhanced building setback line of twenty-feet (20') is required to be placed along Golden Grain Road (LA 342).
7. Any access to Golden Grain Road (LA 342) 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 the approval and issuance of any building permit. **This requirement must be noted on the final plat.**

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along Golden Grain Road (LA 342) 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 **Flood Notes** to read as follows:
 - According to the **FIRM Map #22055C01125 J** with an effective date of **December 21, 2018** this property is located in **Flood Zone AE**, which are areas determined to be inside the 1% Annual Chance Floodplain, subject to inundation by the 1% Annual Chance Flood and considered to be a **Special Flood Hazard Area**, where Base Flood Elevations have been determined by FEMA.
 - 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-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 on the final plat, the names of all abutting subdivisions or if unplatted, label as "Unplatted".

MOTION CARRIES

7. Succession of Clarisa Kilchrist, Lots 3-A & 3-B (HE 2020-0048)

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, 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 Karl Knott, Louella, Kirk, Karl, Jaqueline, Craig, & Bryan Knott, Rodney Carriere & Anna Richard, Michelle Broussard, and Monica Comeaux properties.

2. 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 D Hess Road, a public street maintained by Lafayette Consolidated Government”.
3. 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.
4. A twenty-eight foot (28’) enhanced building setback line is required to be placed along D Hess Road.

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along D Hess 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 **Flood Note** to read:
 - According to the **FIRM Map #22055C0060 J** with an effective date of December 21, 2018, this property is located in **Flood Zone X**, which are areas determined to be outside the 0.2% Annual Chance Floodplain and is not considered a **Special Flood Hazard Area**.
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 on the final plat, the distance to the nearest intersecting street right-of-way.
4. Provide on the final plat, the names of all abutting subdivisions or if unplatted, label as “Unplatted”.
5. Put the assigned address of **107 D Hess Road** for **Lot 3-B** on the final plat.

MOTION CARRIES

8. Extension of Letters of Credit (HE 2020-0049)

MOTION: Anne Famoso moved that the letters of credit be extended and renewed for another year for the following subdivisions and amounts.

Gerard Green Property, Plot 2-C	\$3,525 for construction of sidewalks
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Paul H. Dronet Property,
Tracts 6-A-2-A & 6-A-2-B

\$2,400 for the construction of sidewalks

East Bayou Oaks Ext. #2

\$4,875 for the construction of sidewalks

Carrollton Park on the River, Phase 2

\$5,522 for the construction of sidewalks

III. ADJOURNMENT

Kyle Faber moved to adjourn the meeting at 9:10 a.m.

Submitted by,

Anne Famoso
Development Manager
Department of Development and Planning