

**LAFAYETTE CONSOLIDATED GOVERNMENT  
HEARING EXAMINER  
PUBLIC HEARING  
FRIDAY, JUNE 26, 2020**

MINUTES OF THE JUNE 26, 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. Wilton Mhire Estate, Tracts 4-A & 4-B (HE 2020-0050)**

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. Areas of particular interest include the adjacent Troy Meaux, Margaret Romero, and Douglas Brodhead properties.
2. Double Frontage Lots are prohibited unless a one-foot (1') Reserve Strip is placed along Al Romero, Jr. Road to prevent access.

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

**PLAT REVISIONS:**

1. Correct the misspelling of Leblanc (spelled as Elblanc) on the Vicinity Map.
2. Label the adjacent property owned by Douglas Broadhead as “Unplatted”.
3. Put the assigned addresses on the final plat.

**E Leblanc Road**  
**Tract 4-A 208**  
**Tract 4-B 212**

**MOTION CARRIES**

**2. Odon Breaux Estate, Division of Tracts 1 & 2 (HE 2020-0051)**

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 building 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.
2. Upon review of 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 Herbert J. Leger and Rita Robin Leger and John and Judith Breaux Trust properties.
3. Any access to Sawmill Highway (LA Hwy 354) must be approved by LA-DOTD and must comply with the 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 Division prior to the approval and issuance of any building permit. **This requirement must be noted on the final plat.**
4. Saint Clair Road is located within the Rural Area of the Lafayette Transportation Plan. An enhanced setback line of fifty-feet (50’) must be placed along Saint Clair Road.

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along Saint Clair Road and Sawmill Highway (LA Hwy 354) 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 **written and graphic scale** for the **Vicinity Map** on the final plat.
2. Label the adjacent properties as “Unplatted”.
3. Put the assigned address of **1766 Sawmill Highway** for **Tract 2-A** on the final plat.

**MOTION CARRIES**

- 3. Edmay Whittington Trahan & Merlin Trahan, Tracts 3-B-1, 3-B-2 & 3-B-3 (HE 2020-0053)**

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 building 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. Provide standard utility servitude niches (10' x 5') at all property corners bordering public or private roadways.
4. A twenty-five foot (25') right-of-way radius must be shown and dedicated to Lafayette Consolidated Government on the final plat at the intersection of Lagneaux Road and Yellow Rose Lane.
5. Lagneaux Road is located within the Urban Growth Area of the Lafayette Transportation Plan. A fifty-foot (50') enhanced building setback line must be placed along Lagneaux Road or as worked out with the Traffic & Transportation-Traffic Engineering Division.
6. A Private Street Maintenance Agreement must be signed by the property owner, notarized and submitted at the time of final plat submittal.

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along Lagneaux 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. Revise the **Vicinity Map** to show the correct location of the proposed lots.
3. Revise the plat **Title Block** to indicate **Tracts 3-B-1, 3-B-2 & 3-B-3** instead of **Parcels A, B & C**.
4. Two scales are indicated for the plat 1"=50' & 1"=60'. Correct on the final plat.
5. Correct the name of the street indicated as Ohare Drive. This should be Twain Road.
6. Put on the final plat the assigned addresses.
 

<b>Lagneaux Road</b>	
<b>Tract 3-B-1</b>	<b>1109</b>
<b>Tract 3-B-2</b>	<b>1201</b>
<b>Tract 3-B-3</b>	<b>1205</b>

**MOTION CARRIES**

#### 4. Metairie Park, Phase 2 (HE 2020-0054)

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 building 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.
2. Upon review of 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 David Pugh and Alison Pugh, Edmund Rose III, Jessie Louise Broussard and Jessica Justus and Metairie Park properties.
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. Provide a 15' utility servitude for Lot 1 to match the 15' utility servitude shown for Metairie Park Subdivision.
5. Provide the standard utility servitude niches (10' x 5') at all property corners bordering public and private roadways.

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

#### PLAT REVISIONS:

1. Provide on the final plat the names of all abutting subdivisions or if unplatted, label as "Unplatted".
2. Show on the final plat the lines of incorporated areas; if within 3,000 feet or less of the nearest corporate limits of the City of Lafayette, give the exact distance.

3. Indicate the **Zoning Classification** of the property on the final plat.
4. Verify that the **Streets Notation** in the **Types of Improvements Section** is correct.
5. Put the assigned address of **184 Chemin Metairie** on the final plat.

MOTION CARRIES

**5. American Plaza, New Lots 33B & 33C (HE 2020-0055)**

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

**CONDITIONS OF DEVELOPMENT:**

1. 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.
2. 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 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. (See UDC Art. 3, 89-42 (c) and (d))

3. 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 Sterling Resources Kaliste Saloom LLC and Julia Trust LLC.
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. **A note must be placed on the final plat that states:** "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."
6. 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.
7. Provide the standard Utility Servitude Niches (10' x 5') at all property corners bordering public and private roadways.
8. Plot all existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys, etc.) and provide the required 10' utility servitude around these facilities.
9. **A note must be placed on the final plat that states:** "The Owner/Developer shall install LUS approved wastewater service and coordinate sanitary sewer service connection with LUS. Lafayette Consolidated Government and LUS are not responsible for the cost of any required improvements."
10. A twenty-five foot (25') right-of-way radius must be shown and dedicated to Lafayette Consolidated Government/City of Lafayette on the final plat at the intersection of Kaliste Saloom Road and Liberty Avenue.
11. Cross Access Easements are required between all adjacent property boundaries. **This requirement must be noted on the final plat.**
12. A one-foot (1') Reserve Strip dedicated to Lafayette Consolidated Government is required to be placed along Kaliste Saloom Road. **No driveway will be allowed on Kaliste Saloom Road.** Access to Lot 33B shall be granted by cross access from Liberty Avenue or as worked out with the Traffic & Transportation-Traffic Engineering Division.

13. Commercial driveways must be at least 150' from a public street intersection.
14. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.
15. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along Liberty Avenue. The A.D.A. compliant sidewalks are required to be constructed prior to the issuance of a Certificate of Occupancy.

**PLAT REVISIONS:**

1. Revise the **Plat Name** in the **Title Block**. **Do not** include reference to **Unplatted Parcel**.
2. Final plat must indicate that it is at least a **Class "C"** survey.
3. Label and dimension the **Utility Servitude** along Liberty Avenue.
4. Indicate the **Minimum Lot Size** in the **Type of Improvements Section**.
5. Revise the **Minimum Lot Frontage** in the **Type of Improvements Section**. Lot 33C has a frontage of 106.6'.
6. Indicate the **Zoning Classification** of the property on the final plat.
7. Revise the **Streets Notation** to indicate the **Type of Surface** of the street.
8. Add **Atmos Energy** as the **Gas Provider** on the final plat.
9. Put the assigned addresses on the final plat.
 

<b>Kaliste Saloom Road</b>	
<b>Lot 33C</b>	<b>2309</b>
<b>Lot 33B</b>	<b>2313</b>

**MOTION CARRIES**

**III. ADJOURNMENT**

Kyle Faber moved to adjourn the meeting at 9:00 a.m.

Submitted by,

Anne Famoso  
 Development Manager  
 Department of Development and Planning