

**LAFAYETTE CONSOLIDATED GOVERNMENT  
CITY PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY MAY 18, 2020**

MINUTES OF THE MAY 18, 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**

Tenique Briscoe  
Anne Famoso

**MEMBERS PRESENT**

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

**LEGAL COUNSEL**

Paul Escott

**MEMBERS ABSENT**

None

**I. CALL TO ORDER**

Chairman Pellerin called the meeting to order at 5:06 p.m.

**II. APPROVAL OF AGENDA**

MOTION: Blair Green moved to approve the May 18<sup>th</sup> agenda.  
SECOND: Jared D. Doise  
VOTE: 5-0-0-0  
AYES: Doise, Dural, Green, Pellerin, II & Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**III. APPROVAL OF MEETING MINUTES**

February 17, 2020

MOTION: Blair Green moved to approve the February 17<sup>th</sup> meeting minutes.  
SECOND: Alzina Dural  
VOTE: 5-0-0-0  
AYES: Doise, Dural, Green, Pellerin, II & Pritchard  
NAYS: None  
ABSTAIN: None

ABSENT: None

MOTION CARRIES

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

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

Walkers Village, Phase 2, Lots 17, 18 & 19  
Marie Annette Chapman, Lots B & C  
Vernice Trahan, Tracts C-3 & C-4  
Mills Addition, Resubdivision of Lot 158

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

SECOND: Jared Doise

VOTE: 5-0-0-0

AYES: Doise, Dural, Green, Pellerin, II & Pritchard

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

##### **2. PC2020-0014 Ambassador One Lots 1 & 2 Resubdivision into Lots 1A, 2A, 3, 4, & 5**

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

1. Provide standard servitude niches (10' deep by 5' wide) at all property corners bordering public roadways including typical utility niche diagram.
2. Plot existing electric facilities (cabinets, transformers, manholes, streetlights, electric lines, down guys) and provide required 10' utility easements around these facilities.
3. Plot existing sanitary sewer and water facilities (manholes, force mains, lift stations, fire hydrants, valves, etc.) and provide required utility servitudes around these facilities.
4. 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 or as worked out with LUS.
5. 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.

6. 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.
7. 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).
8. 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.

9. 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.
10. 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 Chappuis Properties, Pinewoods Apartments, Rene Prejean and Emma Domingue Timothy Breaux Properties.
11. 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.

12. 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.
13. Sidewalks are required along all public streets.
14. A cross access easement is required between all lots and the property to the east.
15. A traffic impact analysis is required or as worked out with the Department of Traffic, Roads and Bridges.
16. The minimum driveway spacing along a roadway with a 50-mph speed limit is 485 feet.
17. There shall be a right in right out, and left in only for the easternmost driveway.
18. The plat title must indicate this is a Resubdivision of Ambassador One Lots 1 & 2 into Lots 1A, 2A, 3, 4 & 5.
19. 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. Add the following note to the flood notes, “Any development that fills or modifies the special flood hazard area must mitigate the development volumetrically.”
2. Indicate the names of existing abutting subdivisions.
3. Indicate the property owner adjoining the North property line of Lot 4.
4. Addresses are assigned as follows:
 

Ambassador Caffery Parkway	
Lot 5	1011
Lot 4	1015
Lot 3	1101
Lot 2A	1105
Lot 1A	1109

**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 Lafayette Utilities System Commercial design division (337-291-5846) prior to construction regarding installation of underground facilities.
3. The owner will coordinate with LUS 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 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. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1’ (one) foot higher than the centerline of the adjacent road.
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. This property is located in a CH (Commercial Heavy) Zoning District.
10. It is recommended that the developer(s) submit preliminary plans to ensure compliance with open space requirements, landscaping, parking, etc.

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

#### MOTION CARRIES

3. PC2020-0015 Edgar Martin Middle School

MOTION: Jared Doise moved for Preliminary Plat approval subject to the following conditions waiving sidewalks along all public streets.

1. Provide standard servitude niches (10' deep by 5' wide) at all property corners bordering public roadways including typical utility niche diagram.
2. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys) and provide required 10' utility easements around these facilities.
3. Show additional existing 10' Servitude (1982-033598) along Robley Drive.
4. Plot existing sanitary sewer and water facilities (manholes, force mains, lift stations, fire hydrants, valves, etc.) and provide required utility servitudes around these facilities.
5. Any proposed future development may require the submittal of complete construction plans to the Department of Public Works for review and approval. 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. Any proposed future development may require the submittal of a drainage impact analysis to the Department of Public Works for review and approval. 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.

7. 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. An area of particular interest includes the drainage ditch which traverses the eastern boundary shared with Grand Glade Subdivision as well as the adjacent Broadmoor Terrace Subdivision Ext. No. 1 properties.
10. The servitude for the coulee (Gerald Drive Outfall) that traverses the northeasterly corner of the property must read "20' drainage servitude from apparent high bank and inclusive of channel".
11. Please note that any construction activities proposed within the existing "Gas Pipeline" servitude must be approved by the applicable Utility Operator prior to commencing with construction.
12. 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.

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. 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 public and private streets.

**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 will coordinate with LUS 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 servitudes 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. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
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.

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

**MOTION CARRIES**

4. PC2020-0019 Cox Communications, LLC New Lot 1-A

MOTION: Blair Green moved for Preliminary Plat approval subject to the following conditions, waiving the he requirement to provide cross access easements between Lot 1-A and the properties to the north and west.

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. 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. Approximately 6.5 acres of the development are located within a Special Flood Hazard Area. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 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). However, due to potential impact of the development within the 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.

4. 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.

5. 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 EZ RV Boat Storage LLC, Cottage Developers, LLC, Just Four Property Partners, LLC, HFC Properties, LLC and Fernand J. Privat properties.
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, (Americana 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. 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.
8. 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. Address assigned is 1906 Eraste Landry Road.
2. The plat title must be, "Cox Communications, LLC Resubdivision of Lot 1A & an Unplatted Parcel into New Lot 1A-1".
3. Verify the names of abutting subdivisions and in the case of abutting unplatted property, the notation "Unplatted". (UDC Art 10, Sec 89-301)

Northeastern property line:	Cottage Developers – Unplatted
Western property line:	HFC Properties, LLC – Sub ID # 1748
	Fernand J Privat – Sub ID # 6538

4. Indicate public and private streets.
5. Show status of structures on the site (i.e., vacant, to be removed; good condition, interior remodel only; new, as is; etc.).

**OTHER COMMENTS/SUGGESTIONS:**

1. All work 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 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 developing: 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.
7. Submit preliminary construction plans showing compliance with the Unified Development Code to the Development & Planning Department for review prior to application for commercial plan review.

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

MOTION CARRIES

**5. PC2017-0095 Mills Addition Resub of Lot 88**

MOTION: Jared Doise moved for One Year Extension of Preliminary Plat Approval  
SECOND: Blair Green  
VOTE: 5-0-0-0  
AYES: Doise, Dural, Green, Pellerin, II & Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**6. PC2016-0024 1500 Pinhook Apartment**

MOTION: Blair Green moved for One Year Extension of Preliminary Plat Approval  
SECOND: Jared Doise  
VOTE: 5-0-0-0  
AYES: Doise, Dural, Green, Pellerin, II & Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**7. PC2016-0022 Brook Pointe, LP**

MOTION: Alzina Dural moved for One Year Extension of Preliminary Plat Approval  
SECOND: Blair Green  
VOTE: 5-0-0-0  
AYES: Doise, Dural, Green, Pellerin, II & Pritchard  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**8. PC2018-0007 Tract A**

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

MOTION CARRIES

**9. PC2011-0029 Hampton Place**

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

MOTION CARRIES

**10. PC2014-081 The Vineyard**

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

MOTION CARRIES

**V. OTHER BUSINESS**

**VI. PUBLIC COMMENTARY: GENERAL**

**VII. ADJOURNMENT**

Chairman Pellerin adjourned the meeting at 6:11 p.m.

Submitted by,

Anne Famoso  
Development Manager  
Development and Planning  
Department