

**LAFAYETTE CONSOLIDATED GOVERNMENT
CITY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, SEPTEMBER 21, 2020**

MINUTES OF THE SEPTEMBER 21, 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
Mary Sliman

MEMBERS PRESENT

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

LEGAL COUNSEL

Paul Escott

MEMBERS ABSENT

I. CALL TO ORDER

Burely J. Pellerin, II called the meeting to order at 5:07 p.m.

II. APPROVAL OF AGENDA

MOTION: Blair Green moved to approve the September 21, 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

MOTION: Mark Pritchard moved to approve the July 20, 2020 meeting minutes.
SECOND: Alzina Dural
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

1. Mills Addition, Lots 250-A-1 & 251-A-1
2. St. Germain Subdivision, Lot 12-A, Block 1
3. Property Belonging to Raul J. Viera & Mella Lowery Viera

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

SECOND: Jared Doise

VOTE: 5-0-0-0

AYES: Doise, Dural, Green, Pellerin, Pritchard

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

2. HE2020-0071 Les Jardins Subdivision, Lot 45A

MOTION: Mark Pritchard moved for Preliminary Plat approval subject to the following conditions.

1. Submittal of complete construction plans to the Department of Public Works and to LA-DOTD 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. **Building permits shall not be issued until the construction plans have been approved.** Submittal may take place at the time of building permit application.
2. Submittal of a drainage impact analysis to the Department of Public Works and to LA-DOTD 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 that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase 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.

3. 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.

4. 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 **TWIN OAK FARM LLC, TERRY V BILLS FAMILY INTER VIVOS TRUST and LOUISIANA FOOD & ENTERTAINMENT INC.** properties.
5. 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. **This must be noted on the final plat.**
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. Provide 10' utility servitudes along all lots bordering public or private roadways. Provide servitude niches at all property corners bordering public or private roadways.
9. Existing utility poles must be relocated to the property line at the Owner/Developer's expense prior to final plat approval by LUS. Contact LUS at (337) 291-5846 for details.
10. Plot all existing sanitary sewer and water facilities (manholes, force mains, lift stations, fire hydrants, valves, etc.) and provide the required 10' utility servitude around these facilities.
11. Any access to West Pinhook Road (LA 182) must be approved by LA-DOTD and must comply with the typical driveways 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, Roads and Bridges-Traffic Engineering Division prior to the approval and issuance of any building permit. **This requirement must be noted on the final plat.**
12. Commercial driveways must be at least 150' from a public street intersection. **This must be noted on the final plat.**

13. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.
14. A five-foot (5') building setback line must be placed along Mall Street.
15. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along Mall Street. The A.D.A. compliant sidewalks are required to be constructed prior to the issuance of the Certificate of Occupancy.

PLAT REVISIONS:

1. Revise the FIRM Panel number to 22055C0160 J.
2. Provide on the final plat, a telephone number for the Owner/Developer.
3. The Vicinity Map on the final plat must include a north arrow.
4. The Type of Development must be indicated in the Title Block of the final plat.
5. Final plat must indicate that the plat is at least a Class "C" survey.
6. Indicate on the final plat the Zoning Classification of the property.
7. In the Improvement Notes, indicate the street surface material instead of showing as "Existing."
8. Verify that the Gas Provider on Final Plat.
9. Subject address: 611 West Pinhook Road

OTHER COMMENTS/SUGGESTIONS:

1. **Note:** It is recommended that the finished floor elevation of any structure enclosed on three or more sides be at minimum one-foot (1') higher than the centerline of the adjacent road.
2. **Note:** All work to be performed within 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, call (337) 291-5634. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.
3. **A total of 1.07 acres is being platted.** If developing the property, 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. 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.

4. 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 with the Subdivision Improvements Agreements, the minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included with the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
5. Existing utility easements/servitudes have not been abandoned and are not affected by this platting.
6. Any abandonment of existing utility easements/servitudes or relocation of existing utility facilities will be at the Owner/Developer's expense.
7. The Owner/Developer will coordinate with LUS for all required service connections.
8. Provide and show on the final plat, any additional utility servitudes needed for the required utility facilities.
9. This property is located in a CH (Commercial Heavy) Zoning District and is subject to the requirements and regulations of this Zoning District as per the UDC Regulations.

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

MOTION CARRIES

3. PC2020-0044 Mary Ann Dominique Ashy Partition of Lot 7 into 7A & 7B

MOTION: Blair Green moved for Preliminary Plat approval subject to the following conditions waiving the requirement provide bi-directional access between Alcide Dominique Drive, either by dedicating and constructing Saint Andrew Drive as a public street to Alcide Dominique Drive, or by providing a cross-access easement across the subject property.

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS, or as worked out with LUS.

2. Provide 10' utility servitudes along all lots bordering public and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram, or as worked out with LUS.
3. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys) and provide required 10' utility servitudes around these facilities, or as worked out with LUS.
4. Owner/Developer shall install LUS approved water and wastewater facilities prior to Certificate of Occupancy or as worked out with LUS.
5. Submittal of complete construction plans to the Lafayette Utilities System 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 and LA DOTD 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. Submittal of a drainage impact analysis to the Department of Public Works and LA DOTD 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.

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. Areas of particular interest

include the adjacent North College Heights Subdivision and David M. Bienvenu Jr. properties.

10. Amend the 12' drainage servitude for the existing sub-surface drainage system which traverses the western boundary of Lot 7-B. Language should read "20' drainage servitude (10' each side of pipe C/L)".
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. Sidewalks are required along all public streets.
13. A 1' reserve strip dedicated to the Lafayette Consolidated Government shall be provided along Alcide Dominique Drive, or as worked out with Traffic, Roads, & Bridges.
14. Driveway spacing shall be based on the posted speed limit and reference table in the UDC.
15. Access to North University Avenue (LA 182) shall be approved by DOTD.
16. A traffic impact analysis is required if greater than 100 trips are generated in one hour.
17. 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. Verify geometry. Lot 7-B shared property line with existing Lot 2 of Alcide Dominique Estate Phase 2 was previously recorded as 212 feet (Act # 98-018705). This plat indicates that property line will be 200 feet.

2. In the Legal Description notes, the last paragraph for Lot 7-B indicates a series of questions marks. Please correct on final plat.
3. Addresses are assigned as follows:
 Lot 7-B 107 Alcide Dominique Rd
 Lot 7-A 121 Alcide Dominique Rd

Comment: Unit Range for the Apartments on Lot 7-A to be determined during the Commercial Review process.

OTHER COMMENTS/SUGGESTIONS:

10. 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. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.
11. The owner will coordinate with the Lafayette Utilities System for all required service connections.
12. The Owner is required to contact LUS Commercial design division (337-291-5846) prior to construction regarding installation of underground facilities.
13. Any relocation of existing electric facilities will be at the owner/developer's expense. (LUS)
14. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
15. Submit preliminary construction plans showing compliance with the Unified Development Code to the Development Department for review prior to application for building permit/commercial plan review.
16. 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.
17. 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.

18. 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.

19. 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.

20. This property is located in a CH (Commercial Heavy) Zoning District, and the University Avenue Corridor Overlay District.

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

MOTION CARRIES

4. PC2020-0045 Dale Jude Castille

MOTION: Blaire 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 (Attach Residential Procedures) or as otherwise worked out with LUS.
2. Required 10' utility servitude must be behind existing sidewalk.
3. As per file 2009-00049580, show apparent 30' right of way as existing 60' permanent utility servitude.
4. Show LUS as the Wastewater provider.

5. 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.
6. Submittal of complete construction plans to the Lafayette Utilities System 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.
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. Submittal may take place at the time of building permit application.
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 First United Pentecostal Church and Patrick Randy Bordelon 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, (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.

12. Sidewalks are required along Reading Avenue.
13. A 1' reserve strip dedicated to the Lafayette Consolidated Government shall be provided along all public streets or as worked out with the Department of Traffic Roads and Bridges
14. Driveway spacing shall be based on the posted speed limit and reference table in the UDC. 89-26 (d) (1)
15. Right of way shall be dedicated to the Lafayette Consolidated Government for the extension of Alcide Dominique Drive.
16. A traffic impact analysis is required.
17. A cross access easement is required between the subject property and the property to the west.
18. 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. Please add Gas – Atmos Energy to Utilities Note
2. In the General Notes, verify the number of lots indicated.
3. Please designate a Lot number.
4. Address is assigned as follows:
101 Reading Avenue
Unit Range for the Apartments to be determined during the Commercial Review process.

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 the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense. (LUS)
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
5. Submit preliminary construction plans showing compliance with the Unified Development Code to the Development Department for review prior to application for building permit/commercial plan review.
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. 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. (Environmental Quality)
8. 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.
9. This property is located in a CM-1 (Commercial Mixed) Zoning District.
10. 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. (UDC Art. 3, 89-44 (e))

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

MOTION CARRIES

V. OTHER BUSINESS

VI. PUBLIC COMMENTARY: GENERAL

VII. ADJOURNMENT

Burley Pellerin adjourned the meeting at 8:00 p.m.

Submitted by,

Anne Famoso
Development Manager
Development and Planning
Department