

**AGENDA**  
**CITY PLANNING COMMISSION**  
**DECEMBER 18, 2023**  
**TOWN HALL AUDITORIUM**  
**220 W. WILLOW STREET, BUILDING C \***  
**LAFAYETTE, LA**  
**5:00 P.M.**

**REGULAR MEETING – Town Hall Auditorium**

**I. CALL TO ORDER**

**II. APPROVAL OF MEETING MINUTES**

**November 20, 2023**

**III. DEVELOPMENT REVIEW**

1. Ratification of Hearing Examiner Actions
  1. Greenbriar Estates Subdivision Extension #4 – Lots 12A, 12A & 14A
  2. Brookhaven Subdivision, Lots 5-A & 5-B
  3. Riverside Drive Subdivision, Lots 300-A & 301-A
  4. Partition of Property of Hillman Sonnier & Mary Grace Senegal Sonnier, Lots 1-4
  5. Bois De Lafayette, Block 23 – Lot C-38-A1
  6. Med-Oil Center, Inc. – Tract I-1
  7. Cornay Addition, Ninth Extension – Resubdivision of Lot 14
  
2. Case No. 2023-66-PC  
Plat Name: River Place, Phase III Apartments  
Requested Action: Preliminary Plat Approval  
Location: 5500 Blk Ambassador Caffery Pkwy  
City of Lafayette  
Proposed Land Use: Commercial  
Size: 3.102 acres  
No. of Lots/Units: 1/48  
Owner: Mainland 123, LLC  
Applicant: River Place Members, LLC  
Plat Prepared by: Russell Mistic
  
3. Case No. 2023-68-PC  
Plat Name: Graham Brown Memorial Park  
Requested Action: Preliminary Plat Approval  
Location: 1234 E Pont des Mouton Rd  
City of Lafayette

Proposed Land Use: Civic Use  
Size: 53.8 acres  
No. of Lots 1  
Owner: LCG  
Applicant: LCG  
Plat Prepared by: Brian Ronkartz

**IV. OTHER BUSINESS**

1. 2024 City Planning Commission Calendar Review
2. Lafayette Development Code (LDC) Proposed Amendments

**V. ANNOUNCEMENTS**

**VI. PUBLIC COMMENTARY**

**VII. ADJOURNMENT**

A Commissioners' Coffee at 4:30 p.m. in the Development and Planning Conference Room.

For additional information concerning items placed on the Planning Commission Agenda, please call 291-8000.

NOTE: The Planning Commission, at its discretion, reserves the right to defer action on the items listed on the agenda to a later date should the length of the meeting extend beyond a reasonable time frame.

**\* ALTERNATE MEETING LOCATION IS 220 W. WILLOW STREET,  
BUILDING B – COMMUNITY DEVELOPMENT & PLANNING  
AUDITORIUM \***

**LAFAYETTE CONSOLIDATED GOVERNMENT  
CITY PLANNING COMMISSION  
PUBLIC HEARING  
NOVEMBER 20, 2023**

MINUTES OF THE NOVEMBER 20, 2023, MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT CITY PLANNING COMMISSION HELD AT 5:00 P.M., 220 WEST WILLOW STREET, BUILDING C, TOWNHALL AUDITORIUM, LAFAYETTE, LOUISIANA.

**STAFF PRESENT**

Mary Sliman  
Neil LeBouef  
Tenique Briscoe

**MEMBERS PRESENT**

Alzina Dural  
Amy Trahan  
Chris German  
Mark Pritchard  
Steven Hebert

**LEGAL COUNSEL**

Paul Escott

**MEMBERS ABSENT**

**I. CALL TO ORDER**

Alzina Dural called the meeting to order at 5:00 p.m.

**II. APPROVAL OF MEETING MINUTES**

October 16, 2023

MOTION: Amy Trahan moved to approve the October 16, 2023, meeting minutes.  
SECOND: Mark Pritchard  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**III. DEVELOPMENT REVIEW**

**1. Ratification of Hearing Examiner Actions**

1. Girard Addition Subdivision, Lot 17 of Block C
2. West End Acres, Lot 51-A
3. Michelle Marie Boudreaux Thibodeaux, Tract 7-C-1

MOTION: Mark Pritchard moved for approval of the Hearing Examiner actions.  
SECOND: Amy Trahan  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

## **2. Red Apple at Lafayette North, Tact 6-B-2**

Tenique Briscoe presented the staff report. No speaker cards received

MOTION: Amy Trahan moved for Preliminary Plat approval subject to the following:

CONDITIONS:

1. Provide 10' utility servitudes along all lots bordering public roadways and servitude niches at all property corners and include typical utility niche diagram.
2. Owner/Developer shall either: (1) install LUS-approved water and wastewater facilities prior to final plat approval; (2) provide a letter of credit after substantial construction has been completed; or (3) provided that Owner/Developer obtains written confirmation from LUS that the following note is included on the final plat, install LUS-approved water and wastewater facilities prior to issuance of [building permits/certificates of occupancy]:

LUS water and wastewater facilities are not located on [name of lots/tracts). The Owner/Developer shall install LUS-approved water and wastewater facilities prior to issuance of [building permits/certificates of occupancy]. LCG/LUS is not responsible for the cost of any required improvements..

3. 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.
4. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges 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. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed or Submittal may take place at the time of building permit application.

5. 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.

6. 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.
7. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management.
8. 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.
9. Sidewalks are required along all public streets.
10. A traffic impact analysis is required.
11. An existing public stub out street would be blocked with the western boundary line of this plat. The public street shall be dedicated and constructed to redirect into property owned by Couret Farms LLC to the north, per the attached sketch.
12. 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. Point of Beginning appears to be 100 feet off. Please verify your geometry prior to final plat approval.
2. Correct the spelling of "Ville Platte".
3. A title block which includes the subdivision or development name, type of subdivision or development (residential, commercial), scale and preparation date.
4. In General Notes, revise the label to read: "Total Number of Lots": .
5. Provide the names, addresses, and contact information of property owner, developer, applicant and agent.
6. Provide the names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation "Unplatted".
7. All public and private easements showing width and purpose, including associated recordation number.
8. Indicate public and private streets.
9. Sufficient dimensions and information to indicate existing and proposed rights-of-way, pavement width and type, number of lanes, medians and median breaks, sidewalks, existing and proposed driveways, and easements.
10. Plat boundaries must be drawn with heavy lines to indicate the subdivided area.
11. Physical Address: 300 Acadian Hills Lane
12. Amend the title of the final plat to read: Couret Farms Parcel 6B-2 – Red Apple at Lafayette North.

**OTHER COMMENTS/SUGGESTIONS:**

1. The Owner will coordinate with the Lafayette Utilities System for all required service connections.
2. Any relocation of existing Lafayette Utilities System facilities will be at the Owner/Developer's expense.

3. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
4. 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.
5. 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.
6. If Developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if the 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. EQ must receive a copy of the NOI before final plat will be approved and/or prior to commencement of any clearing and grading activities Erosion control measures must be installed prior to the commencement of clearing and grading activities. 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. The Owner is required to contact LUS Commercial design division (337-291-5846) prior to construction regarding installation of underground facilities.
8. Any relocation of existing electric facilities will be at the Owner/Developer's expense.
9. Provide and show on final plat, any additional utility servitudes needed for required utilities facilities.
10. This property is located in in A (Agricultural) Zoning District
11. Submit preliminary plans to the Development Department for review prior to application for building permit.
12. This plat/development must comply all standard regulations within the Lafayette Development Code.
13. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.

14. 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.

SECOND: Chris German  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**3. Timbercreek (PC2017-0066)**

Tenique Briscoe presented the staff report. No speaker cards received.

MOTION: Mark Pritchard moved to grant a 1- year extension of Preliminary Plat approval  
SECOND: Steven Hebert  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**4. The Vineyard, Phase II (PC2017-0065)**

Tenique Briscoe presented the staff report No speaker cards received.

MOTION: Steven Hebert moved to grant a 1- year extension of Preliminary Plat approval  
SECOND: Mark Pritchard  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

**5. Reserve Cottages Lots 3& 4 (PC 2021-0082)**

Tenique Briscoe represented the staff report. No speaker cards received.

MOTION: Amy Trahan moved to grant a 1- year extension of Preliminary Plat approval  
SECOND: Chris German  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

**6. Grand Pointe, Phase II (PC2011-0048)**

Tenique Briscoe presented the staff report. No speaker cards received.

MOTION: Steven Hebert moved to grant the Acceptance of Perpetual Maintenance  
SECOND: Amy Trahan  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**7. Grand Pointe Phase III (PC2011-0049)**

Tenique Briscoe presented the staff report. No speaker cards received

MOTION: Mark Pritchard moved to grant the Acceptance of Perpetual Maintenance  
SECOND: Chris German  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**8. Talon Estates (PC2017-0023)**

Tenique Briscoe presented the staff report. No speaker cards received

MOTION: Chris German moved to grant the Acceptance of Perpetual Maintenance

SECOND: Steven Hebert  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**9. Acadian Meadows (PC2015-0029)**

Tenique Briscoe presented the staff report. No speaker cards received

MOTION: Amy Trahan moved to grant the Acceptance of Perpetual Maintenance  
SECOND: Mark Pritchard  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**10. Woodlands Cove , Phase I (PC2017-0079)**

Tenique Briscoe presented the staff report. No speakers received.

MOTION: Steven Hebert moved to grant the Acceptance of Perpetual Maintenance  
SECOND: Mark Prithard  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**11. Woodlands Cove, Phase II (PC2020-0034)**

Tenique Briscoe presented the staff report. No speaker cards received.

MOTION: Mark Pritchard moved to grant the Acceptance of Perpetual Maintenance  
SECOND: Amy Trahan  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None

ABSENT: None

MOTION CARRIES

**12. Cedar Creek Phase I (PC 2019-0054)**

Tenique Briscoe presented the staff report

MOTION: Chris German moved to grant the Acceptance of Perpetual Maintenance  
SECOND: Steven Hebert  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**13. Cedar Creek Phase 1-B (PC2019-0080)**

Tenique Briscoe presented the staff report

MOTION: Mark Pritchard moved to grant the Acceptance of Perpetual Maintenance  
SECOND: Steven Hebert  
VOTE: 5-0-0-0  
AYES: Dural, German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**IV. OTHER BUSINESS**

Chairperson, Alzina Dural recused herself from this discussion. Paul Escott asked for the nomination of an interim Chairperson for the next item on the agenda.

MOTION: Steven Hebert moved to select Mark Pritchard as interim Chair for  
vote on the proposed amendments  
SECOND: Amy Trahan  
VOTE: 4-0-1-0  
AYES: German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: Dural  
ABSENT: None

Introduction of the Joint Resolution by Cathie Gilbert, Planning Manager

City Planning Commission Meeting – November 20, 2023

1. Approval of Joint Resolution 2023-01 supporting and endorsing the Oasis and Quiet Town Coteries' Neighborhood Plan

Alex Lazard presented the staff presentation. One speaker cared received.

MOTION: Amy Trahan moved to recommend the endorsement of the Joint Resolution to endorse the Oasis and Quiet Town Coteries Neighborhood Plans  
SECOND: Chris German  
VOTE: 4-0-1-0  
AYES: German, Hebert, Pritchard, Trahan  
NAYS: None  
ABSTAIN: Dural  
ABSENT: None

**V. PUBLIC COMMENTARY: GENERAL**

**VI. ADJOURNMENT**

Alzina Dural adjourned the meeting at 5:50 p.m.

Submitted by,



Neil LeBouef  
Development Manager  
Community Development and Planning Department

**HEARING EXAMINER REVIEW**  
**ACTION SUMMARY**  
**NOVEMBER 2023**

<b><u>NAME</u></b>	<b><u>LOCATION</u></b>	<b><u>SIZE/ # OF LOTS</u></b>	<b><u>ACTION</u></b>	<b><u>WAIVERS APPROVED (COND.)</u></b>
Greenbriar Estates Subdivision Ext. #4 Lots 12A, 13A & 14A	Shannon Road 149, 151 & 153	2.33 acres/3 lots	Preliminary & Final	Sidewalks
Brookhaven Subdivision, Lots 5-A & 5-B	Saint Christopher Street 302 & 304	.92 acres/2 lots	Preliminary & Final	Sidewalks
Riverside Drive Subdivision, Lots 300-A & 301-A	805 Cambridge Drive 101 Hidden Grove Place	2.33 acres/2 lots	Preliminary & Final	Sidewalks
Property of Hillman Sonnier & Mary Grace Senegal Sonnier, Lots 1-4	103 & 107 N. Washington 100 A & B N. Saint Antoine	4.056 acres/4 lots	Preliminary & Final	Sidewalks
Bois De Lafayette, Block 23 – Lots C-38-A1	404 East Bayou Parkway	.96 acres/1 lot	Preliminary & Final	Sidewalks & Double Frontage Lot requirements
Med-Oil Center, Inc. – Tract I-1	138 Jomela Drive	1.78 acres/1 lot	Preliminary & Final	None
Cornay Addition, Ninth Extension – Resubdivision of Lot 14	Howard Avenue 505 & 507	.43 acres/2 lots	Preliminary & Final	Sidewalks & Width of Staff for flag lot

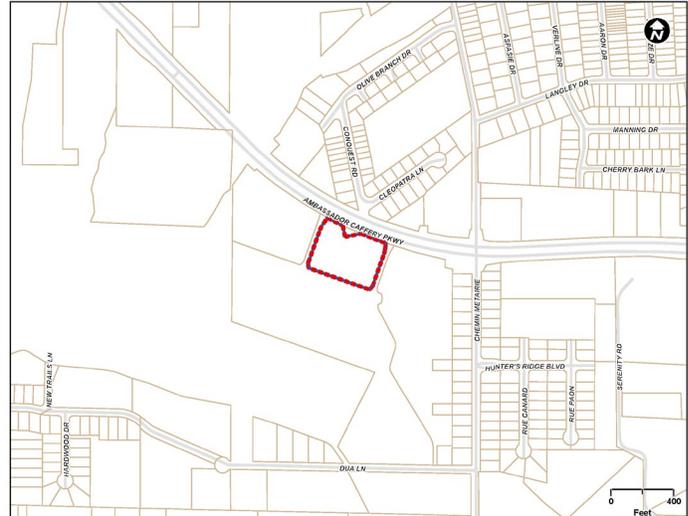
**LAFAYETTE CITY PLANNING COMMISSION**  
**STAFF REPORT**  
 December 18, 2023

**SUBJECT:** Preliminary Plat Approval  
 River Place, Phase III  
 Case No.2023-66-PC

**Applicant:** River Place Members, LLC

**Owner:** Mainland 123, LLC

**Location:** 5500 Blk of Ambassador  
 Caffery Pkwy



**REQUEST:**

- The applicant requests Preliminary Plat approval for the subdivision of 3.102 acres of property into 1 lot/ 48 units for commercial use.

**RELEVANT ISSUES:**

- Subject property is located in a CH (Commercial Heavy) zoning district.

**STAFF RECOMMENDATION:**

Approval is recommended subject to the following conditions and all standards of the Lafayette Development Code (LDC).

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS or as otherwise worked out with LUS. (LDC 89-46 (e)(1))
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 comers and include typical utility niche diagram (LDC 89-30 (c) (2)).
3. Owner/Developer shall either: (1) install LUS-approved water and wastewater facilities prior to final plat approval; (2) provide a letter of credit after substantial construction has been completed; or (3) provided that Owner/Developer obtains written confirmation from LUS that the following note is included on the final plat, install LUS-approved water and wastewater facilities prior to issuance of [building permits/certificates of occupancy]:

LUS water and wastewater facilities are not located on [name of lots/tracts]. The Owner/Developer shall install LOS-approved water and wastewater facilities prior to issuance of [building permits/certificates of occupancy]. LCG/LUS is not responsible for the cost of any required improvements (LDC 89-46(c, d)).

4. 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 (LDC 89-46 (c) (d)).
5. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges 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. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed or Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b))
6. 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. (UDC Art. 3, 89-42 (c) and (d))

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 LDC Art. 3, 89-42 (c) and (d)).

7. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development (LDC Art. 3, 89-42 (d)).
8. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e))
9. Correct Flood Statement to the following: According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0170J dated December 21, 2018, this property is located in Flood Zones X and X-shaded, which are

not considered a Special Flood Hazard Areas, and Flood Zone AE and AE/Floodway, which are the zones associated with property subject to inundation by the 1% annual chance flood hazard and considered a special flood hazard area.

10. Access to LA 3073 shall be approved by DOTD. 89-26(a)(2).
11. 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. Joint use drive, label recordation of document.
2. The names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation "Unplatted". (LDC Art. 10, Sec 89-301)
3. All public and private easements showing width and purpose, including associated recordation number. (LDC Art. 10, Sec 89-301)
4. Distance from the nearest intersection, for accurate addressing. (LDC Art. 10, Sec 89-301)
5. Indicate if streets are public or private. (LDC Art. 10, Sec 89-301)
6. Address: 5600 Ambassador Caffery Pkwy, Youngsville , La 70592

**OTHER COMMENTS/SUGGESTIONS:**

1. 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.
2. 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.
3. A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if site is part of a larger development. EQ must receive, review and approve the SWPPP before final plat will be approved and/or prior to commencement of any clearing and grading activities. Erosion control measures must be installed prior to the commencement of clearing and grading activities. 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. Any sidewalk panels damaged during construction must be replaced with ADA

(Americans with Disabilities Act) compliant sidewalks by the owner/developer in full as a condition for the release of the certificate of occupancy.

5. The Owner is required to contact LUS Commercial design division prior to construction regarding installation of underground facilities.
6. The Owner will coordinate with the Lafayette Utilities System for all required service connections.
7. Any relocation of existing Lafayette Utilities System facilities will be at the Owner/Developer's expense.
8. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
9. This property is located in a CH zoning district.

Attachments:

Plat

Aerial Photo

Adjoining Property Owners





# **ADJACENT PROPERTY OWNERS**

## **RIVER PLACE, PHASE III APARTMENTS**

MATISSE AND ME LLC  
4755 WOODLAWN RD  
MAURICE, LA 70555

BUCK L WILSON  
103 WALDEN CT  
COLUMBIA SC 29204

LESLIE A THOMAS  
JUPITER KEITH ROMELL  
116 CONQUEST RD  
YOUNGSVILLE LA 70592

EDWARD C & LISA STROUD  
110 B CONQUEST RD  
YOUNGSVILLE LA 70592

BREWSTER LAFAYETTE LLC  
210 NEW CAMELLIA BLVD  
COVINGTON LA 70433-7830

STROUD EDWARD CHARLES  
STROUD LISA  
110 CONQUEST RD  
YOUNGSVILLE LA 70592-5125

ANDREW MICHAEL GOULAD  
112 CONQUEST RD  
YOUNGSVILLE LA 70592-5215

**OWNER:**  
MANLAND 123 LLC  
145 RIVER LANDING DR STE  
204  
CHARLESTON SC 29492-8612

WHITNEY JOSEPH ROMERO  
III  
ROMERO, MONIQUE  
THIBODEAUX  
102 CLEOPATRA LN  
YOUNGSVILLE LA 70592

LESTER MCNEAL  
113 B CONQUEST RD  
YOUNGSVILLE LA 70592

JEREMY JOHN PORCHE  
114 CONQUEST RD  
YOUNGSVILLE LA 70592

GABRIEL S LLC & SYMETRIE  
LLC  
208 OLD SETTLEMENT RD  
LAFAYETTE, LA 70508

DR EYE LLC  
305 1/2 AVENUE A  
YOUNGSVILLE LA 70592-5707

ANZALONE REAL ESTATE  
INC  
PO BOX 1617  
BROUSSARD LA 70518-1617

**DEVELOPER:**  
RIVER PLACE MEMBERS LLC  
356 RHODEN ISLAND DR  
DANIEL ISLAND SC 29492-  
8465

JOHN W BLOOD, JR  
BLOOD, DINAH DICKSON  
103 CLEOPATRA LN  
YOUNGSVILLE LA 70592

KATHLEEN MIMNAUGH  
THOMAS  
KATHLEEN THOMAS FAMILY  
TRUST  
103 CLEOPATRA LN  
YOUNGSVILLE LA 70592

GOULAS, ANDREW MICHAEL  
112 CONQUEST RD  
YOUNGSVILLE LA 70592

GABRIEL S LLC  
208 OLD SETTLEMENT RD  
LAFAYETTE LA 70508-7042

SOUTHEAST ENGINEERS,  
LLC  
345 DOUCET RD SUITE 102  
LAFAYETTE LA 70503

IP AVANTI LAFAYETTE LLC  
2219 SAWDUST RD  
THE WOODLANDS TX 77380-  
2589

**PREPARED BY:**  
C. MISTRIC SURVEYORS, INC.  
11841 COURSEY BLVD  
BATON ROUGE LA 70816

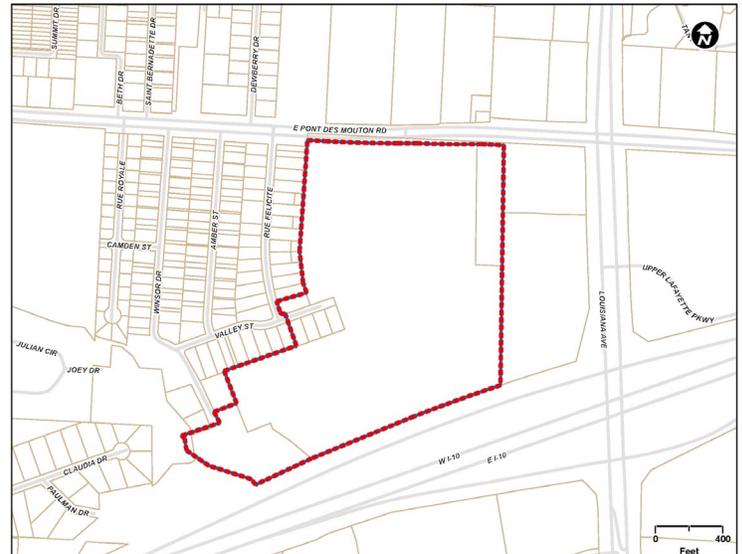
**LAFAYETTE CITY PLANNING COMMISSION**  
**STAFF REPORT**  
 December 18, 2023

**SUBJECT:** Preliminary Plat Approval  
 Graham Brown Memorial Park  
 Case No.2023-68-PC

**Applicant:** Lafayette Consolidated  
 Government

**Owner:** Lafayette Consolidated  
 Government

**Location:** 1200 Blk of E Pont des Mouton



**REQUEST:**

- The applicant requests Preliminary Plat approval for the subdivision of 53.8 acres of property into one (1) lot for civic use.

**RELEVANT ISSUES:**

- Subject property is located Public Institution-Light zoning district. Platting is required due to the expansion of Brown Park along Valley Street.

**STAFF RECOMMENDATION:**

Approval is recommended subject to the following conditions and all standards of the Lafayette Development Code (LDC).

1. 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. (LDC 89-30 (c)(2))
2. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys) and provide required 10' utility servitudes around these facilities. (LDC 89-30 (b)(4))
3. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges 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. (LDC Art. 3, 89-25 (b))

4. 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. No building permits will be issued until approval of calculations and/or a survey showing how the placement of fill will be mitigated. Upon completion of construction, a certificate of Occupancy will not be issued until a certification is received that the fill mitigation was in accordance with the approved plans. For details of this requirement, please review section 89-42 (g).
5. A portion of the development is located within a Special Flood Hazard Area, including a designated Floodway. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within a Special Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). Please note that all proposed development activities within the designated Floodway must satisfy all requirements of a "No Rise Certification." However, due to potential impact of the development within a Special Flood Hazard Area, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis. (LDC Art. 3, 89-42 (g))
6. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved. (UDC Art. 3, 89-42 (c) and (d)).

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 LDC Art. 3, 89-42 (c) and (d)).

7. 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 La Bonne Vie Subdivision, Winrock Valley Subdivision, Paulette Picard & Harvey Pashibin, Lafayette Consolidated Government, LADOTD, Quicktrip Corporation, and La Bonne Vie Apartments properties. (LDC Art. 3, 89-30 (d) & (e))
8. Show the drainage servitude for Dan Debaillon Coulee, which traverses the southwestern boundary of the property. Drainage servitude language should read “30’ public drainage servitude from apparent top bank and inclusive of channel”, on both sides of channel. (LDC Art. 3, 89-30 (d))
9. Show the drainage servitude for Dan Debaillon Coulee (Brown Park Outfall), which traverses the southwestern portion of the property. Drainage servitude language should read “30’ public drainage servitude from apparent top bank and inclusive of channel”, on both sides of channel. (LDC Art. 3, 89-30 (d))
10. This property has been determined to be located in Zone X (areas determines to be outside of the 0.2% annual chance floodplain), Zone X-shaded (areas of 0.2% annual chance flood), Zone AE (base flood elevations determined), and Zone AE Floodway as plots by scale on and as indicated by the Flood Insurance Rate Map for Lafayette Parish, Louisiana. Map Numbers 22055C0070J and 22055C0100J Map Revised December 21, 2018.
11. Add note to final plat: Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1’) above the base flood elevation height for the area at that time.
12. Add note to final plat : Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
13. Add note to final plat : No development shall take place in the mapped floodway without an engineer’s certificate of no-rise including the supporting technical data, which is to be approved by Public Works.

**PLAT REVISIONS:**

1. A title block which includes the subdivision or development name, type of subdivision or development (residential, commercial), scale and preparation date. (LDC Art. 10, Sec 89-301)
2. The names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation “Unplatted”. (LDC Art. 10, Sec 89-301)

3. Minimum lot frontage and area. (LDC Art. 10, Sec 89-301)
4. All public and private easements showing width and purpose, including associated recordation number. (LDC Art. 10, Sec 89-301)
5. Indicate public and private streets. (LDC Art. 10, Sec 89-301)
6. Distance from the nearest intersection, for accurate addressing. (LDC Art. 10, Sec 89-301)
7. Status of structures on the site (i.e., vacant, to be removed; good condition, interior remodel only; new, as is; etc.). (LDC Art. 10, Sec 89-301) Revise zoning, pieces of this property is zoned Single Family Residential.
8. Label areas of RS-1 on plat.

**OTHER COMMENTS/SUGGESTIONS:**

1. The Owner will coordinate with the Lafayette Utilities System for all required service connections.
2. Any relocation of existing Lafayette Utilities System facilities will be at the Owner/Developer's expense.
3. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
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 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. (LDC Art. 3, 89-44 (e))
5. 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
6. Any coulee crossings for the referenced subdivision must obtain an *Off Road Channelization Permit* from the Department of Public Works; call 291-5604.
7. Add location & footprint of existing and proposed buildings on Final Plat.
8. This property is located in a Public Institution-Light zoning district.
9. This plat/development must comply all standard regulations within the Lafayette

Development Code.

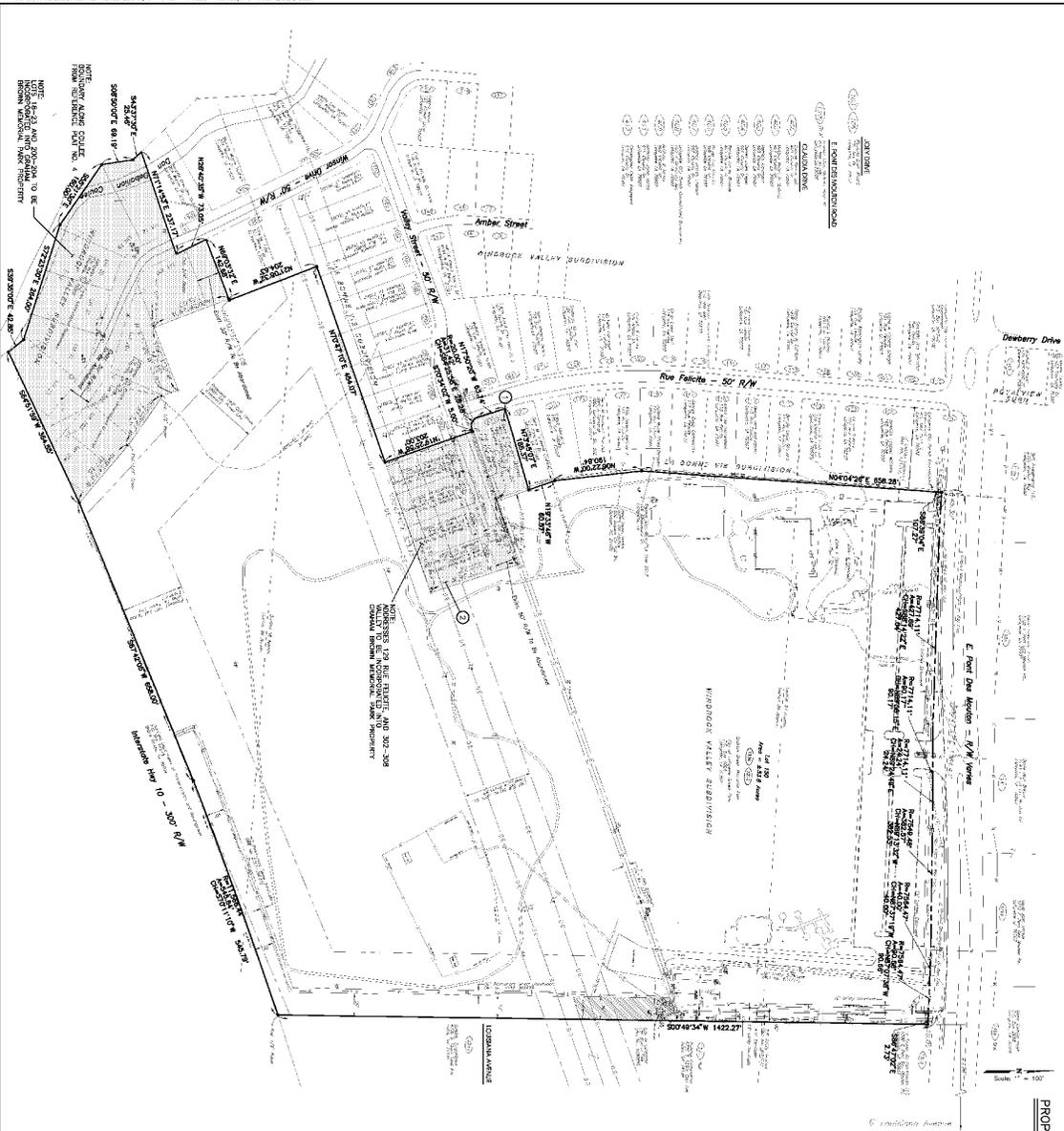
10. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
11. If Developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if the 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. EQ must receive a copy of the NOI before final plat will be approved and/or prior to commencement of any clearing and grading activities Erosion control measures must be installed prior to the commencement of clearing and grading activities. 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.

Attachments:

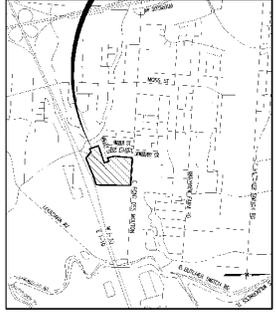
Plat

Aerial Photo

Adjoining Property Owners



**PROPERTY LOCATION**



**REFERENCE LIST**

1. THE PROPERTY AND EASEMENT RECORDS OF THE CITY OF LAKE CHARLES, LAZARUS, LAZARUS & COMPANY, INC., 1000 PINE STREET, SUITE 100, LAKE CHARLES, LA 70601.
2. THE PROPERTY AND EASEMENT RECORDS OF THE CITY OF LAKE CHARLES, LAZARUS, LAZARUS & COMPANY, INC., 1000 PINE STREET, SUITE 100, LAKE CHARLES, LA 70601.
3. THE PROPERTY AND EASEMENT RECORDS OF THE CITY OF LAKE CHARLES, LAZARUS, LAZARUS & COMPANY, INC., 1000 PINE STREET, SUITE 100, LAKE CHARLES, LA 70601.
4. THE PROPERTY AND EASEMENT RECORDS OF THE CITY OF LAKE CHARLES, LAZARUS, LAZARUS & COMPANY, INC., 1000 PINE STREET, SUITE 100, LAKE CHARLES, LA 70601.

**GENERAL NOTE**

THE PROPERTY AND EASEMENT RECORDS OF THE CITY OF LAKE CHARLES, LAZARUS, LAZARUS & COMPANY, INC., 1000 PINE STREET, SUITE 100, LAKE CHARLES, LA 70601.

**GENERAL SOILS**

SOIL SYMBOL	SOIL NAME
1	CLAY
2	CLAY
3	CLAY
4	CLAY
5	CLAY
6	CLAY
7	CLAY
8	CLAY
9	CLAY
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99	CLAY
100	CLAY

1. The City of Lake Charles, Louisiana, is the owner of the property shown on this plan.
2. The City of Lake Charles, Louisiana, is the owner of the property shown on this plan.
3. The City of Lake Charles, Louisiana, is the owner of the property shown on this plan.

**EXAMINATION**

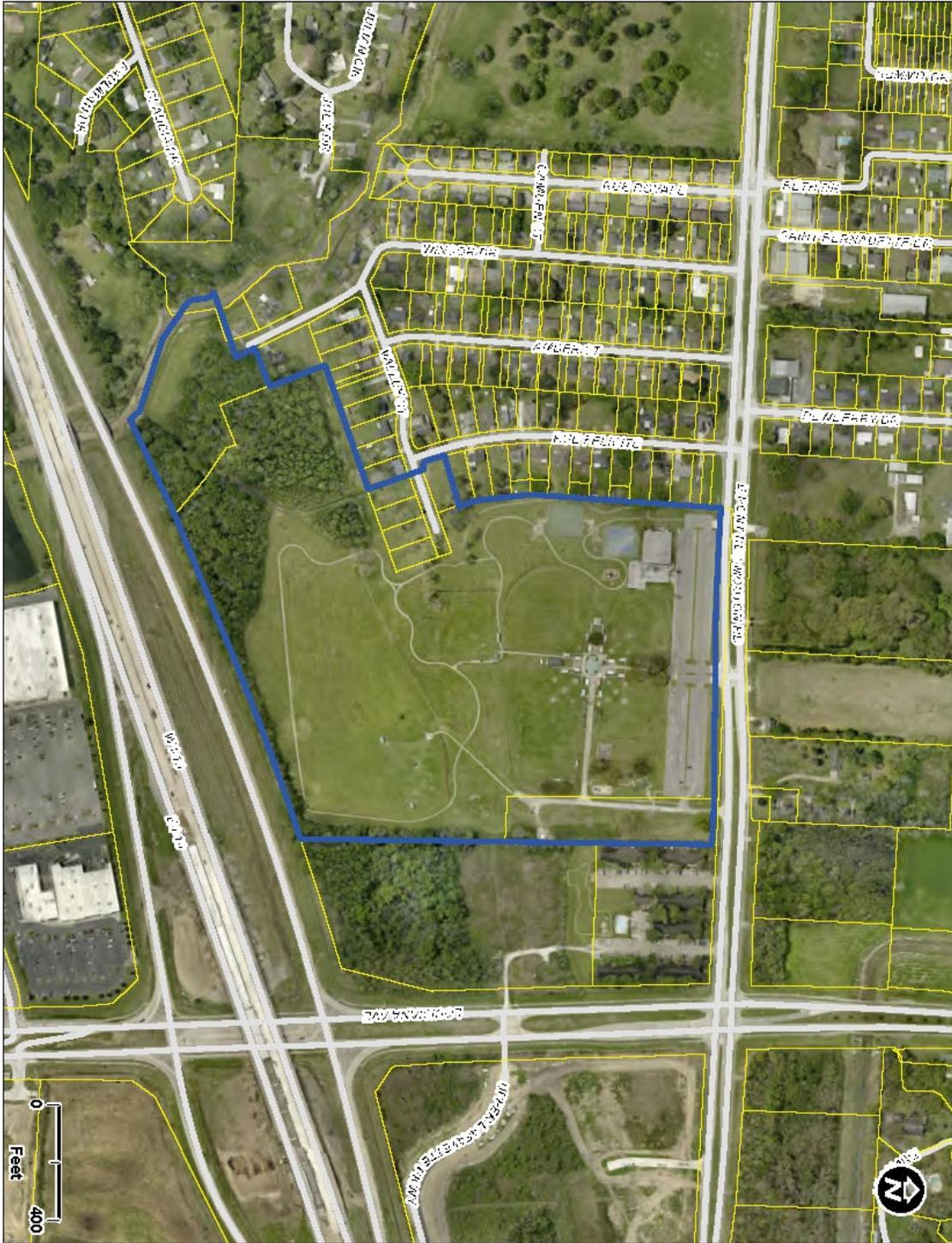
1. I, the undersigned, being a duly licensed Professional Engineer in the State of Louisiana, do hereby certify that I have examined the above described plan and the same conforms to the requirements of the laws of this State.

2. I, the undersigned, being a duly licensed Professional Engineer in the State of Louisiana, do hereby certify that I have examined the above described plan and the same conforms to the requirements of the laws of this State.

3. I, the undersigned, being a duly licensed Professional Engineer in the State of Louisiana, do hereby certify that I have examined the above described plan and the same conforms to the requirements of the laws of this State.

PRELIMINARY PLAN OF PROPERTY BELONGING TO CITY PARISH CONSOLIDATED GOVERNMENT GRAHAM BROWN MEMORIAL PARK BEING 0.00 ACRES OF LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**Roark-Oestreich**  
A Professional Engineering Corporation



## ADJACENT PROPERTY OWNERS GRAHAM BROWN MEMORIAL PARK

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Christopher Keith Krogsgard  
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Doyle Jean Breaux  
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Charlotte Ann Sylvester  
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Veronica Leopaul Williams  
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Drusilla Washington Landry  
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Lafayette, LA 70507

Randal L Hundley  
108 Rue Felicite  
Lafayette, LA 70507

Donald Louis Girouard  
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Debra Wiltz Abdulghani  
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Merlene Celestine Ruffin  
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Lafayette, LA 70507

Juliette Marie Alfred  
Derouen  
119 Rue Felicite  
Lafayette, LA 70507

Thymes Carl Gene/Tax Year  
2017  
106 Strasbourg Dr.  
Lafayette, LA 70506

Joseph W Landry  
129 Amber St.  
Lafayette, LA 70507

Willis Joseph Ventroy Jr.  
121 Rue Felicite  
Lafayette, LA 70507

Paul Darrel Martin  
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Durham, NC 27705

Michelle G. Comeaux  
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Lafayette, LA 70507

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Castonya Marie Holt  
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Lafayette, LA 70507

Margo Girouard  
125 Rue Felicite  
Lafayette, LA 70507

James Romain Senac  
126 Rue Felicite  
Lafayette, LA 70507

Gene M Fontenot (Estate)  
103 Alphonse Dr.  
Lafayette, LA 70506

Dugas Judith/Tax Year 2012  
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Lafayette, LA 70503

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Lafayette, LA 70507

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102 Valley St.  
Lafayette, LA 70507

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106 Valley St.  
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206 Valley St.  
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Ronald J Decuir  
208 Valley St.  
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Lavergne  
300 Valley St.  
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Annette Grouvilla Hudson  
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Lafayette, LA 70507

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LLC.  
P.O. Box 51151  
Lafayette, LA 70505

**OWNER / DEVELOPER:**  
Lafayette Consolidated  
Government  
705 W University Ave  
Lafayette, LA 70506

**PREPARED BY:**  
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# City Planning Commission Meeting Dates

January 22, 2024*
*February 26, 2024*
March 18, 2024
April 15, 2024
May 20, 2024
June 17, 2024
July 15, 2024
August 19, 2024
September 16, 2024
October 21, 2024
November 25, 2024*
December 16, 2024
January 27, 2025*

\*January, February & November City Planning Commission Meetings are held on the 4<sup>th</sup> Monday of the month\*