

**LAFAYETTE CONSOLIDATED GOVERNMENT
HEARING EXAMINER
PUBLIC HEARING
FRIDAY, JANUARY 8, 2016**

MINUTES OF THE JANUARY 8, 2016 MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT HEARING EXAMINER HELD AT 8:30 A.M., 220 WEST WILLOW STREET, BUILDING B, PLANNING, ZONING & DEVELOPMENT AUDITORIUM, LAFAYETTE, LOUISIANA.

STAFF PRESENT

Kyle Faber
Sara Gary
Carlee Am-Labar, PZD Director

I. CALL TO ORDER

Kyle Faber called the meeting to order at 8:39 a.m.

II. DEVELOPMENT REVIEW

1. Michael Ray Melancon, Parcel, 1 (HE 2016-0001)

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

CONDITIONS OF DEVELOPMENT:

1. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
2. Include in the Flood Notes reference to the **Revised Preliminary FIRM Panel #22055C0060 J** dated **December 19, 2014** which also indicates the property to be located in **Zone X**.
3. Lafayette Parish Water District North is to be contacted by the Owner/Developer to determine if service of potable water to the proposed lot is possible. Upon written approval of service by Water District North, submit complete construction plat to the Water District North office.
4. This lot is being subdivided from a larger tract. Label the remaining property as "Unplatted."

The Hearing Examiner waived the Condition of Development requiring that sidewalks be constructed along Equipment Lane.

PLAT REVISIONS:

1. Correct “Equipment Road” in the effluent statement to “Equipment Lane”.
2. Final plat must include the surveyor’s stamp.
3. Remove Atmos Energy as the Gas Provider.
4. Verify that the owner/developer’s address and city is correct.
5. Put the assigned address of 301 Equipment Lane on the final plat.

MOTION CARRIES

2. Mills Addition, Resubdivision of Lot 202 (HE 2016-0002)

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

CONDITIONS OF DEVELOPMENT:

1. A lot/site grading plan with be required to be submitted to the Public Works Department for review and approval. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. **Final plats may not be recorded or building permits be issued until the lot/site grading plan has been approved.**
2. 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.
3. There are existing sidewalks along Olivier and Lafayette Streets. A note must be

placed on the plat that states if the sidewalks are damaged or removed during any construction, the sidewalks must be repaired or replaced by the owner/developer at their expense prior to the release and issuance of any Certificate of Occupancy.

4. Revise the **Preliminary FIRM Panel Number to #22055C0160 J.**
5. 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.
6. Provide a 10' utility easement along all lots bordering public roadways or as worked out with LUS. Provide easement niches at all property corners bordering public roadways or as worked out with LUS.
7. Plot all existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys, etc) and provide the required 10' utility servitudes around these facilities.
8. If the existing building on Lot 202-A is added onto, a twenty-five foot (25') right-of-way radius must be dedicated at the intersection of Olivier and Lafayette Streets.
9. A five-foot (5') enhanced setback line must be placed along Olivier and Lafayette Streets.
10. The **Minimum Lot Size** in the **RM Zoning District** is **6,000 square feet** for the **RS-1 Classification** and **4,000 square feet** for the **RS-2 Classification**. The RS-2 Classification also requires that a rear access alley be provided for subdivisions of three (3) lots or more and access be provided from the alley.

The Hearing Examiner waived the Condition of Development requiring that a rear access alley be provided for the subdivision of three (3) lots.

PLAT REVISIONS:

1. Provide on the final plat, a utility niche diagram with dimensions.
2. Provide on the final plat, telephone numbers for all the Owners/Developers.
3. Provide a north arrow for the Vicinity Map and a graphic scale for the plat.
4. Label Olivier and Lafayette Streets on the Vicinity Map.

5. Indicate the Zoning Classification in the Notes Section.
6. Correct the lot numbers on final plat. There are two lots numbered 202-B.
7. Show the location, number of stories, footprint and square footage on all existing buildings on the final plat.
8. Verify the status of structures on each lot (i.e. vacant, to be removed, good condition, interior remodel only, new, as is, etc).
9. Correct the Date of Preparation. Two dates as indicated on the plat, December 21, 2014 & December 21, 2015.

MOTION CARRIES

3. Voorhies Trahan Estate, Lot 6-D (HE 2016-0003)

This case was deferred to the Planning Commission at the request of the applicant.

4. Southside City Plaza, LLC (HE 2016-0004)

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

CONDITIONS OF DEVELOPMENT:

1. Submittal of complete construction plans to the Department of Public Works and to LA-DOTD will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
2. All development activities on property must be in compliance with 89-42 (g) "Development within Designated 100-Year Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within the 100-year flood plain.
3. 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. See UDC Art. 3, 89-42 (d)

4. 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) or as worked out with Public Works. Violation of this provision can result in a cease and desist order being issued for the development.
5. 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.
6. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by Public Works. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development or as worked out with Public Works.
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. (Lafayette Parish Health Unit) (UDC 89-46 (c) & (d))
8. Provide/show the 10' Utility Servitude for the Water Main running perpendicular to Johnston Street.
9. Show the Sewer as Private System.
10. 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 plans have been approved.**
11. The one-foot (1') reserve strip that is on the original approved and recorded plat must be shown on the final plat for this resubdivision.

12. Access to Johnston Street must be approved by LA-DOTD. A copy of the approved permit must be submitted to Traffic & Transportation-Traffic Engineering Division.
13. A portion of this lot is being subdivided from a larger tract. The entire tract must be shown on the final plat and the remaining property must be labeled as “Unplatted.”
15. Show on the final plat that the driveway along West Broussard Road aligns with the existing driveway across the street. The driveway must be labeled as a “Joint Access Easement” connecting this lot to the remainder of the Unplatted property and Lot 18A.

The Hearing Examiner waived the Condition of Development requiring that sidewalks be constructed along Johnston Street and West Broussard Road.

PLAT REVISIONS:

1. Correct the spelling of Creating (spelled as Creaing on plat) in the Title Block.

MOTION CARRIES

5. Avanti Lafayette (HE 2016-0005)

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

CONDITIONS OF DEVELOPMENT:

1. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
2. The new development must comply with the master drainage plan for the Costco development. If applicable, 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 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. See UDC Art. 3, 89-42 (d)

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. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
5. A note must be placed on the plat which states that if any of the sidewalks are damaged or removed during construction, the sidewalks must be repaired or replaced by the owner/developer at their expense prior to the release and issuance of any Certificate of Occupancy.
6. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to: Office of Public Health, Acadian Regional Office, 825 Kaliste Saloom Road, Building 3 – Suite 100, Lafayette, LA 70508.
7. Ambassador Town Center must install underground electric facilities for Phase II prior to final plat approval by LUS.
8. Provide a 15' utility servitude along the private drive and servitude niches at the property corners bordering private drives or as worked out with LUS.
9. 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. Please note, LUS water and wastewater facilities have been installed along Meadow Farm Drive; however they have not yet been accepted.
10. Owner/Developer shall install LUS approved wastewater service for this proposed lot prior to final plat approval or provide a letter of credit. Contact Mike Rhodes, Wastewater Collection Superintendent at 291-5751 for a cost estimate.
11. 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. Submittal may take place at the time of Codes permit application. **Building permits shall not be issued until construction plans have been approved.**

12. Sidewalks are required to be constructed along all public streets. Sidewalks must be constructed prior to the issuance of a Certificate of Occupancy.
13. Meadow Farm Drive is labeled incorrectly. Official records indicate the name to be Meadow Farm Road.
14. **This extension of Meadow Farm Road must be constructed before the final plat is recorded and a building permit is approved for issuance.**

PLAT REVISIONS:

1. Provide a graphic scale for the survey on the final plat.
2. Verify that the scale of 1"=40' is correct.
3. Remove from the final plat (proposed) for Meadow Farm Drive.
4. Indicate the Zoning Classification in the General Notes Section.
5. Correct the spelling of acreage (spelled as acerage) in the General Notes Section and the spelling of Frem (spelled as Ferm) Boustany Drive.
6. Add **Atmos Energy** as the **Gas Provider** in the **Utilities Section**.
7. Provide on the final plat the name and address of the property owner of Tract B-1-B.
8. Put the assigned address on the final plat once it has been determined. Please contact Tenique Briscoe at 291-8449 for details.

MOTION CARRIES

6. St. Genevieve Cafeteria, Lot 1 (HE 2016-0006)

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

CONDITIONS OF DEVELOPMENT:

1. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
2. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact

analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. **Building permits shall not be issued until the analysis has been approved.**

Please note 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. See UDC Art. 3, 89-42 (d).

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. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
5. There are existing sidewalks along Teurlings Drive. A note must be placed on the plat that states that if any sidewalk are damaged or removed during construction, the sidewalks must be replaced by the owner/developer at their expense prior to the release and issuance of the Certificate of Occupancy.
6. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to: Office of Public Health, Acadian Regional Office, 825 Kaliste Saloom Road, Building 3 – Suite 100, Lafayette, LA 70508.
7. Plot all existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys, etc.) and provide the required 10' utility servitude around these facilities.

8. Submittal of complete construction plan 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.**
9. A one-foot (1') reserve strip must be placed along Teurlings Drive. Driveways entrances must be approved by the Traffic & Transportation Division based on site plan submittal and review. **Additional comments may be forthcoming based on the site plan review.**
10. A Commercial Development/Cafeteria is not an allowed use in the RS-1 Zoning District. The use is considered to be an accessory use for the school and must be included as part of the school property.
11. No building permits will be approved or issued for the construction of the cafeteria until a boundary line adjustment plat has been submitted, reviewed and recorded combining this lot with the lot of the school campus.

PLAT REVISIONS:

1. The North Arrow must be located on the Vicinity Map, not next to it.
2. Correct the Zoning Classification in the Notes Section. The classification is RS-1 (Residential-Single Family).
3. Correct the Gas Provider from **Entex** to **Atmos Energy** in the **Utilities Section**.

MOTION CARRIES

III. ADJOURNMENT

Sara Gary moved to adjourn the meeting at 9:20 a.m.

Submitted by,

Sara Fawcett Gary
Development Manager
Department of Planning,
Zoning, and Development