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## LCG unified development code planning to begin Monday

### Code 'playbook' part of comprehensive plan

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Work is set to begin next week on a crucial element in the proposed Lafayette Comprehensive Plan, a unified development code.

The unified development code will be a playbook of sorts that will bring the zoning standards, development standards and other rules of various Lafayette Consolidated Government departments into one document, said Kevin Blanchard, LCG's new chief development officer.

"The unified development code are the rules that will make the comprehensive plan work," Blanchard said.

A unified development code steering committee is set to meet for the first time at 1 p.m. Monday at the Rosa Parks Transportation Center, 101 Cypress St., Lafayette.

The committee consisting of LCG staff and stakeholders like engineers, developers, builders and bankers who will be using the UDC are expected to spend as many as eight months debating details of existing rules and preparing the codebook, Blanchard said.

Right now, someone looking to construct a building completes an application that goes to about 14 LCG departments, each with its own set of rules for things like landscaping, Blanchard said. Lafayette Utilities System rules may tell him to plant a tree in a certain spot, but the Traffic and Transportation Department rules say he can't plant the tree there because it blocks the view of motorists, he said.

"We hope to identify all the dumb things right off the bat and have the arguments now before they cost people money," he said.

City-Parish President Joey Durel said he kicked off development of a comprehensive plan after people in the community started talking about the need for one. A plan also is required by state law, he said.

"What started it for me was when this council, early on when we started trying to implement some of the details related to the LINC (Lafayette In A Century plan) and they voted them down and voted them down and voted them down and I thought 'this is going nowhere,'" Durel said.

A driving force for him was watching LCG spend money correcting problems that a plan could have prevented or minimized.

A draft of the proposed comprehensive plan is being finalized based in part on what more than 1,100 people said they wanted.

The comprehensive plan will include what Blanchard called small area plans for neighborhoods. The first to be addressed is the area around Northgate Mall, which is the gateway to Lafayette, he said.

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