

PUBLIC NOTICE
PLANNING COMMISSION
MAY 9, 2016
PLANNING, ZONING, & DEVELOPMENT AUDITORIUM
220 W. WILLOW STREET, BUILDING B
LAFAYETTE, LA
5:30 P.M.

REGULAR MEETING – Planning, Zoning, & Development Auditorium

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MEETING MINUTES

April 11, 2016

IV. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

Poindexter Enterprises, LLC Lot 1
Cajun Acres Plot 13-B
Bruhati Development, LLC
Lot 1
Billy G. Laborde Division, Plots 3-A & 4-A
Sepan Properties, LLC – Lot 1
Edgar Arceneaux, Jr. – Plot 3-A
John Breaux, Sr. Parcels 3-A & 3-B
J.D.G. Corporation, Tract 15-A-1
Francis LeBlanc Property, Tracts 6-B-1 & 6-B-2
Twin Oaks Subdivision Lots 18-A, B, C & D
Nezida Roy Trahan Subdivision Lot 18-A
Tracts A-1 & C-1
Estate of Ulysse Breaux, Tract 3-A
Mr. & Mrs. Ned Guidry Property, Parcel A
Parcels A & B from the J. C. Broussard & Larry and Glenda Edwards Properties

2. Case No. PC2016-0018
Plat Name: Mr. & Mrs. Richard Lagneaux Estate Plot 1-A-1, 1-A-2, & 1-A-3
Requested Action: Preliminary Plat Approval
Location: Landry Road
Lafayette Parish

- Proposed Land Use: Residential
Size: 2.287 Acres
No. of Lots: 3
Owner: M & J Properties of Acadiana, Inc. - Michael Johnson
Applicant: M & J Properties of Acadiana, Inc. - Michael Johnson
Plat Prepared by: Andre Montagnet
3. Case No. PC2016-0019
Plat Name: Lafayette Central Park, Inc. Development
Requested Action: Preliminary & Final Plat Approval
Location: Johnston Street
City of Lafayette
Proposed Land Use: Commercial
Size: 88.56 Acres
No. of Lots/Units: 1
Owner: City of Lafayette
Applicant: Lafayette Central Park, Inc.
Plat Prepared by: Brett Bayard
4. Case No. PC2016-0020
Plat Name: Beau Savanne Phase II
Requested Action: Preliminary Plat Approval
Location: West Broussard Road
City of Lafayette
Proposed Land Use: Residential
Size: 9.06 Acres
No. of Lots: 49
Owner: Beau Savanne Development, LLC, C/O Robert Daigle
Applicant: Beau Savanne Development, LLC, C/O Robert Daigle
Plat Prepared by: Barry Bleichner
5. Case No. PC2015-0017
Plat Name: The Kingdom Estates
Requested Action: One-Year Extension of Preliminary Plat Approval
Location: W. Willow Street & Patterson Street
City of Lafayette
Proposed Land Use: Residential
Size: 9.18 Acres
No. of Lots: 47
Owner: Destiny of Faith Christian Center Church
Applicant: Destiny of Faith Christian Center Church
Plat Prepared by: Paul L. Miers

OTHER BUSINESS

V. PUBLIC COMMENTARY

VI. ADJOURNMENT

A Commissioners' Coffee will be held at 5:00 p.m. in the Planning & Zoning 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.

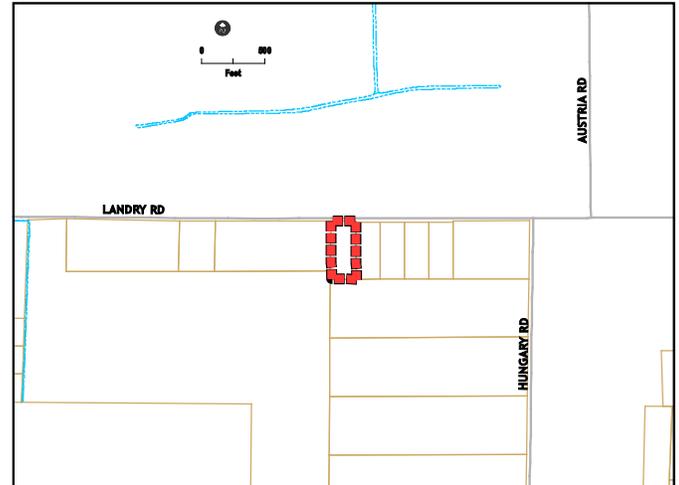
LAFAYETTE PLANNING COMMISSION
STAFF REPORT
 May 9, 2016

SUBJECT: Preliminary Plat Approval
 Mr & Mrs Richard Lagneaux Estate
 Plot 1-A-1, 1-A-2 & 1-A-3
 Case No. PC2016-0018

Applicant: M&J Properties of Acadiana
 c/o Michael Johnson

Owner: M&J Properties of Acadiana
 c/o Michael Johnson

Location: Landry Road
 Lafayette Parish



REQUEST:

- The applicant requests Preliminary Plat approval for the subdivision of 2.287 acres of property into 3 lots for residential use.

RELEVANT ISSUES:

- Subject Property is located in the unincorporated area of Lafayette Parish, therefore it is not zoned.
- A lot/site grading plan with be required for review and approval by Public Works.

STAFF RECOMMENDATION:

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

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram. (UDC 89-30 (c)(2)).
2. Submittal of construction documentation for the Private Street, to the Department of Public Works will be required. Construction documentation shall indicate a site drainage plan 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. (Public Works Engineering) (UDC Art.3, 89-44 (c))
3. The entire development is located within the historical 100-year base floodplain. Provide

documentation that the development plans are 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. Additionally, Article XI “Flood Damage Protection” of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the 100-year floodplain, 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. (Public Works Engineering) (UDC Art. 3, 89-42 (g))

4. A lot/site grading plan will be required for review and approval by Public Works. 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, lot grading plan, 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. (Public Works Engineering) (UDC Art.3, 89-42 (b))
5. 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 (Public Works Engineering) (UDC Art. 3, 89-42 (d)).
6. Upon reviewing the Lot Grading Plan, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Guillory, Domingue, Lemaire, and Lagneaux properties. (Public Works Engineering) (UDC Art. 3, 89-30 (d) & (e))
7. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: “Effluent will drain to Landry Road, which is a public street that is maintained by the Lafayette Consolidated Government.” (Lafayette Parish Health Unit)

PLAT REVISIONS:

1. Indicate any approved setback waivers on the final plat.
2. Indicate the square footage of Lot 1-A-1 within the lot boundaries.
3. The private street name Frog Leap Lane has been approved for use by 911/Communications District.

4. A note must be placed on the final plat stating, “The private street is not to be maintained by Lafayette Consolidated Government.” Additionally a private street maintenance agreement must be signed.
5. Addresses are assigned as follows:

Landry Rd	
Lot	No
1A-1	6543
Frog Leap Ln	
Lot	No
1A-2	109
1A-3	113

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
2. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.

Attachments:

Plat

Adjoining Property Owners

Aerial Photo

ADJACENT PROPERTY OWNERS
MR. & MRS. RICHARD LAGNEAUX ESTATE PLOT 1-A-1, 1-A-2 & 1-A-3

James Domingue
207 Jerry St.
Lafayette, LA 70503

Leroy J. Lemaire (Usufruct)
Flaudry M. Deblanc Lemaire
(Usufruct) & Sandra Lemaire
P O Box 646
Duson, LA 70529

Morris Guillory, Jr.
6537 Landry Rd.
Duson, LA 70529

Bradford & Ware Planting, Co. Inc.
P O Box 343
Rayne, LA 70578

Larry Lagneaux & et al
2270 Quarter Pole Rd.
Rayne, LA 70578

Ryan & Victoria Cormier
5454 Koll Rd.
Jennings, LA 70546

OWNER/DEVELOPER:

M & J Properties of Acadiana, Inc.
172 Vicksburg Rd.
Rayne, LA 70575

PREPARED BY:

Montagnet & Domingue, Inc.
136 Clara Von Drive
Lafayette, LA 70503

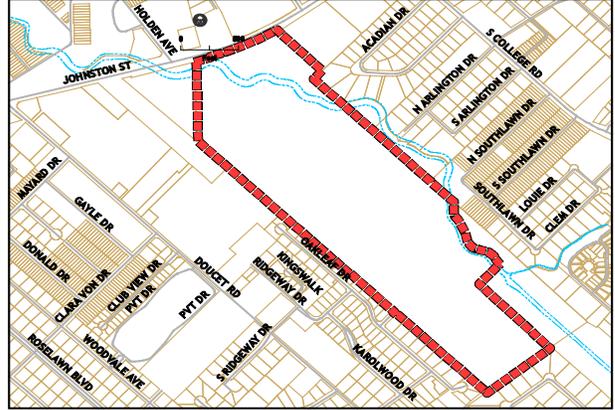
LAFAYETTE PLANNING COMMISSION
STAFF REPORT
 May 9, 2016

SUBJECT: Preliminary & Final
 Plat Approval
 Lafayette Central Park Inc.
 Case No. PC2016-0019

Applicant: Lafayette Central Park, Inc.

Owner: City of Lafayette

Location: Johnston Street
 City of Lafayette



REQUEST:

- The applicant requests Preliminary & Final Plat approval for the subdivision of 88.56 acres of property into 1 lot for commercial use.

RELEVANT ISSUES:

- A park is proposed for this site
- Property is located in an RM-1(Residential Mixed) zoning district.

STAFF RECOMMENDATION:

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

CONDITIONS:

1. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys) and provide required 10' utility easements around these facilities. (LUS) (UDC)
2. Plot existing overhead transmission line along Johnston Street and provide required 40' utility servitudes around these facilities. (LUS)
3. Plot existing water main and appurtenances and show 10' utility easements for these facilities. (LUS)

4. Revise General Note 5 to read “LUS wastewater facilities are not located on Lot 1. The Owner/Developer of Lot 1 shall install LUS approved wastewater facilities prior to issuing building permits. LUS is not responsible for the cost of any required improvements.” (LUS)
5. Submittal of complete construction plans to LUS for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved. (LUS) (UDC 89-46 (c) (d))
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 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. (Public Works Engineering) (UDC Art. 3, 89-25 (b))
7. Provide documentation and certification that the proposed channel crossings comply with the applicable requirements of the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) "Roadway Design Guide". Specifically, any requirements for roadway barriers (i.e., guard rails). (Public Works Engineering) (UDC Art. 3, 89-25 & Art. 8, 89-154)
8. A portion of the development is located within the historical 100-year base floodplain, including a regulatory floodway. Provide documentation that the development plans are 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. 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 regulatory floodway must satisfy all requirements of a “No Rise Certification.” However, due to potential impact of the development within the 100-year floodplain, 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. (Public Works Engineering) (UDC Art. 3, 89-42 (g))
9. 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. (Public Works Engineering) (UDC Art. 3, 89-42 (d))

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).

10. 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 (Public Works Engineering) (UDC Art. 3, 89-42 (d)).
11. 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 South College Shopping Center, Evangeline Heights Subdivision, South College Park Subdivision, Minglewood Park Subdivision, 3121 Johnston Street Condominium Units, Delhomme Funeral Home, Red Lerille's Health and Racquet Club, Woodbriar Court Subdivision, Woodbriar Place Subdivision, Parkwood Estates Subdivision, and Greenbriar Estates Subdivision Extension 4 properties. (Public Works Engineering) (UDC Art. 3, 89-30 (d) & (e))
12. Since Coulee Mine, which traverses the property, is identified on the Official Drainage Map, language for the coulee that traverses the property must read "30 foot drainage servitude from apparent high bank and inclusive of channel" on both sides of channel. Revise final plat to indicate the applicable distance between the 30 foot servitude dimension from the channel top bank and the platted property boundary. (Public Works Engineering) (UDC Art. 3, 89-30 (d))
13. Language for the coulee that traverses the western property line and appears to drain Doucet Street, must read "20 foot drainage servitude from apparent high bank and inclusive of channel" on both sides of channel. (Public Works Engineering) (UDC Art. 3, 89-30 (d))
14. Language for the coulee that traverses the property and appears to drain Oakleaf Drive, must read "20 foot drainage servitude from apparent high bank and inclusive of channel" on both sides of channel. (Public Works Engineering) (UDC Art. 3, 89-30 (d))
15. The 20' drainage servitude for the sub-surface drainage from Oakleaf Drive is sufficient, but the open channel portion of that servitude must read "20 foot drainage servitude from apparent high bank and inclusive of channel" on both sides of channel. (Public Works Engineering) (UDC Art. 3, 89-30 (d))
16. The 10' drainage easement detailed by Reference Materials #7 must read 'private

drainage easement' since the easement is not in favor of the public but a specific corporation. (Public Works Engineering)

17. 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. (Public Works Engineering) (UDC Art. 3, 89-37)
18. 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. (Public Works Engineering)
19. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health
Acadian Regional Office
825 Kaliste Saloom Road, Suite 100
Lafayette, LA 70508

PLAT REVISIONS:

1. Revise the effective FIRM panel to 22055C0045 G dated January 19, 1996. (Floodplain Administrator)
2. The North Arrow in the vicinity map needs to be oriented the same as on the plat. (Zoning)
3. Address assigned is 2913 Johnston Street.

OTHER COMMENTS/SUGGESTIONS:

1. The owner will coordinate with the Lafayette Utilities System for all required service connections.

2. Any relocation of existing electric facilities will be at the owner/developer's expense. (LUS)
3. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
4. A utility servitude will be required behind any additional reserved or dedicated right-of-way required. (LUS)
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. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 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 \$18.75. 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))
7. The Zoning Division recommends that the developer submit preliminary drawings for review prior to commercial building permit application.
8. This property is located in the City of Lafayette in an RM-1 (Residential Mixed) Zoning District.

Attachments:

Plat

Aerial Photo

Adjoining Property Owners

ADJACENT PROPERTY OWNERS

LAFAYETTE CENTRAL PARK, INC. DEVELOPMENT

Brett Bayard
MADER ENGINEERING, INC.
3909 W. Congress St., Suite 101
Lafayette, LA 70506

Elizabeth 'EB' Brooks
Lafayette Central Park, Inc.
2901 Johnston Street, Suite 304
Lafayette, LA 70503

Cindi Baxter
208 Phillip Ave.
Lafayette, LA 70503-3328

Rees Realty Corporation
PMB 5402851 Johnston St.
Lafayette, LA 70503-3243

Emily Claire Hamner
PO Box 2968
Lafayette, LA 70502-2968

Brett & Lisa Stefanski
200 Phillip Ave.
Lafayette, LA 70503-3326

Alachua Development Corp.
PO Box 2968
Lafayette, LA 70502-2968

Nicholls Pugh III
PO Box 51366
Lafayette, LA 70505-1366

J. Oran Richard & Joan Melton
129 Shannon Rd.
Lafayette, LA 70503-3510

Anthony & Marilyn Domingue
204 N. Arlington Dr.
Lafayette, LA 70503-3218

James & Tonia Pontiff
201 N Arlington Dr.
Lafayette, LA 70503-3217

Warren Rush
PO Box 53713
Lafayette, LA 70505-3713

William & Mary Sellers
141 Arlington Dr.
Lafayette LA 70503-3248

Rebecca Owens
140 Arlington Dr.
Lafayette, LA 70503-3272

Adam & Nicole Angers
130 Oakleaf Dr.
Lafayette, LA 70503-3507

John Roy
153 N Southlawn Dr
Lafayette, LA 70503-335

Shirley Carpenter & Melinda
Voorhies
151 Southlawn Dr,
Lafayette, LA 70503-3350

Henry & Margaret Walet
134 Oakleaf Dr.
Lafayette, LA 70503-3507

Mrs. Marlene Mizelle
149 Southlawn Dr.
Lafayette, LA 70503-3350

Mr. & Mrs. Allen
147 Southlawn Dr.
Lafayette, LA 70503-3350

Lola Busby
202 Oakleaf Dr.
Lafayette, LA 70503-3509

Kathleen Mills
145 Southlawn Dr.
Lafayette, LA 70503-3350

Stephen & Christina Gauthier
143 Southlawn Dr.
Lafayette, LA 70503-3337

Wayne & Shirley Farnsworth
208 Oakleaf Dr.
Lafayette, LA 70503-3509

Edmond & Julie Underwood
200 Southlawn Dr.
Lafayette, LA 70503-3357

John & Helen Hughes
300 Southlawn Dr.
Lafayette, LA 70503-3359

Harry & Judith Higgins
214 Oakleaf Dr.
Lafayette, LA 70503-3509

Stephen & Gerilyn Roth
500 Southlawn Dr.
Lafayette, LA 70503-3363

John & Cindi Baxter
208 Phillip Ave.
Lafayette, LA 70503-3328

Mac & Addrienne Barousse
218 Oakleaf Dr.
Lafayette, LA 70503-3509

Stephen Goldware
302 Oakleaf Dr.
Lafayette, LA 70503-3565

Jane Baker
304 Oakleaf Dr.
Lafayette, LA 70503-3565

Beverly LaGroue
204 Phillip Ave.
Lafayette, LA 70503-3328

Mohit & Ashima Srivastava
207 Woodbriar Dr.
Lafayette, LA 70503

Tynes & Michelle Mixon
308 Oakleaf Dr.
Lafayette, LA 70503-3565

David & Lisa Jenkins
113 Shannon Rd.
Lafayette, LA 70503-3510

Roland & Amelie Dugas
400 Oakleaf Dr.
Lafayette, LA 70503-3491

Ricardo & Dana Gomez
402 Oakleaf Dr.
Lafayette, LA 70503-3491

Mildred McElligott
127 Shannon Rd.
Lafayette, LA 70503-3510

Earl & Beverly Bohanan
404 Oakleaf Dr.
Lafayette, LA 70503-2491

Leopold & Yvonne Richard
406 Oakleaf Dr.
Lafayette, LA 70503-3491

James & Betty Venable
128 Oakleaf Dr.
Lafayette, LA 70503-3507

Dr. & Mrs. Valentino
408 Oakleaf Dr.
Lafayette, LA 70503-3491

Bobbie & Carolyn Duplantis
410 Oakleaf Dr.
Lafayette, LA 70503-3491

Henri & Justine Hebert
132 Oakleaf Dr.
Lafayette, LA 70503-3507

Helen Simpson
412 Oakleaf Dr.
Lafayette, LA 70503-3491

Elizabeth Billeaud
414 Oakleaf Dr.
Lafayette, LA 70503-3491

Roy & Vicki Brown
200 Oakleaf Dr.
Lafayette, LA 70503-3509

Red Lerille Health & Racquet Club
301 Doucet Rd.
Lafayette, LA 70503

Cemetery Properties, LLC
2111 W Pinhook Rd.
Lafayette, LA 70508-1504

Richard & Virginia McWhirter
204 Oakleaf Dr.
Lafayette, LA 70503-3509

Double Dough, LLC
2968 Johnston St.
Lafayette, LA 70503-3246

Roods Real Estate, LLC
2964 Johnston St.
Lafayette, LA 70503-3246

James & Jeanne Roberts
212 Oakleaf Dr.
Lafayette, LA 70503-3509

Howard Fournet
2932 Johnston St.
Lafayette, LA 70503-3246

Winnwood, LLC
500 Dover Blvd. Ste. 110
Lafayette, LA 70503-5000

Marisa Collins
216 Oakleaf Dr.
Lafayette, LA 70503-3509

Dr. E. Joseph Savoie
University of Louisiana at Lafayette
P. O. Drawer 41008
Lafayette, LA 70504

Donald & Judith Leggett
300 Oakleaf Dr.
Lafayette, LA 70503-3565

OWNER:

Lafayette Consolidated Government
705 W. University Avenue
Lafayette, LA 70506

DEVELOPER:

Lafayette Central Park
2901 Johnston St. Suite 304
Lafayette, LA 70503

PREPARED BY:

Mader Engineering, Inc.
3909 W. Congress St. Suite 101
Lafayette, LA 70506

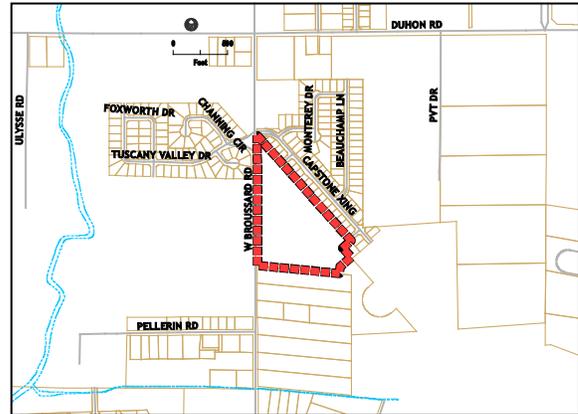
LAFAYETTE PLANNING COMMISSION
STAFF REPORT
 May 9, 2016

SUBJECT: Preliminary Plat Approval
 Beau Savanne Ph II
 Case No. PC2016-0020

Applicant: Beau Savanne Development LLC
 c/o Robert Daigle

Owner: Beau Savanne Development LLC
 c/o Robert Daigle

Location: W. Broussard Road
 City of Lafayette



REQUEST:

- The applicant requests Preliminary Plat approval for the subdivision of 9.06 acres of property into 49 lots for residential use.

RELEVANT ISSUES:

- A TIA is required for the development.
- Property is located in RS-1 (Single Family Residential) zoning district.

STAFF RECOMMENDATION:

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

CONDITIONS:

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram. (LUS) (UDC 89-30 (c)(2))
2. 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. (LUS) (UDC 89-46 (c) (d))
3. Submittal of complete construction plans to LUS for review and approval is required. (LUS) (UDC 89-46 (c) (d))

4. 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. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved. (Public Works Engineering) (UDC Art. 3, 89-25 (b))
5. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved. (Public Works Engineering) (UDC Art.3, 89-44 (c))
6. The construction testing/inspection results are to be submitted to Public Works at the time of final inspection. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved. (Public Works Engineering) (UDC Art. 4, 89-59 (f))
7. 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. (Public Works Engineering) (UDC Art. 3, 89-42 (d))

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).

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 (Public Works Engineering) (UDC Art. 3, 89-42 (d)).
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 Beau Savanne properties, Broussard, Trahan, Lee, and Pellerin properties. (Public Works Engineering) (UDC Art. 3, 89-30 (d) & (e))

10. 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. (Public Works Engineering) (UDC Art. 3, 89-37)
11. Sidewalks are required along all public streets.
12. Street A shall be dedicated and constructed to the southern property line.
13. According to the master plan provided for the subdivision it is anticipated that four (4) phases will occur with a potential for approximately 250 lots. A traffic impact analysis is required and shall include the anticipated traffic generation of the future phases.
14. A one foot (1') reserve strip shall be dedicated to the Lafayette Consolidated Government along W. Broussard Road.
15. Twenty percent (20%) open space is required and must be shown/indicated on the final plat.
16. 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. Revise the preliminary FIRM panel date to December 19, 2014. (Floodplain Administrator)
2. Indicate the Zoning category (RS-1) in the General Notes. (UDC 89-301b (14))

3. Ensure that the roadway labeled as Street A is assigned an approved name submitted through standard procedures. (911/Communications District)
4. Addresses are assigned as follows:

Parkerson St				Finsbury Lane				Street A	
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
104	100	140	201	133	102	103	101	120	102
105	102	139	203	132	104	102	103	121	104
106	104	138	205	131	106	101	105	122	106
107	200	137	207	130	200	100	107	123	108
108	202	136	209	129	202	99	109	124	110
109	204	117	301	128	204	98	201	125	112
110	206	118	303	127	206	97	203	126	114
111	208	119	305			96	205	135	103
112	300					95	207	134	105
113	302					94	209		
114	304					93	211		
115	306					92	213		
116	308								

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. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
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. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development. (Public Works Engineering)
6. If applicable, all Subdivision Improvements Agreements associated with the construction

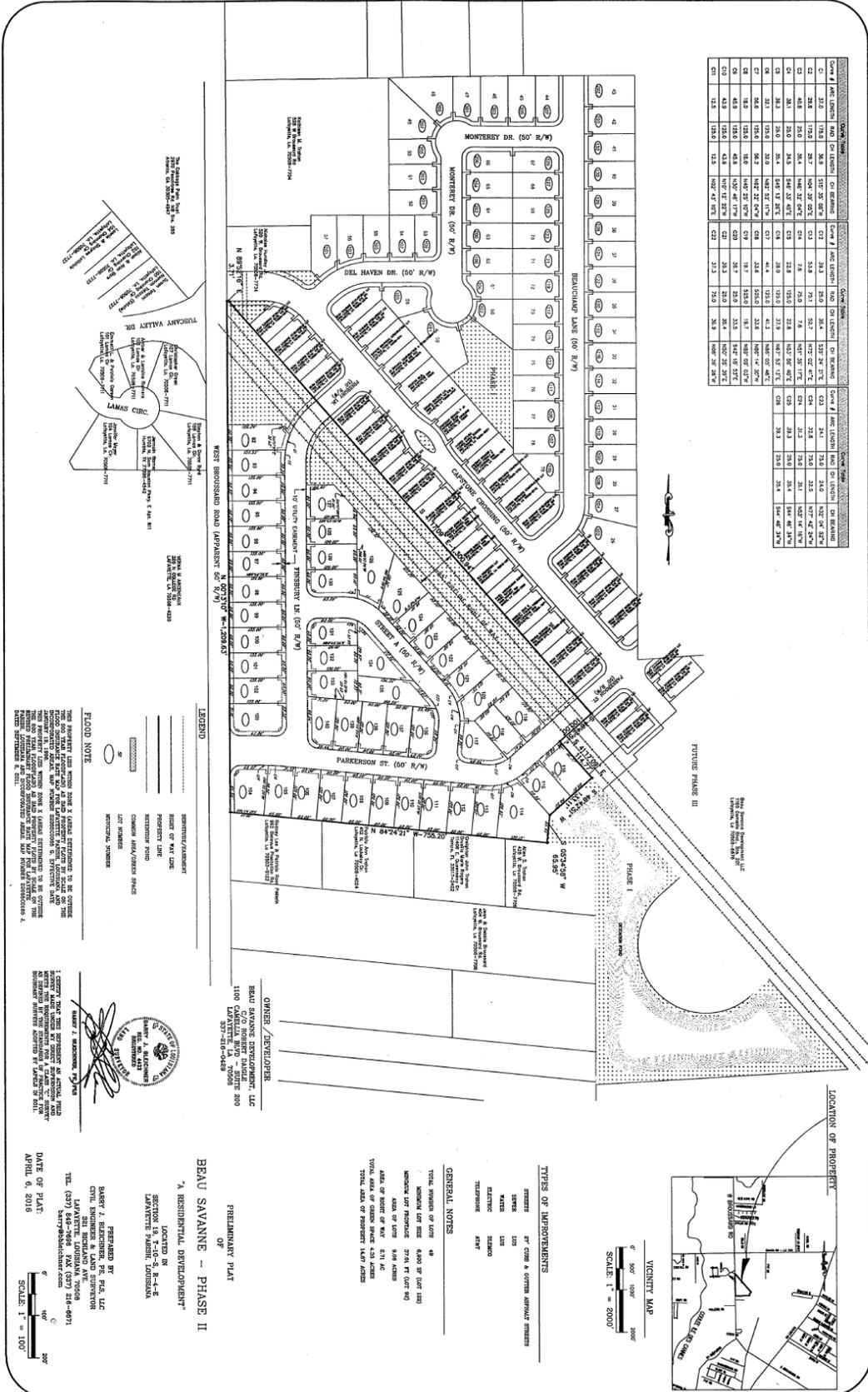
of sidewalks shall be based on a minimum of \$15.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$18.75. 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. (Public Works Engineering) (UDC Art. 3, 89-44 (e))

Attachments:

Plat

Aerial Photo

Adjoining Property Owners



Cedar Grove		Cedar Grove		Cedar Grove		Cedar Grove	
Lot #	Area (sq ft)						
C1	1700	C1	1700	C1	1700	C1	1700
C2	1700	C2	1700	C2	1700	C2	1700
C3	1700	C3	1700	C3	1700	C3	1700
C4	1700	C4	1700	C4	1700	C4	1700
C5	1700	C5	1700	C5	1700	C5	1700
C6	1700	C6	1700	C6	1700	C6	1700
C7	1700	C7	1700	C7	1700	C7	1700
C8	1700	C8	1700	C8	1700	C8	1700
C9	1700	C9	1700	C9	1700	C9	1700
C10	1700	C10	1700	C10	1700	C10	1700
C11	1700	C11	1700	C11	1700	C11	1700
C12	1700	C12	1700	C12	1700	C12	1700
C13	1700	C13	1700	C13	1700	C13	1700
C14	1700	C14	1700	C14	1700	C14	1700
C15	1700	C15	1700	C15	1700	C15	1700
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C20	1700	C20	1700	C20	1700	C20	1700
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C99	1700	C99	1700	C99	1700	C99	1700
C100	1700	C100	1700	C100	1700	C100	1700

LEGEND

- IDENTIFIED ADJACENT PROPERTY
- PROPERTY LINE
- PROPERTY ROAD
- CHANGING AREA/OTHER SERVICE
- LOT NUMBER
- MUNICIPAL NUMBER

FLOOD NOTE

THIS PROPERTY LIES WITHIN ZONE X (SEVERE FLOODING) TO BE DETERMINED BY THE LOCAL GOVERNMENT. THE PROPERTY OWNER IS ADVISED THAT THE LOCAL GOVERNMENT MAY REQUIRE THE PROPERTY OWNER TO OBTAIN A FLOOD HAZARD CERTIFICATE FROM THE LOCAL GOVERNMENT. THE PROPERTY OWNER IS ADVISED THAT THE LOCAL GOVERNMENT MAY REQUIRE THE PROPERTY OWNER TO OBTAIN A FLOOD HAZARD CERTIFICATE FROM THE LOCAL GOVERNMENT. THE PROPERTY OWNER IS ADVISED THAT THE LOCAL GOVERNMENT MAY REQUIRE THE PROPERTY OWNER TO OBTAIN A FLOOD HAZARD CERTIFICATE FROM THE LOCAL GOVERNMENT.

OWNER / DEVELOPER:
 BEAU SAVANNE DEVELOPMENT, LLC
 1100 LAMAR BLVD
 SUITE 200
 CHARLOTTE, NC 28203

PREPARED BY:
 BARRY J. REICHERT, P.E., P.L.L.C.
 CIVIL ENGINEER
 3211 W. BIRCHWOOD AVE.
 CHARLOTTE, NC 28209
 TEL: (704) 587-1000 FAX: (704) 587-1001
 barry@bsdchar.com

DATE OF PLAN:
 APRIL 6, 2016

SCALE: 1" = 100'

BEAU SAVANNE - PHASE II
 PRELIMINARY PLAN
 OF
 A RESIDENTIAL DEVELOPMENT
 LOCATED IN
 SECTION 6, T-108N, R-10E, S-10E
 COUNTY OF MECKLENBURG, NORTH CAROLINA

TYPES OF IMPROVEMENTS

STREETS	48
SERIES	128
WALKS	1280
LANDSCAPING	480
UTILITIES	480

GENERAL NOTES

- TOTAL NUMBER OF LOTS: 48
- APPROXIMATE LOT AREA: 4800 SQ FT (LOT 128)
- APPROXIMATE LOT FRONTAGE: 370 FT (LOT 128)
- AREA OF LOT: 4800 SQ FT
- TOTAL AREA OF PHASE II: 4800 SQ FT
- TOTAL AREA OF PHASE I: 4800 SQ FT
- TOTAL AREA OF PHASE III: 4800 SQ FT



LOCATION OF PROPERTY

Phase I: 1100 Lamar Blvd, Suite 200, Charlotte, NC 28203
 Phase II: 1100 Lamar Blvd, Suite 200, Charlotte, NC 28203
 Phase III: 1100 Lamar Blvd, Suite 200, Charlotte, NC 28203

ADJACENT PROPERTY OWNERS BEAU SAVANNE PHASE II

Allen S. Trahan
428 W. Broussard Rd.
Lafayette, LA 70506-7706

Fontenot Michael P Jr
Fontenot Bliss
207 Capstone Crossing
Lafayette, La 70506

Stephen & Darce Byrd
109 Lamas Cir.
Lafayette, La. 70506-7711

Fulton Jessica Suzanne Fox
Fulton Michael Hal
212 Capstone Xing
Lafayette, La 70506-7870

Manuel Builders LLC
2800 W Pinhook Rd Ste 8
Lafayette, La 70508-3454

Christopher Green
107 Lamas Cir.
Lafayette, La. 70506-7711

Morrow Shelly Brown
214 Capstone Xing
Lafayette, La 70506-7870

Boukadi Bilel
203 Capstone Xing
Lafayette, La 70506

Amber & Lorraine Romero
103 Lamas Cir
Lafayette, La. 70506-7711

RLS Properties LLC
Po Box 617
Broussard, La 70518-0617

LR Mitchell Construction &
Development LLC
500 Dover Blvd Ste 333
Lafayette, La 70503-5000

Emmett L. & Patricia Carson
101 Lamas Cir
Lafayette, La. 70506-7711

Patel Vineshkumar Sudhir
Patel Mayuri
1698 Highway 190
Unice, La 70535-2960

Creighton John Trahan
Drusilla Marie Rogers
11406 E. Queensway Dr.
Tampa, Fl 33617-2422

Jennifer Meyer
104 Lamas Cir.
Lafayette, La. 70506-7711

Bossley Zeke B
Bossley Cynthia Primeaux
302 Capstone Xing
Lafayette, La 70506-7871

Jean & Debbie Broussard
404 W. Broussard Rd.
Lafayette, La 70506-7706

Susan Talazac
Norman Talazac (Estate)
100 Channing Cir
Lafayette, La. 70506-7737

Bingos Seafood LLC
703 Cottonwood St
Morgan City, La 70380-2129

Patricia Ann Trahan
412 N. Locksley Dr.
Lafayette, La 70508-4024

Alison & Alan Ware
102 Channing Cir
Lafayette, La. 70506-7737

Shivers Brothers Construction LLC
213 Rue Fontaine
Lafayette, La 70508-5742

Rodney Lee & Patricia Roos Pellerin
962 Bellevue Plantation Rd.
Lafayette, La 70503-6122

Lonnie & Shayree Latiolais
104 Channing Cir
Lafayette, La. 70506-7737

Stewart Richard L
Stewart Pamela B
211 Capstone Xing
Lafayette, La 70506-7870

Jermain Warner
9702 N. Sam Houston Pkwy. E
Apt. 811
Humble, Tx 77396-4542

Lori Harrell
Matthew Mitchell
537 W Broussard Rd
Lafayette, La. 70506-7704

Flores Arturo
Flores Karla Marizol
203 Bonaire Dr
Lafayette, La 70506-6827

Kathleen M. Trahan
528 W. Broussard Rd.
Lafayette, La. 70506-7704

Nicholas Hundley Jr.
520 W. Broussard Rd.
Lafayette, La. 70506-7704

Verna M. Arceneaux
209 N. College Rd.
Lafayette, LA 70506-4230

The Cabbage Palm Trust
2970 Peachtree Rd. NW Ste. 265
Atlanta, GA 30305-4947

OWNER/DEVELOPER:

Beau Savanne
Development LLC
1100 Camellia Blvd. Ste 201
Lafayette, La 70508-6676

PREPARED BY:

Barry J. Bleichner, PE, PLS, LLC
321 Richland Ave.
Lafayette, LA 70508