

**REVISED AGENDA
LAFAYETTE PARISH PLANNING COMMISSION
DECEMBER 11, 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 13, 2023

III. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

Margaret Poirier Hebert – Plots B-1, B-2 & B-3
Estate of Carlos J. Girouard – Lots 1, 2 & 3
Feris Sinner Partition, New Lots A & B-C
Tract 1-A-2-C, Anna Marie Denais Property
Parcel 5E-1 From Heirs of Andre Hernandez Partition
Howard E. Owers Property, Tracts 1 & 2
Alexandre Hernandez Estate, Tract 2-E-2
Baird Estates, Plots 3-A & 3-B
Guerra Estates, Lot 1

2. Case No. 2023-61-PC
Plat Name: Laina T. Bourque and Derek Terry, Tracts 2-A, 2-A-1, 2-A-2
Requested Action: Preliminary Plat Approval
Location: 2700 Blk Mills Street
Lafayette Parish
Proposed Land Use: Residential
Size: 25.93 Acres
No. of Lots: 3
Owner: Laina Bourque
Applicant: Laina Bourque
Plat Prepared by: Christian Armstrong

3. Case No. 2023-62-PC
Plat Name: Shari Hari, Lots 1 & 2
Requested Action: Preliminary Plat Approval
Location: W Willow St & Ambassador Caffery
Lafayette Parish

- Proposed Land Use: Commercial
 Size: 4.37 Acres
 No. of Lots/Units: 2
 Owner: Shari Hari of Scott, LLC & Shari Hari of Lafayette, LLC
 c/o Nayan Patel
 Applicant: Shari Hari of Scott, LLC & Shari Hari of Lafayette, LLC
 c/o Nayan Patel
 Plat Prepared by: Christian Armstrong
4. Case No. 2023-63-PC
 Plat Name: Kiley Sinitiere, Lot 1A
 Requested Action: Preliminary Plat Approval
 Location: 1509 Guillot Rd
 Lafayette Parish
 Proposed Land Use: Residential
 Size: 5.676
 No. of Lots: 1
 Owner: Kiley Lynn Sinitiere & Susan Guidry Sinitiere
 Applicant: Kiley Lynn Sinitiere & Susan Guidry Sinitiere
 Plat Prepared by: Christian Armstrong
5. Case No. 2023-64-PC
 Plat Name: Ivywood Subdivision
 Requested Action: Preliminary Plat Approval
 Location: Bayou Tortue Road
 Lafayette Parish
 Proposed Land Use: Residential
 Size: 50.1 Acres
 No. of Lots: 192
 Owner: Paul Richard Girouard, Sheila Girouard, Charlette Girouard &
 Wanda Girouard
 Applicant: J. Breaux Enterprises, LLC
 Plat Prepared by: Travis P. Laurent
6. Case No. 2023-65-PC
 Plat Name: Kenneth Brown Property, Lots 1-14
 Requested Action: Preliminary Plat Approval
 Location: S. Fieldspan Road
 Lafayette Parish
 Proposed Land Use: Residential
 Size: 11.34 Acres
 No. of Lots: 16
 Owner: Kenneth E. Brown & Cheryl Trahan Brown
 Applicant: Kenneth E. Brown & Cheryl Trahan Brown
 Plat Prepared by: Jeremy P. Soirez
7. Case No. 2023-67-PC

Plat Name: Fieldspan South Subdivision
Requested Action: Preliminary Plat Approval
Location: 2700 Blk S. Fieldspan Road
Lafayette Parish
Proposed Land Use: Residential
Size: 31.390 Acres
No. of Lots: 126
Owner: LBB Properties, LLC
Applicant: Stillwater Development, LLC
c/o David Hensgens
Plat Prepared by: Adam D. Meche

IV. OTHER BUSINESS

1. Distribute the 2024 Parish Planning Commission Calendar
2. Lafayette Development Code (LDC) Proposed Amendments
3. Approval of Joint Resolution 2023-01 supporting and endorsing the Oasis and Quiet Town Coteries' Neighborhood Plan

V. ANNOUNCEMENTS

VI. PUBLIC COMMENTARY

VII. ADJOURNMENT

A Commissioners' Coffee will be held at 4:30 p.m. in the Community 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
LAFAYETTE PARISH PLANNING COMMISSION
PUBLIC HEARING
MONDAY, NOVEMBER 13, 2023**

MINUTES OF THE NOVEMBER 13, 2023 MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT PARISH PLANNING COMMISSION HELD AT 5:00 P.M., 220 WEST WILLOW STREET, BUILDING C, TOWN HALL AUDITORIUM, LAFAYETTE, LOUISIANA.

STAFF PRESENT

Mary Sliman
Neil LeBouef
April LaCombe

MEMBERS PRESENT

Bonnie Anderson
Walter Arceneaux
John Broussard
Charlie Buckels
Brad Duhon

LEGAL COUNSEL

Paul Escott

MEMBERS ABSENT

none

I. CALL TO ORDER

Bonnie Anderson called the meeting to order at 5:00 p.m.

II. APPROVAL OF MEETING MINUTES

October 9, 2023

MOTION: John Broussard moved to approve the October 9, 2023, meeting minutes.

SECOND: Brad Duhon

VOTE: 5-0-0-0

AYES: Anderson, Arceneaux, Broussard, Buckels, Duhon

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

III. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

No speaker cards presented.

Betty Broussard Property, Lot -1
Loray Dugas Partition, Lot 1
Ceasar Savoy Division, Lots 11-A & 3-B
Lot 5-C-2, Villien Heirs
Lot 2 of the Adam Dugas, Eve Dugas, Enoch Dugas & James E.
Hernandez Partition

MOTION: John Broussard moved for approval of the Hearing Examiner actions.
SECOND: Walter Arceneaux
VOTE: 5-0-0-0
AYES: Anderson, Arceneaux, Broussard, Buckels, Duhon
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

**2. Phoebe Mueller Irrevocable Asset Trust FBO Daniel R. Wilcox, Tract 6-A
(2023-46-PC)**

April LaCombe presented the staff report.

Five (5) speaker cards turned in.

FOR: 2
AGAINST: -0-
OTHER: 3

MOTION: Brad Duhon moved for Preliminary Plat approval with the following waiver and subject to the following conditions.

- A waiver of the requirement to provide sidewalks along all public streets.
1. 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 as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)
 2. Label and dimension utility servitudes on plat.
 3. A lot grading plan with be required to be submitted to the Public Works Department for review and approval prior to Final Plat for residential or permits being issued for commercial. 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. (LDC Art.3, 89-42 (b))

4. 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 Tyler Broussard, Austin & Marci Chapman, John & Diana Duhon Family Trust, Jacqueline Kibodeaux, Quality Boat & RV Storage LLC, Kathleen Hebert, Kimberly Guy Et Al, Christopher & Monica Borel, Timothy Vincent, and Noreeta Klingman properties. (LDC Art. 3, 89-30 (d) & (e))
5. Show the drainage servitude for Indian Bayou (Lateral 7), which traverses the southeastern boundary of Tract 6-A. Drainage servitude language should read "30' public drainage servitude from apparent top bank and inclusive of channel". (LDC Art. 3, 89-30 (d))
6. A 1' reserve strip dedicated to the Lafayette Consolidated Government is required along Ridge Road. LDC 89-44(b)(1)
7. Ridge Road is located within the Rural Area of the Lafayette Transportation Plan. An enhanced building setback of 15' is required. LDC 89-38(e)8
8. A note shall be placed on the plat stating, "Upon future subdivision of the subject property, public street construction or dedication of public right of way may be required to accommodate the extension of Dwayne Drive." UDC 89-44(a)(1)

PLAT REVISIONS:

1. Address to be assigned: 2301 Ridge Road

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utility easement needed for required utilities facilities.
2. **NOTE:** 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))
3. **NOTE:** All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East

University Avenue. For more information, call (337) 291-5634. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.

4. **NOTE:** 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.
5. 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.
6. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
7. This property is located in the unincorporated area of Lafayette Parish.

SECOND: John Broussard
VOTE: 5-0-0-0
AYES: Anderson, Arceneaux, Broussard, Buckels, Duhon
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

3. Martin Daniel Moran, III & Claire Viator Moran (2023-60-PC)

April LaCombe presented the staff report.

Three (3) speaker cards turned in.

FOR: 2

AGAINST: -0-
OTHER: 1

MOTION: Charlie Buckels moved for Preliminary Plat approval subject to the conditions 1-14, Plat Revisions 1, 3 & 4, a modification to Plat Revision 2 and Other Comments and Suggestions 1-6.

SECOND: None

MOTION FAILS

MOTION: Brad Duhon moved for Preliminary Plat approval with the following waiver and modification (as listed below) and subject to the following conditions:

- A waiver of the requirement to provide sidewalks along all public streets.
 - A modification to Plat Revision #2, changing the 10' R/W to 5' and referencing the mentioned 10' to indicate 5'.
1. 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 as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)
 2. Lafayette Parish Waterworks District North to be contacted by the developer to determine if service of potable water to the subdivision is possible. On written approval of service to the subdivision by the Lafayette Parish Waterworks District North, submit complete construction plans to the Lafayette Parish Waterworks District North Office.
 3. Provide and show on final plat, any additional utility easement needed for required utilities facilities.
 4. Provide 10' utility servitudes along all lots bordering public and private roadways and servitude niches at all property corners including typical utility niche diagram.
 5. Provide utility servitude behind 5' additional R/W dedicated to LCG.
 6. 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).

7. 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 Lafayette 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))
8. Any development associated with this plat that alters the historic drainage patterns, point source the storm water flow or other modifications that impact surrounding properties is subject to a lot grading plan and/or public/private drainage servitudes.
9. The proposed lot is located within natural drainage features (sloping terrain) that accepts and channels storm water from adjacent properties. Special considerations must be made to insure drainage from adjacent properties is not impeded as a result of future construction and/or lot grading.
10. A 1' reserve strip dedicated to the Lafayette Consolidated Government is required along Beau Bassin Road. LDC 89-44(b)(1)
11. Five feet of additional right of way shall be dedicated to Lafayette Consolidated Government for one-half of a minimum 50 foot right of way on Beau Bassin Road. LDC 89-44(a)(2)
12. Correct delineation and flood note verbiage from AE (shaded) to Floodway.

PLAT REVISIONS:

1. Indicate if streets are public or private. (LDC Art. 10, Sec 89-301)
2. Arrows for the "Additional 5' R/W for future widening dedicated to LCG" should indicate the first 5' from the western property boundary.
3. Verify "(???.??) Indicates Recoed Distance" in Legend.

4. Address to be issued: 1918 Beau Bassin Road

OTHER COMMENTS/SUGGESTIONS:

1. **NOTE:** All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634.
2. **NOTE:** 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. 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.
4. 300' Buffer may be removed from Final Plat
5. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
6. This property is located in the unincorporated area of Lafayette Parish.

SECOND: Walter Arceneaux
VOTE: 4-1-0-0
AYES: Anderson, Arceneaux, Broussard, Duhon
NAYS: Buckels
ABSTAIN: None
ABSENT: None

MOTION CARRIES

4. Lela Breaux Begnaud Partition, Tract 1-B (PC2021-0018)

April LaCombe presented the staff report.

Zero speaker cards turned in.

MOTION: Charlie Buckels moved to grant the one-year extension of Preliminary Plat Approval.
SECOND: Brad Duhon
VOTE: 5-0-0-0
AYES: Anderson, Arceneaux, Broussard, Buckels, Duhon
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

5. Briar's Cove, Phase I (PC2017-0039)

April LaCombe presented the staff report.

Zero speaker cards turned in.

MOTION: John Broussard moved to grant the acceptance of perpetual maintenance.
SECOND: Brad Duhon
VOTE: 5-0-0-0
AYES: Anderson, Arceneaux, Broussard, Buckels, Duhon
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

6. Briar's Cove, Phase II (PC2017-0039)

April LaCombe presented the staff report.

Zero speaker cards turned in.

MOTION: John Broussard moved to grant the acceptance of perpetual maintenance.
SECOND: Charlie Buckels
VOTE: 5-0-0-0
AYES: Anderson, Arceneaux, Broussard, Buckels, Duhon
NAYS: None
ABSTAIN: None

ABSENT: None

MOTION CARRIES

IV. OTHER BUSINESS

1. Lafayette Development Code (LDC) Amendments

None

V. ANNOUNCEMENTS

None

VI. ADJOURNMENT

MOTION: John Broussard moved to adjourn the meeting at 5:39p.m.

SECOND: Buckels

VOTE: 5-0-0-0

AYES: Anderson, Arceneaux, Broussard, Buckels, Duhon

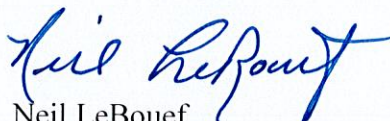
NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

Submitted by,



Neil LeBouef
Development Manager
Community Development and Planning Department

HEARING EXAMINER REVIEW
ACTION SUMMARY
NOVEMBER 2023

<u>NAME</u>	<u>LOCATION</u>	<u>SIZE/# OF LOTS</u>	<u>ACTION</u>	<u>WAIVERS APPROVED (CONDITIONS)</u>
Margaret Poirier Hebert, Plots B-1, B-2 & B-3	North Girouard Road 307, 307-B & 309	4.24 acres/3 lots	Preliminary & Final	Sidewalks
Estate of Carlos J. Girouard, Lots 1, 2 & 3	North Eola Road 122, 126 & 134	2.227 acres/3 lots	Preliminary & Final	Sidewalks & Side Setback for storage building
Ferris Sinner Partition, New Lot ABC	130 Lantern Lane	4.23 acres/1 lot	Preliminary & Final	None
Anna Marie Denais Property, Tract 1-A-2-C	109 Annaview Drive	0.334 acres/ 1 lot	Preliminary & Final	None
Parcel 5E-1 From Heirs of Andre Hernandez Partition	906 Killdee Lane	0.44 acres/1 lot	Preliminary & Final	Sidewalks
Howard E. Owers Property, Tracts 1 & 2	Kidder Road 616 & 620	2.33 acres/2 lots	Preliminary & Final	Sidewalks
Alexandre Hernandez Estate, Tract 2-E-2	200 VFW Road	4.131 acres/1 lot	Preliminary & Final	Sidewalks & 1' Reserve Strip along VFW Road
Baird Estates, Plots 3-A & 3-B	102 A & B Tarpon Street	2 acres/2 lots	Preliminary & Final	Sidewalks
Guerra Estates, Lot 1	703 Mardi Gras Road	1.19 acres/1 lot	Preliminary & Final	Sidewalks

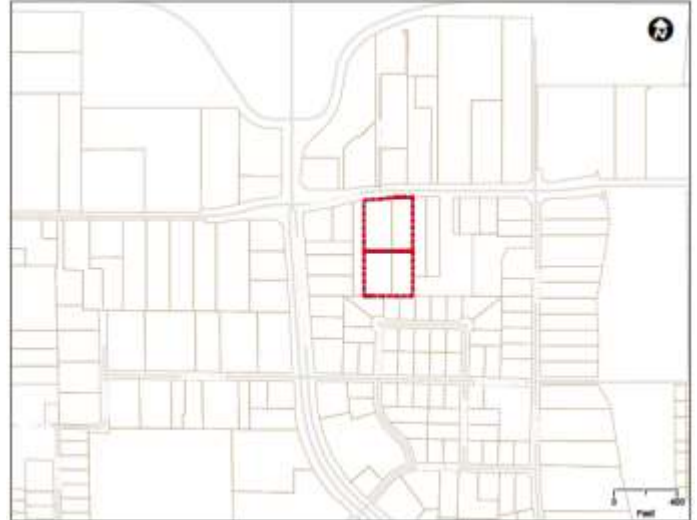
LAFAYETTE PARISH PLANNING COMMISSION
STAFF REPORT
 December 11, 2023

SUBJECT: Preliminary Plat Approval
 Shari Hari, Lots 1 & 2
 2023-62-PC

Applicant: Shari Hari of Scott, LLC &
 Shari Hari of Lafayette, LLC

Owner: Shari Hari of Scott, LLC &
 Shari Hari of Lafayette, LLC

Location: 2100 Blk W. Willow Street
 Lafayette Parish



REQUEST:

- This is a request for Preliminary Plat approval to subdivide 4.37 Acres into two (2) lots. The proposed lots are intended for commercial use.

RELEVANT ISSUES:

- A drainage impact analysis is required.
- A traffic impact analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.
- This property is located in the unincorporated area of Lafayette Parish, and therefore not zoned.
- This property will be required to annex into the City of Lafayette prior to final plat.

STAFF RECOMMENDATION:

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

CONDITIONS:

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 and include typical utility niche diagram (LDC 89-30 (c) (2)).
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. (LDC 89-46(c, d)).

3. LUS water and wastewater service is contingent upon annexation of the proposed subdivision.
4. Due to annexation requirements, the electrical provider should be changed to LUS in the Utility Legend.
5. Label the proposed utility servitude along the eastern border and add a 15' utility servitude in place of the GSU.
6. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved (LDC 89-46 (c) (d)).
7. 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))
8. Show existing utility servitudes. 1998-025755
9. The Owner is required to contact LUS Commercial design division prior to construction regarding installation of underground facilities
10. Any relocation of existing electric facilities will be at the Owner/Developer's expense.
11. Provide and show on final plat, any additional utility servitudes needed for required utilities facilities.
12. Add Atmos Energy to this plat as the gas provider.
13. 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. Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b))
14. 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)).

15. 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)).
16. 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 Clarence J. Martin Jr. & Patsy Benoit, Michelle Ann Venable, Donald L. Hebert Et Ux, S. Sonnier Family LLC and Hamco Ventures LLC properties. (LDC Art. 3, 89-30 (d) & (e))
17. If applicable, any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense. (LDC Art. 3, 89-44 (a))
18. 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))

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

20. Sidewalks are required along all public streets. LDC 89-44(e)
21. A 1' reserve strip dedicated to the Lafayette Consolidated Government is required along Willow Street and Zachary Drive. Driveway access/limitation of movements will be based on building permit review. LDC 89-44(b)(1)
22. A traffic impact analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d)1(c)
23. Cross access easements are required between all property boundaries. 89-31 (f)

PLAT REVISIONS:

1. Area of subject property (in acres or square feet). (LDC Art. 10, Sec 89-301) [Add text to each lot area (in acres or square feet)]
2. Proposed Lot 1 and Lot 2 should be identified/outlined in a bolder font.
3. 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)
4. The location, width and names of all existing public or private streets and **sidewalks** within or adjacent to the tract, together with easements, railroad rights-of-way, and other important features such as section lines and corners, municipal boundary lines, property lines and monuments. (LDC Art. 10, Sec 89-301)
5. 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) [The plat is currently being referenced as Shari Hari]
6. Spelling of name under Property Owner: "Hair" should be Hari

7. Addresses shall be assigned as follows:

Lot 1	2531 W Willow Street
Lot 2	tbd

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. NOTE: All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.
5. A joint/cross access easement will be required between proposed lots 1 and 2.
6. Proposed Lot 1 and proposed Lot 2 are currently in the unincorporated area of Lafayette Parish and currently not zoned.
7. 4.37 total acres. If Developing: 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.

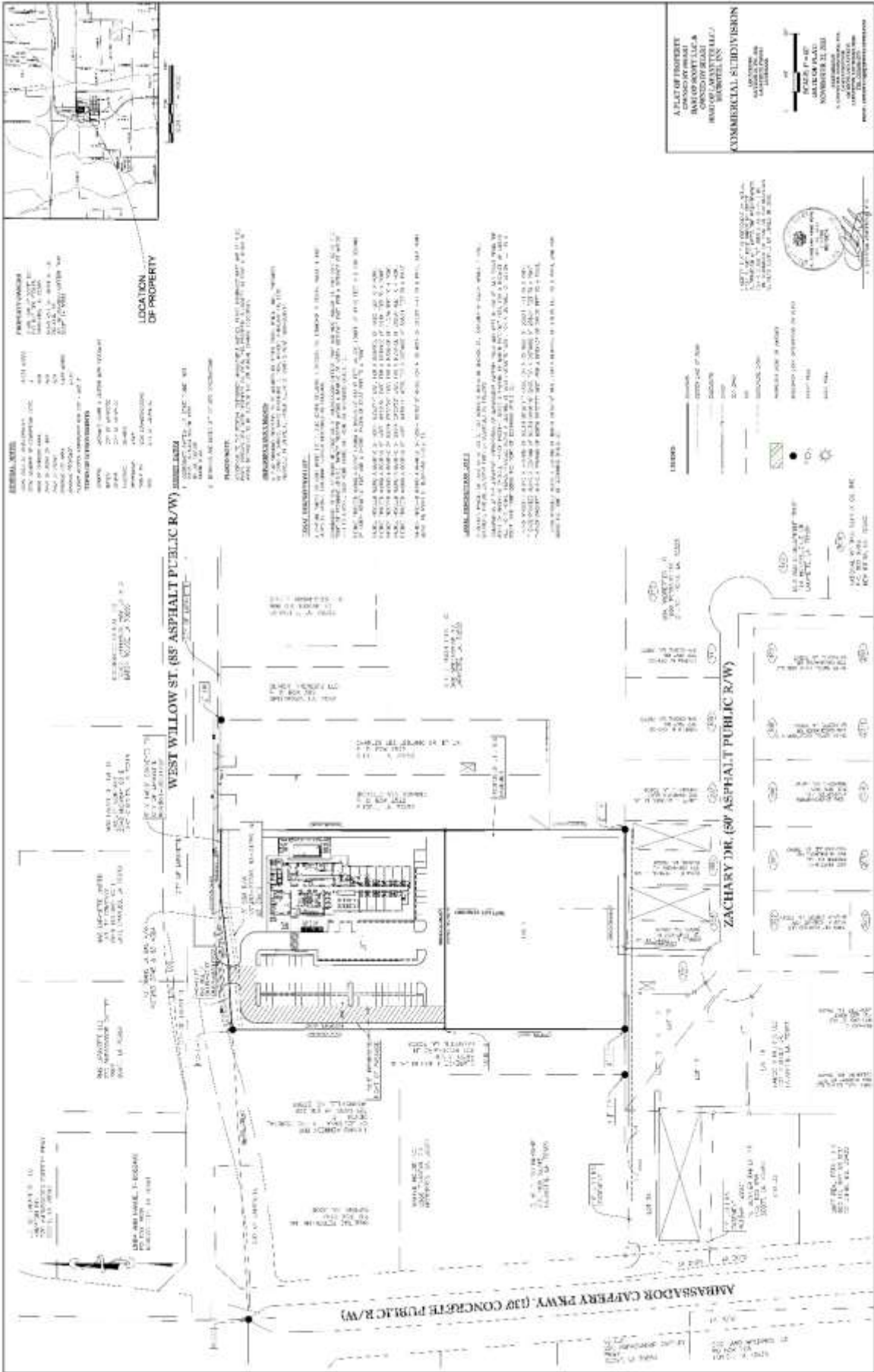
Attachments:

Plat

Sidewalk Map

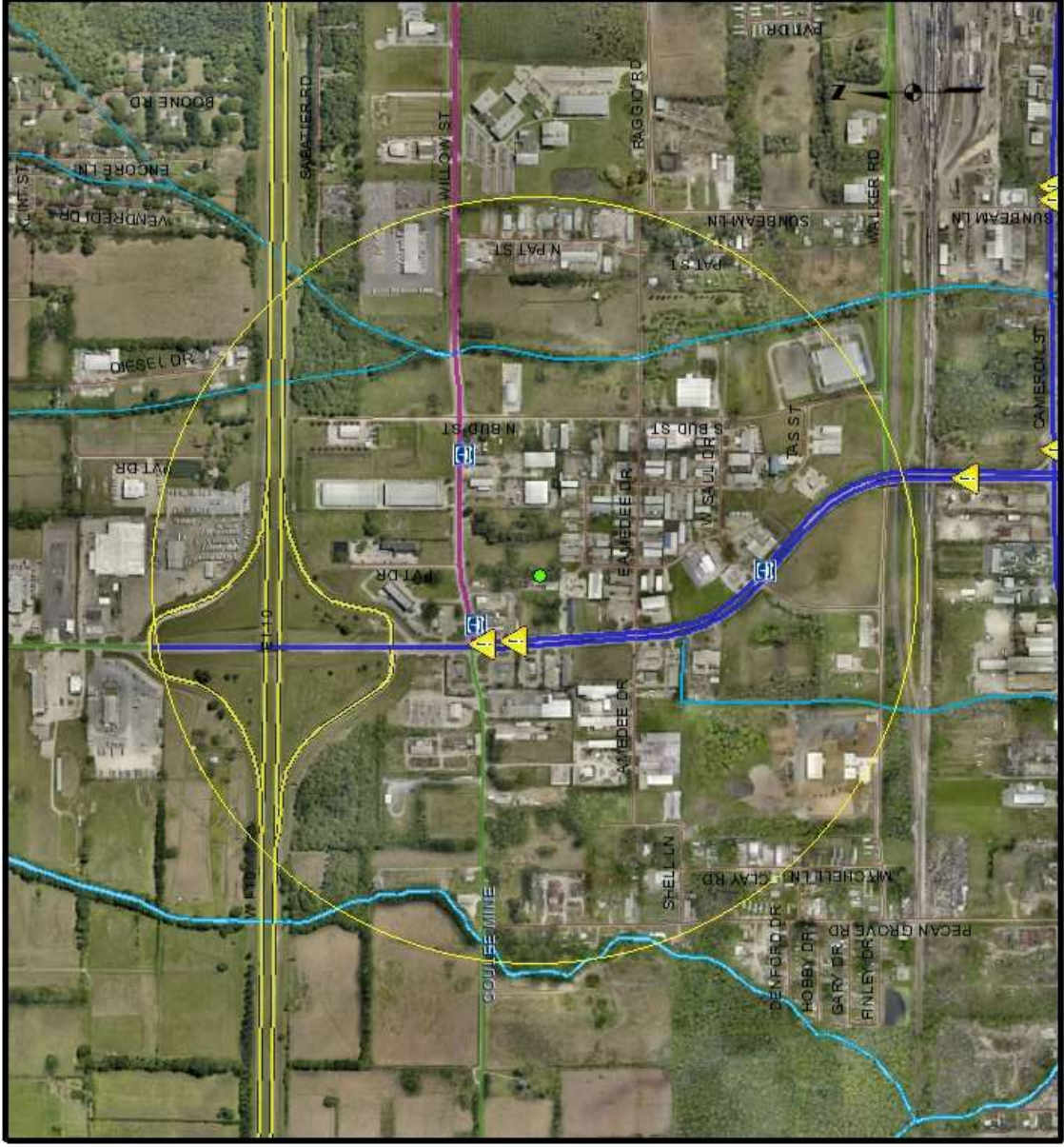
Aerial Photo

Adjoining Property Owners



Shari Hari, Lots 1-3 2023-62-PC

- Ped Incidents**
 - Bike Crash 2011-2021
 - Ped Crash 2011-2021
- Pedestrian Generators**
 - Schools
 - Hospitals
 - Church
 - Library
 - Bus Stops
 - Recreation Centers
 - Grocery Stores
 - Private Parks
 - Public Parks
 - Bike Infrastructure
- Street Classification**
 - Interstate
 - Local
 - Major Collector
 - Minor Arterial
 - Minor Collector
 - Principal Arterial
- Pedestrian Connectivity**
 - Sidewalks
 - Bike Lanes
 - Plat Location (approx.)
 - 1/2 Mile Radius



1:6,000



ADJACENT PROPERTY OWNERS

SHARI HARI, LOTS 1-3

City of Lafayette
P. O. Box 4017-C
Lafayette La 70502-4017

Hebert Donald L
Hebert Jacquelyn Stein
121 Symphony Pl
Duson La 70529-3304

La Department of Transportation
And Dept
P. O. Box 94245
Baton Rouge La 70804-9245

Andrus James Lee
Andrus Sherry Huval
100 Parkgate Blvd
Lafayette La 70508-7410

AVCE Group LLC
203 E Amedee Dr
Scott La 70583-5326

White Bayou Creations LLC
208 Creekwood Dr
Lafayette La 70503-5467

MCS Investment Properties LLC
442 Mermentau Rd
Youngsville La 70592-5609

Venable Michelle Ann
P. O. Box 2522
Slidell La 70459-2522

HAMCO Ventures LLC
402 Beverly Dr
Lafayette La 70503-3112

Hebert Donald L
Hebert Jacquelyn Stein
121 Symphony Pl
Duson La 70529-3304

TSWS Environmental Properties
P. O. Box 1627
Hammond La 70404-1627

Turn Key Rentals LLC
4439-A Poydras Hwy
Breaux Bridge La 70517-7603

Ortego Cynthia Mckenney
Guidry Annie Celeste Ortego
332 Pavy Rd
Opelousas La 70570-8945

Thomas Kennedy DDS Of Louisiana
II A Professional Dental LLC
629 Davis Dr Ste 300
Morrisville Nc 27560-7889

Brookwood Capital LLC
10202 Jefferson Hwy Un B-2
Baton Rouge La 70809

Martin Clarence Joseph Jr
Benoit Patsy
102 Mockingbird Ln
Lafayette La 70506-3120

Mag Lafayette Limited
Liability Company
2948 Highway 90 E
Lake Charles La 70615-3634

Mathews Richard D
Boudreaux Wanda
P. O. Box 62931
Lafayette La 70596-2931

GOC Landholdings LLC
Richard Miller
P. O. Box 706
Eunice La 70535-0706

Olivier Interests LLC
P. O. Box 399
Opelousas La 70571-0399

Duff Real Estate LLC
800 Highway 98 Byp
Columbia Ms 39429-8255

Racetrac Petroleum Inc
C/O Silver Oak Advisors
P. O. Box 2437
Smyrna Ga 30081-2437

Leblanc Charles Lee Sr Leblanc
Michelle Ann Venable
P. O. Box 2522
Slidell La 70459-2822

Mire Justin L
1117 Hugh Wallis Rd S Ste 101
Lafayette La 70508-2573

Ortego Cynthia Mckinney Guidry
Annie Celeste Ortego
332 Pavy Rd
Opelousas La 70570-8945

Sibille Properties LLC
Oliver John L
906 Greenbriar Rd
Lafayette La 70503-3225

V J LLC Ambassador Inn
220 Ambassador Caffery Pkwy
Scott La 70583-5338

JLD of Lafayette LLC Hampton Inn
220 Ambassador Caffery Pkwy
Scott La 70583-5338

Duff Real Estate LLC
800 Highway 98 Byp
Columbia Ms 39429-8255

Thibodeaux Linda Ann Manuel Tbc
Tax Unit #32602
P. O. Box 3608
Morgan City La 70381-3608

Wen Star of Louisiana Inc
209 N Dawson St
Thomasville Ga 31792-5130

Waffle House Inc
Property Tax Dept
5986 Financial Dr
Norcross Ga 30071-2988

S Sonnier Family LLC
P. O. Box 550
Scott La 70583-0550

Lafayette City Parish
Consolidated Gov.
P. O. Box 4017C
Lafayette La 70502

D W T Partnership
P. O. Box 52745
Lafayette La 70505-2745

Mag Lafayette LLC
909 Treasure Ln
Lake Charles La 70605-2627

RNS Lafayette LLC
220 Ambassador Caffery Pkwy
Scott La 70583-5338

OWNER / DEVELOPER:
Shari Hari of Scott LLC
513 Rue Des Etoiles
Carencro La 70520-5635

OWNER / DEVELOPER:
Shari Hari of Lafayette LLC
Microtel Inn
301 Ambassador Caffery Pkwy
Scott La 70583-5341

PREPARED BY :
K. Christian Armstrong
420 Richland Ave.
Lafayette, La 70508

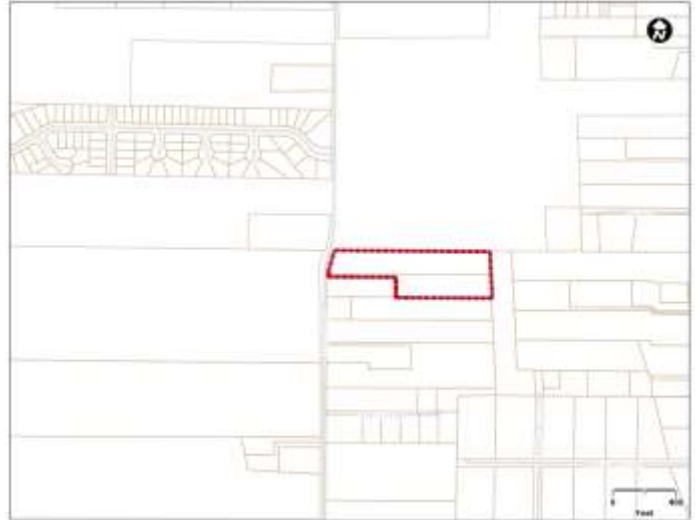
LAFAYETTE PARISH PLANNING COMMISSION
STAFF REPORT
 December 11, 2023

SUBJECT: Preliminary Plat Approval
 Kiley Sinitiere, Lot 1A
 2023-63-PC

Applicant: Kiley Lynn Sinitiere &
 Susan Guidry Sinitiere

Owner: Kiley Lynn Sinitiere &
 Susan Guidry Sinitiere

Location: 1500 Blk Guilliot Road
 Lafayette Parish



REQUEST:

- This is a request for Preliminary Plat approval to subdivide 5.676 Acres into one (1) residential lot.

REQUESTED WAIVERS:

The applicant has requested waivers of the following conditions:

- Sidewalks are required along all public streets. (Condition #8)

RELEVANT ISSUES:

- Guilliot Road is an open ditch roadway and there are no sidewalks in this area.
- This property is located in the unincorporated area of Lafayette Parish, and therefore not zoned.

STAFF RECOMMENDATION:

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

CONDITIONS:

1. Provide 10' utility servitudes along all lots bordering public and private roadways and servitude niches at all property corners including typical utility niche diagram. (LDC 89-30 (c)(2))

2. A note on the final plat stating "Please be advised if greater than fifteen (15) lots are developed a community type sewerage disposal system may be required and all lots and/or units shall be connected to said system. See 0-189-2011"
3. If construction occurs, a lot/site grading plan will be required to be submitted to the Public Works Department for review and approval prior to Final Plat for residential or permits being issued for commercial. 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. (LDC Art.3, 89-42 (b))
4. Upon reviewing the lot grading plan, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e))
5. Amend the drainage servitude language for Bayou Parc Perdue (Lateral 3C), which traverses Lot 1A. Drainage servitude language should read "30' public drainage servitude from apparent top bank and inclusive of channel".
6. 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))
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 as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)
8. Sidewalks are required along all public streets. LDC 89-44(e)
9. Right of way shall be dedicated to Lafayette Consolidated Government for one-half of a minimum 60 foot right of way on Guillot Road. LDC 89-44(a)(2)
10. Guillot Road is located within the Rural Area of the Lafayette Transportation Plan. An enhanced building setback is required. LDC 89-38(e)8

PLAT REVISIONS:

1. Remove all information regarding "Lot 1B" in General notes.
2. Remove all information regarding "Lot 1B" on survey map (existing building, driveway outline and municipal bubble).

3. Show all public and private easements showing width and purpose, including associated recordation number. (LDC Art. 10, Sec 89-301)
4. Legal Description of Lot 1A indicates this property is in the City of Youngsville. This is not within the City of Youngsville limits and should indicate the Unincorporated Area of Lafayette Parish.
5. Addresses shall be assigned as follows:

Guilliot Road
Lot 1A 1509

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
2. NOTE: All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634.
3. NOTE: Any coulee crossings for the referenced subdivision must obtain an *Off Road Channelization Permit* from the Department of Public Works; call 291-5604
4. NOTE: 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.
5. This property is located in the unincorporated area of Lafayette Parish, therefore not zoned.
6. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, its agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
7. Note that with the reduction of the lot for 1513 Guilliot Rd., any previously grandfathered plat (if applicable) will no longer be valid.
8. 5.676 total acres. 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.

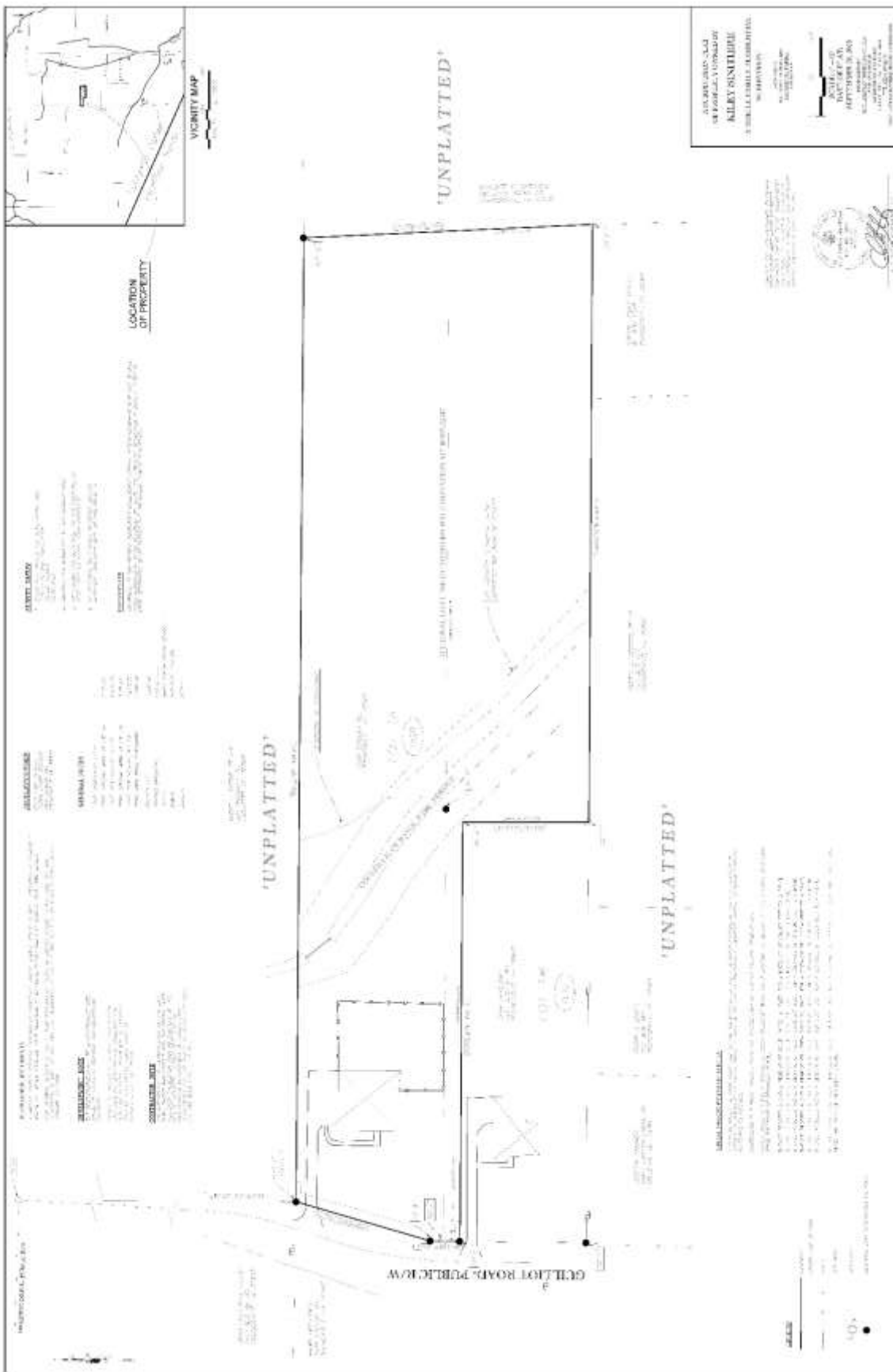
Attachments:

Plat

Sidewalk Map

Aerial Photo

Adjoining Property Owners



UNPLATTED, S.A.
 4700 S. 100th Ave.
 SUITE 100
 HAYWARD, CA 94543
 (925) 785-1100
 www.unplatted.com

UNPLATTED, S.A.
 4700 S. 100th Ave.
 SUITE 100
 HAYWARD, CA 94543
 (925) 785-1100
 www.unplatted.com

UNPLATTED, S.A.
 4700 S. 100th Ave.
 SUITE 100
 HAYWARD, CA 94543
 (925) 785-1100
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 (925) 785-1100
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Kiley Sinitiere 2023-63-PC

Ped Incidents

- Bike Crash 2011-2021
- Ped Crash 2011-2021

Pedestrian Generators

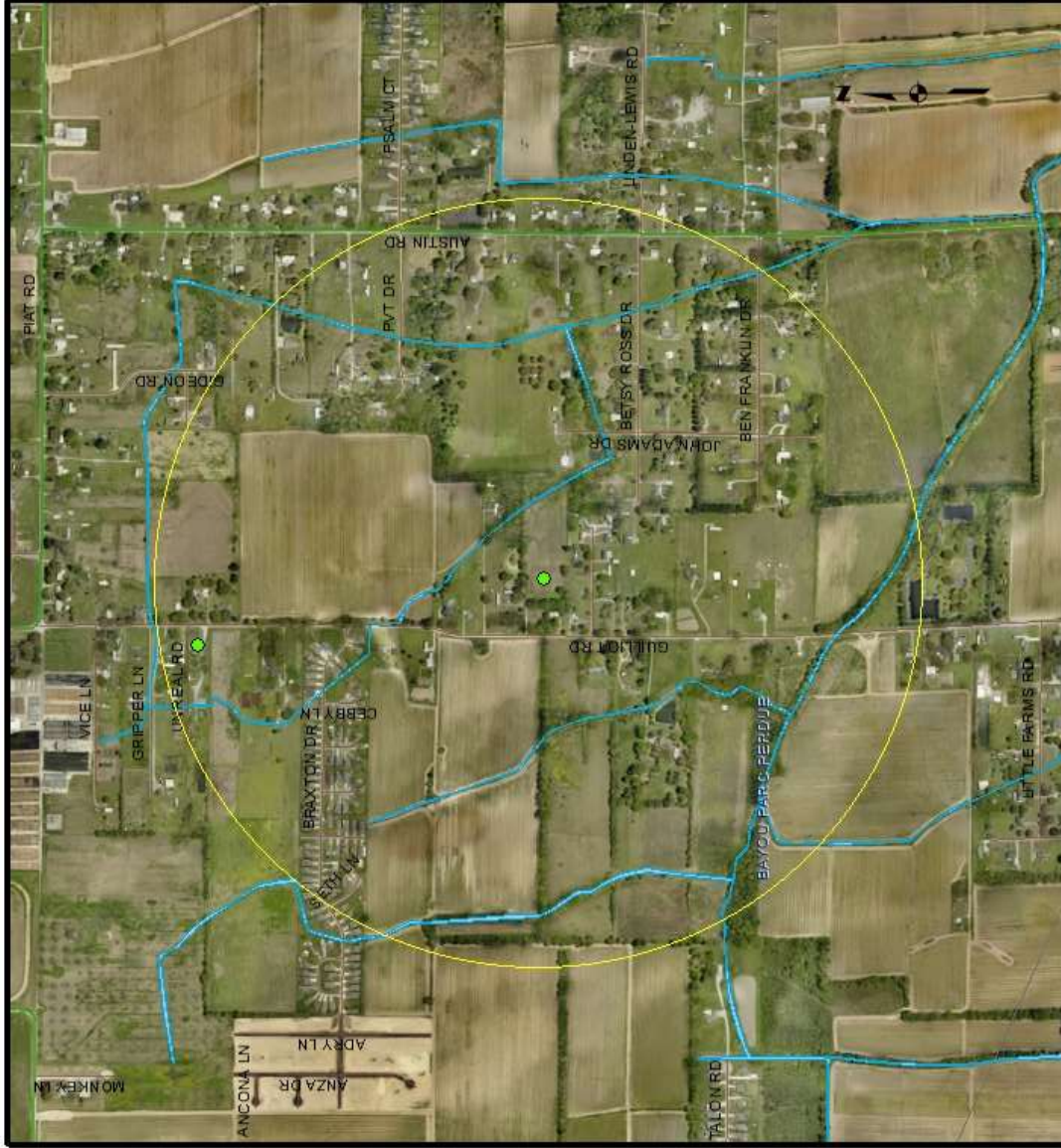
- Schools
- Hospitals
- Church
- Library
- Bus Stops
- Recreation Centers
- Grocery Stores
- Private Parks
- Public Parks
- Bike Infrastructure

Street Classification

- Interstate
- Local
- Major Collector
- Minor Arterial
- Minor Collector
- Principal Arterial

Pedestrian Connectivity

- Sidewalks
- Bike Lanes
- Plat Location (approx.)
- 1/2 Mile Radius



1:6,000



ADJACENT PROPERTY OWNERS
KILEY SINITIERE

DUPLECHAIN BETTY H
 408 AUSTIN RD
 YOUNGSVILLE, LA 70592-6310

LANGLINAIS DENA
 THERIOT DENA LANGLINAIS
 1513 GUILLOT RD
 YOUNGSVILLE LA 70592-6333

JAMES & CHRISTINE DRONET
 1515 GUILLOT RD
 YOUNGSVILLE LA 70592-6333

LANGLINAIS BRIAN
 1509 GUILLOT RD
 YOUNGSVILLE LA 70592-6333

LOUIS ANZALONE COMPANIES LLC
 PO BOX 81791
 LAFAYETTE LA 70598-1791

VIATOR MARIE LOUISE
 GROSSIE VICKI
 304 PASCALET PL
 LAFAYETTE LA 70507-5340

RAINBOLT LORETTA
 ANNE WILLIAMS HEBERT
 16415 CANYON CHASE DR
 HOUSTON TX 77095-6533

JONES CINDY HEBERT
 PO BOX 481
 YOUNGSVILLE LA 70592-0481

HEBERT CARROL JAMES
 HEBERT BRENDA GRAY
 PO BOX 567
 YOUNGSVILLE LA 70592-0567

HEBERT DWAYNE JAMES
 PO BOX 1323
 YOUNGSVILLE LA 70592-1323

GARTLAND CARLOTTE SUE
 100 JOHN ADAMS DR
 YOUNGSVILLE LA 70592-6332

HEBERT SHAWN MICHAEL
 402 AUSTIN RD
 YOUNGSVILLE LA 70592-6310

CLAUDET RYAN DAVID
 209 PSALM CT
 YOUNGSVILLE, LA 70592-6344

SILACAS JANET
 ELIZABETH KENNEDY
 1633 GUILLOT RD
 YOUNGSVILLE, LA 70592-6331

OWNER / DEVELOPER:
 SINITIERE KILEY LYNN
 SINITIERE SUSAN GUIDRY
 1509 GUILLOT RD
 YOUNGSVILLE LA 70592-6333

PREPARED BY:
 HD SURVEYS
 c/o CHRISTIAN ARMSTRONG
 420 RICHLAND AVE.
 LAFAYETTE, LA 70508

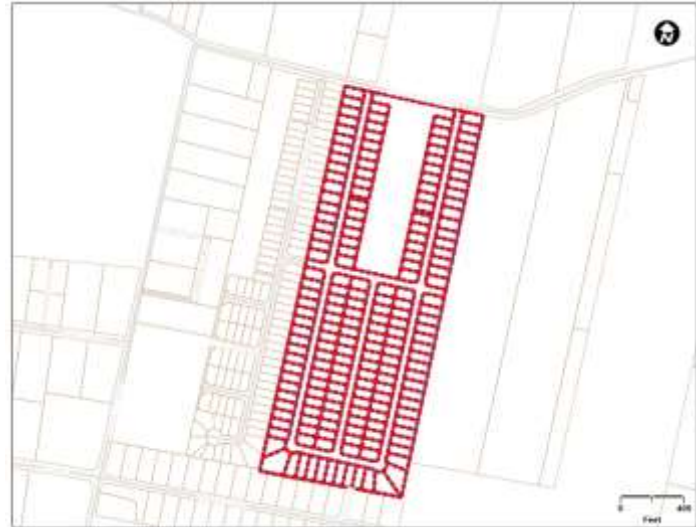
LAFAYETTE PARISH PLANNING COMMISSION
STAFF REPORT
 December 11, 2023

SUBJECT: Preliminary Plat Approval
 Ivywood Subdivision
 2023-64-PC

Applicant: J. Breaux Enterprises
 c/o Derek Pelloquin

Owner: Paul Girouard, Sheila Girouard,
 Charlotte Girouard, Wanda Girouard

Location: Bayou Tortue Road
 Lafayette Parish



REQUEST:

- This is a request for Preliminary Plat approval to subdivide 50.1 Acres. There are 189 proposed residential lots with 3 common area lots.

REQUESTED WAIVERS:

The applicant has requested waivers of the following conditions:

- Required sidewalks along Bayou Tortue Road (Condition #17)
- Enhanced building setback of 30' along Bayou Tortue Road (Condition #19)
- A public street shall be dedicated and constructed from Street C to connect to Alvin Drive (Condition #20)

RELEVANT ISSUES:

- Bayou Tortue Road is an open-ditch roadway and there are no sidewalks in this area.
- A drainage impact analysis is required.
- A traffic impact analysis is required.
- This property is located in the unincorporated area of Lafayette Parish, and therefore not zoned.

STAFF RECOMMENDATION:

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

CONDITIONS:

1. Add Atmos Energy to this plat as the gas provider.
2. 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. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC Art. 3, 89-25 (b))
3. 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 and constructed. (LDC Art.3, 89-44 (c))
4. 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 and constructed. (LDC Art. 4, 89-59 (f))
5. 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).
6. The development is comprised of more than 50 lots and approximately 5 acres of the development are located within a Special Flood Hazard Area. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated Special Flood Hazard Area" of Article 3 of the Lafayette 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 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))
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. (LDC 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)).

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 (LDC 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 Broussard Hills Subdivision, Lafferty Industrial Park, and Clyde Aucoin. (LDC Art. 3, 89-30 (d) & (e))
10. A review of the plat indicates a retention/detention pond is an integral component of the proposed development drainage system and therefore must be located within dedicated private drainage servitude.
11. 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))
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

13. Ensure that the roadways labeled as Street “A, B, C and D” are assigned approved names submitted through standard pocedures.
14. Ensure that the numerical block range for the street labeled “Heide Hill Dr”, will continue to rise in numerical sequence from the existing portion of this roadway. If this is not possible, ensure that the roadway labeled with this name is assigned an approved name submitted through standard procedure.
15. Add note: 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.
16. Add note: Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
17. Sidewalks are required along all public streets. LDC 89-44(e)
18. Ten feet of additional right of way shall be dedicated to Lafayette Consolidated Government for one-half of a minimum 60 foot right of way on Bayou Tortue Road. LDC 89-44(a)(2)
19. Bayou Tortue Road is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of 30 feet is required, plus a permanent building setback of 20 feet. [LDC 89-38(e)8] Utility servitude(s) may be required to be placed at the rear of the enhanced building setback.
20. A public street shall be dedicated and constructed from Street C to connect to Alvin Drive. LDC 89-44(b)
21. A traffic impact analysis is required. LDC 89-26 (d)1(c)

PLAT REVISIONS:

1. Minimum Class A, B or C stamped survey (see La. Adm. Code tit. 43, §2901 for survey classifications). (LDC Art. 10, Sec 89-301)
2. Indicate public and private streets. (LDC Art. 10, Sec 89-301)
3. General Notes should indicate Total Number of Lots for Residential (189) and Common Area (3)
4. Show dimensions and bearings of lot lines (to the nearest foot) as well as line and curve tables containing the length and radii of all curved street and lot lines, bearings, length of

all straight streets and lot lines, and the area in square feet of each lot. (LDC Art 10, Sec 89-301) **Common Areas included

5. Verify proposed street labeling (Street A turns into Street C?)
6. Addresses to be assigned upon final plat.

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
2. **NOTE:** All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634.
3. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
4. This property is located in the unincorporated area of Lafayette Parish, therefore not zoned.
5. 50.10 Total Acres. 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.

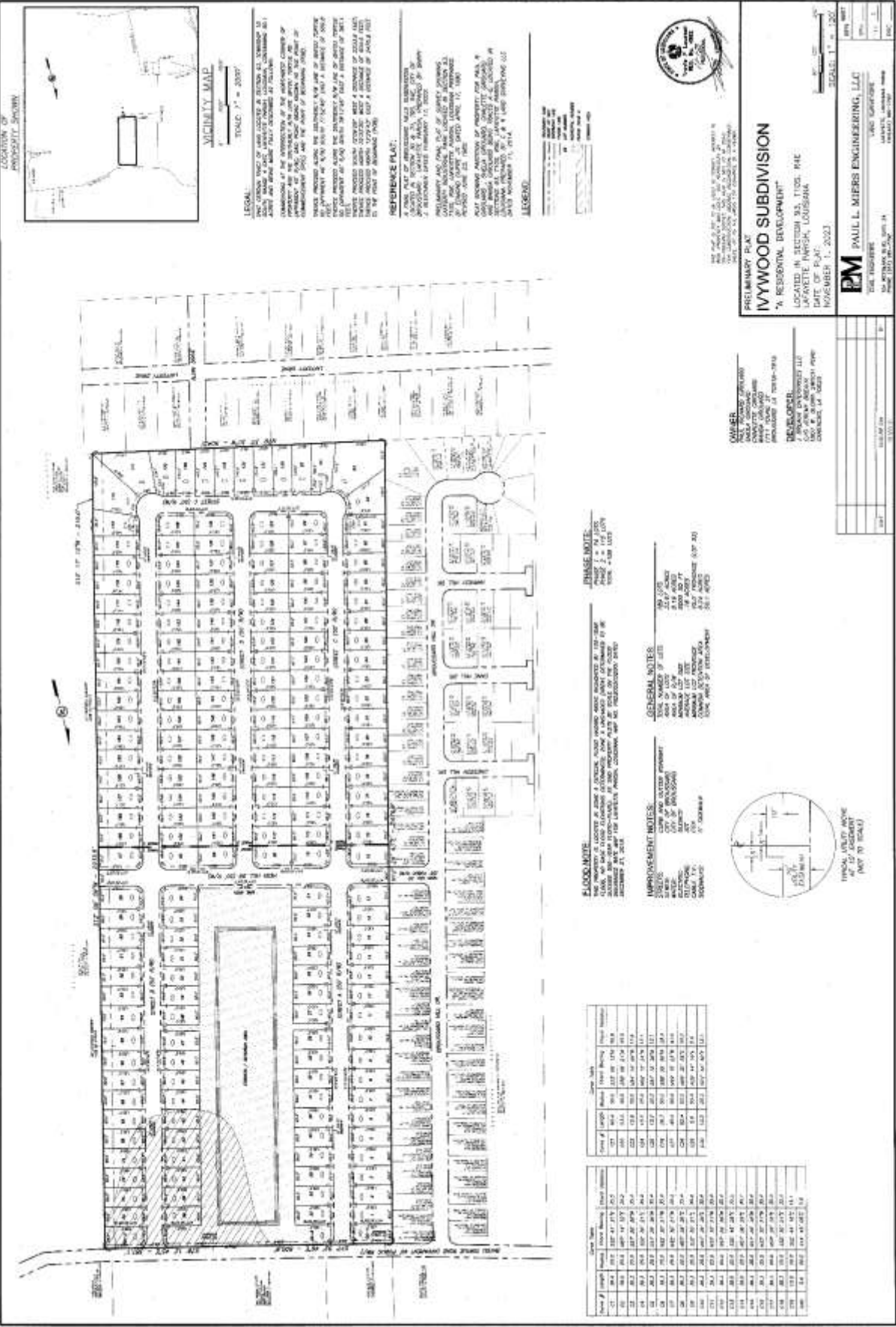
Attachments:

Plat

Sidewalk Map

Aerial Photo

Adjoining Property Owners



VICINITY MAP
SCALE: 1" = 200'

LEGAL:
THE LAND DESCRIBED HEREIN IS CONTAINED IN PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 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.

REFERENCE PLAN:
A. 2004 PLAT OF RESUBDIVISION, MAPS 1, 2, 3, 4, 5, 6, 7, 8, 9, 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.

OWNER:
PAUL L. MEERS
11111 MEERS DRIVE
LAFALETTE, LOUISIANA 70503

DEVELOPER:
PAUL L. MEERS
11111 MEERS DRIVE
LAFALETTE, LOUISIANA 70503

PRELIMINARY PLAN:
Ivywood Subdivision
A Residential Development
Located in Section 23, T10S, R1E
Lafayette Parish, Louisiana
Date of Plan:
November 1, 2023

SCALE: 1" = 100'

DATE: NOV 1 2023

PAUL L. MEERS ENGINEERING, LLC
11111 MEERS DRIVE
LAFALETTE, LOUISIANA 70503
TEL: 337-233-1111
WWW.PLMENGINEERING.COM

LOOK-NOTE:
SEE ALL NOTES ON THIS PLAN AND ALL PREVIOUS PLANS FOR THIS PROJECT.

IMPROVEMENT NOTES:
1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
3. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND RINGS.
4. ALL UTILITIES SHALL BE MARKED WITH PULVERIZED RED IRON OXIDE.
5. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES.

GENERAL NOTES:
1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE ENGINEERING STANDARDS.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BEST MANAGEMENT PRACTICES.

FINISH NOTE:
SEE ALL NOTES ON THIS PLAN AND ALL PREVIOUS PLANS FOR THIS PROJECT.

GENERAL NOTES:
1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE ENGINEERING STANDARDS.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BEST MANAGEMENT PRACTICES.

OWNER:
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LAFALETTE, LOUISIANA 70503

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LAFALETTE, LOUISIANA 70503

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November 1, 2023

SCALE: 1" = 100'



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11111 MEERS DRIVE
LAFALETTE, LOUISIANA 70503
TEL: 337-233-1111
WWW.PLMENGINEERING.COM











Lot #	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
1	1000	1000	1000	1000	1000
2	1000	1000	1000	1000	1000
3	1000	1000	1000	1000	1000
4	1000	1000	1000	1000	1000
5	1000	1000	1000	1000	1000
6	1000	1000	1000	1000	1000
7	1000	1000	1000	1000	1000
8	1000	1000	1000	1000	1000
9	1000	1000	1000	1000	1000
10	1000	1000	1000	1000	1000
11	1000	1000	1000	1000	1000
12	1000	1000	1000	1000	1000
13	1000	1000	1000	1000	1000
14	1000	1000	1000	1000	1000
15	1000	1000	1000	1000	1000
16	1000	1000	1000	1000	1000
17	1000	1000	1000	1000	1000
18	1000	1000	1000	1000	1000
19	1000	1000	1000	1000	1000
20	1000	1000	1000	1000	1000
21					

Ivywood Subdivision 2023-64-PC







Ped Incidents

-  Bike Crash 2011-2021
-  Ped Crash 2011-2021

Pedestrian Generators

-  Schools
-  Hospitals
-  Church
-  Library
-  Bus Stops
-  Recreation Centers
-  Grocery Stores
-  Private Parks
-  Public Parks
-  Bike Infrastructure

Street Classification

-  Interstate
-  Local
-  Major Collector
-  Minor Arterial
-  Minor Collector
-  Principal Arterial

Pedestrian Connectivity

-  Sidewalks
-  Bike Lanes
-  Plat Location (apprx.)
-  1/2 Mile Radius



1:6,000



ADJACENT PROPERTY OWNERS IVYWOOD SUBDIVISION

PAUL GIROUARD
SHEILA GIROUARD
1711 YOUNG ST
BROUSSARD, LA 70518

CLYDE AUCOIN
ANNETTE AUCOIN
520 BAYOU TORTUE RD
BROUSSARD, LA 70518

HUNTING TITAN INC
204 LAFFERTY DR
BROUSSARD, LA 70518-3105

ROSE BROUSSARD
4216 DECON RD
YOUNGSVILLE, LA 70592-6022

MARY QUEREAU
207 BROUSSARD HILL DR
LAFAYETTE, LA 70518-7456

BLUE SKY PROPERTIES, LLC
112 WHITCOMB RD
LAFAYETTE, LA 70503-3624

LINDA GARON BABIN
5772 LAUREL HILL LN
ST FRANCISVILLE LA 70775-9510

CHARLES D HEBERT
CAROL WELLS HEBERT
217 N COLLEGE RD
LAFAYETTE LA 70506-4400

J. BREAUX ENTERPRISES, LLC
1807 W. GLORIA SWITCH RD
CARENCRO, LA 70520

FRANKLIN FORD
209 BROUSSARD HILL DR
BROUSSARD, LA 70518-7456

VALLABHBHAI PATEL
JAMANABEN PATEL
9899 MACARTHUR BLVD
OAKLAND CA 94605-4854

KYLE JUDE COMEAUX
100 CHESSON HILL DR
BROUSSARD, LA 70518-7458

TJI PROPERTIES, LLC
208 SADDLEBACK CIR
YOUNGSVILLE, LA 70592

CADORATH REALTY
LAFAYETTE, LLC
210 STANTON RD
BROUSSARD, LA 70518-3431

BJ AND RK LOPEZ
REVOCABLE TRUST
4297 COUNTY ROAD 6 UNIT 302
GULF SHORES AL 36542-2978

WINTech PARTNERS, LLC
PO BOX 372
GRAND COTEAU, LA 70541-0372

J B A PROPERTIES, LLC
404 BREAUX RD
LAFAYETTE, LA 70506-9220

JUDICE REALTY AND
DEVELOPMENT, LLC
107 LAFFERTY DR
BROUSSARD, LA 70518

LAFFERTY 15 LLC
NOELLE ROWDON
100 JADE
HORSESHOE BAY, TX 78657

ASHLEY LANDRY, LLC
216 GLENEAGLE CIR
BROUSSARD, LA 70518

SALAH YOUSEF
JEANNIE YOUSEF
100 FERNEWOOD DR
LAFAYETTE, LA 70503-8425

BROUSSARD HILLS
SUBDIVISION, LLC
1611 W UNIVERSITY AVE
LAFAYETTE, LA 70506-3345

D R HORTON INC – GULF COAST
101 OAK WAY LN
LAFAYETTE, LA 70506-3945

MORALES BASTIDAS
141 BROUSSARD HILL DR
BROUSSARD, LA 70518-7457

RONISHA SMITH
139 BROUSSARD HILL DR
BROUSSARD, LA 70518

BLAKE BOURQUE
137 BROUSSARD HILL DR
BROUSSARD, LA 70518

RONALD RODRIGUEZ
135 BROUSSARD HILL DR
BROUSSARD, LA 70518

ANTOINETTE PETERS
GARY PETERS
133 BROUSSARD HILLS DR
BROUSSARD, LA 70518

PAUL GIROUARD
1711 YOUNG ST
BROUSSARD, LA 70518-7915

PAUL L. MIERS ENGINEERING, LLC
104 WESTMARK BLVD
LAFAYETTE, LA 70506

BIANCA MILLER
DANIEL MILLER
129 BROUSSARD HILL DR
BROUSSARD, LA 70518

KAROLANGEL MORALES
127 BROUSSARD HILL DR
BROUSSARD, LA 70518

LINDA WELLS
JARVIS SIGUR
125 BROUSSARD HILL DR
BROUSSARD, LA 70518

CF KL ASSETS 2021 2 LLC
875 N MICHIGAN AVE
CHICAGO, IL 60611-1883

GENEVIEVE PAKRON
119 BROUSSARD HILL DR
BROUSSARD, LA 70518

REKHA MARKS
117 BROUSSARD HILL DR
BROUSSARD, LA 70518

CHARLES JAGGER
115 BROUSSARD HILL DR
BROUSSARD, LA 70518

BROUSSARD HILLS
SUBDIVISION LLC
1611 W UNIVERSITY AVE
LAFAYETTE, LA 70506

GEORGE SEGUIN
PATSY SEGUIN
116 BROUSSARD HILL DR
BROUSSARD, LA 70518

KRISTEN LEBLANC
RYAN LEBLANC
120 BROUSSARD HILL DR
BROUSSARD, LA 70518

ANNE MARIE MOUTON
122 BROUSSARD HILL DR
BROUSSARD, LA 70518

RODNEY VILTZ
ERICA VILTZ
126 BROUSSARD HILL DR
BROUSSARD, LA 70518

ABEBAYEHU HABTEWELD
128 BROUSSARD HILL DR
BROUSSARD, LA 70518

GUILLERMO CHAVEZ
JAYDA JONES
130 BROUSSARD HILL DR
BROUSSARD, LA 70518

TERRYL MICKENS
132 BROUSSARD HILL DR
BROUSSARD, LA 70518

OLIVER TIMBERLAKE
JENNA TIMBERLAKE
134 BROUSSARD HILL DR
BROUSSARD, LA 70518

GUILLERMO CHAVEZ-ARELLANO
135 BROUSSARD HILL DR
BROUSSARD, LA 70518

WESLEY JOHNSON
RANDI BOURQUE
138 BROUSSARD HILL DR
BROUSSARD, LA 70518

KEITH FRENCH
140 BROUSSARD HILL DR
BROUSSARD, LA 70518

LATRISA GEORGE
144 BROUSSARD HILL DR
BROUSSARD, LA 70518

RAYMOND TIILE
VICTORIA TIILE
123 BROUSSARD HILL DR
BROUSSARD, LA 70518-7457

DNETTE HYPOLITE
KENDALL PRINCE
131 BROUSSARD HILL DR
BROUSSARD, LA 70518-7457

TALIA DANIELLE TILLMAN
205 BROUSSARD HILL DR
BROUSSARD, LA 70518-7457

VICTORIA RUTH THERIOT
AUSTIN RAY PURTLE
202 BROUSSARD HILL DR
BROUSSARD, LA 70518-7456

JENNIFER BLOSS
CHRISTOPHER BLOSS
12557 MANCHESTER DR
GRAND HAVEN, MI 49417-7681

JEREMIAH THOMPSON III
204 BROUSSARD HILL DR
BROUSSARD, LA 70518-7456

MALEK EL ISSA
200 BROUSSARD HILL DR
BROUSSARD, LA 70518-7456

CHARLETTE GIROUARD
1711 YOUNG ST
BROUSSARD, LA 70518-7915

SHEILA GIROUARD
1711 YOUNG ST
BROUSSARD, LA 70518-7915

WANDA GIROUARD
1711 YOUNG ST
BROUSSARD, LA 70518-7915

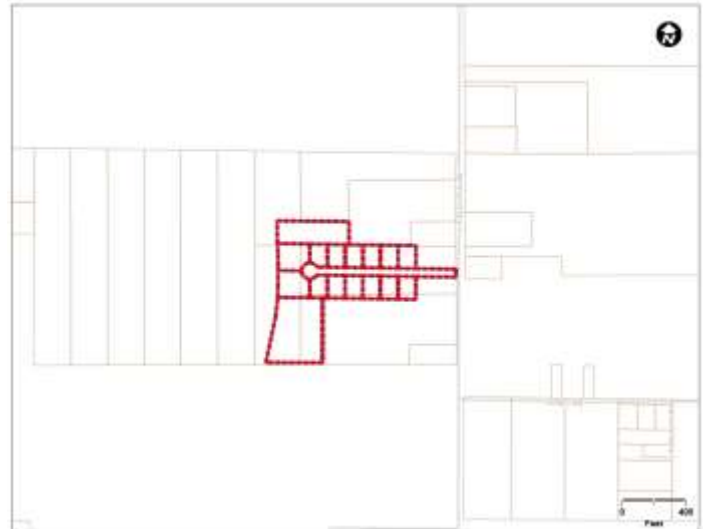
LAFAYETTE PARISH PLANNING COMMISSION
STAFF REPORT
 December 11, 2023

SUBJECT: Preliminary Plat Approval
 Kenneth Brown Property,
 Lots 1-14
 2023-65-PC

Applicant: Kenneth E. Brown &
 Cheryl Trahan Brown

Owner: Kenneth E. Brown &
 Cheryl Trahan Brown

Location: 3200 Blk S Fieldspan Road
 Lafayette Parish



REQUEST:

- This is a request for Preliminary Plat approval to subdivide 11.34 Acres. There are 14 proposed residential lots with 2 common area lots.

RELEVANT ISSUES:

- A drainage impact analysis is required.
- This property is located in the unincorporated area of Lafayette Parish, and therefore not zoned.

STAFF RECOMMENDATION:

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

CONDITIONS:

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 comers and include typical utility niche diagram (LDC 89-30 (c) (2)).
2. Complete utility note with providers.
3. A note on the final plat stating "Please be advised if greater than fifteen (15) lots are developed a community type sewerage disposal system may be required and all lots and/or units shall be connected to said system. See 0-189-2011"

4. LPWDS (Lafayette Parish Waterworks District South) is the water provider for this road.
5. Approval of the Preliminary Plat does not imply that water service to serve the development currently exist, or that LPWDS has the capacity to serve the planned development. Any such evaluation and determination will take place during the detailed review of water system plans by the owner/developer. LPWDS reserves the right to require the owner/developer to contribute funds towards the LPWDS water distribution system to provide the water service to the development.
6. Water lines and appurtenances constructed by the developer shall be constructed in accordance with LPWDS standards and requirements.
7. 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. (LDC Art. 3, 89-25 (b))
8. 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 and constructed. (LDC Art.3, 89-44 (c))
9. New private streets, private alleys and private drainage systems shall conform to the applicable requirements of Subsection 89-42(a)-(g) with respect to the design and construction of the sub-surface/open ditch roadway drainage system and private drainage outfall. (LDC Art. 3, 89-44(d))
10. 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).
11. 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 Lafayette 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. (UDC Art. 3, 89-42 (g))

12. 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. (LDC 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)).

13. 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)).
14. 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 Cheryl Trahan, Corey Trahan, Iva Russell, and John Pellerin (Estate). (LDC Art. 3, 89-30 (d) & (e))
15. A review of the plat indicates a retention/detention pond is an integral component of the proposed development drainage system and therefore must be located within dedicated private drainage servitude.
16. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read “30’ 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. (LDC Art. 3, 89-30 (d))

17. 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))
18. Since this development has been approved for an open ditch drainage system, the development engineer shall include a culvert sizing chart for each future driveway location based on the design storm flows, depth of cover and constructability. (LDC Art. 3, 89-42 (e))
19. 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 as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)
20. NOTE: Specify type of water and sewer that will be provided.
21. Ensure that the roadway labeled as "Private Street", is assigned an approved name submitted through standard procedures.
22. 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 Zone AE and 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, and Flood Zone X and X-shaded, which is not considered a Special Flood Hazard Area.
23. Add note: 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.
24. Add note: 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.
25. Add note: Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.

26. Access to LA 724 shall be approved by DOTD. 89-26(a)(2).

PLAT REVISIONS:

1. 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)
2. Show 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)
3. Revise Number of Lots in Lot Table to indicate 14 Residential or Commercial lots and 2 Common Area lots.
4. Addresses to be assigned as follows:

Private Street				CA	
Lot	No	Lot	No	Lot	No
1	104	14	105	CA-1	TBD
2	106	13	107	CA-2	TBD
3	108	12	109		
4	110	11	111		
5	112	10	113		
6	114	9	115		
7	116	8	117		

Comments: Private street name must be approved thru E-911 Review process

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
2. NOTE: All work to be performed within public right-of-way must be permitted. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.
3. NOTE: 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.

4. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
5. This property is located in the unincorporated area of Lafayette Parish, therefore not zoned.
6. 11.34 Total Acres. 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



Sidewalk Map

Aerial Photo


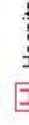



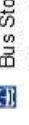
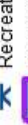
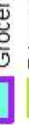
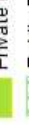

Adjoining Property Owners

Kenneth Brown Property 2023-65-PC



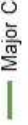


Ped Incidents

-  Bike Crash 2011-2021
-  Ped Crash 2011-2021

Pedestrian Generators

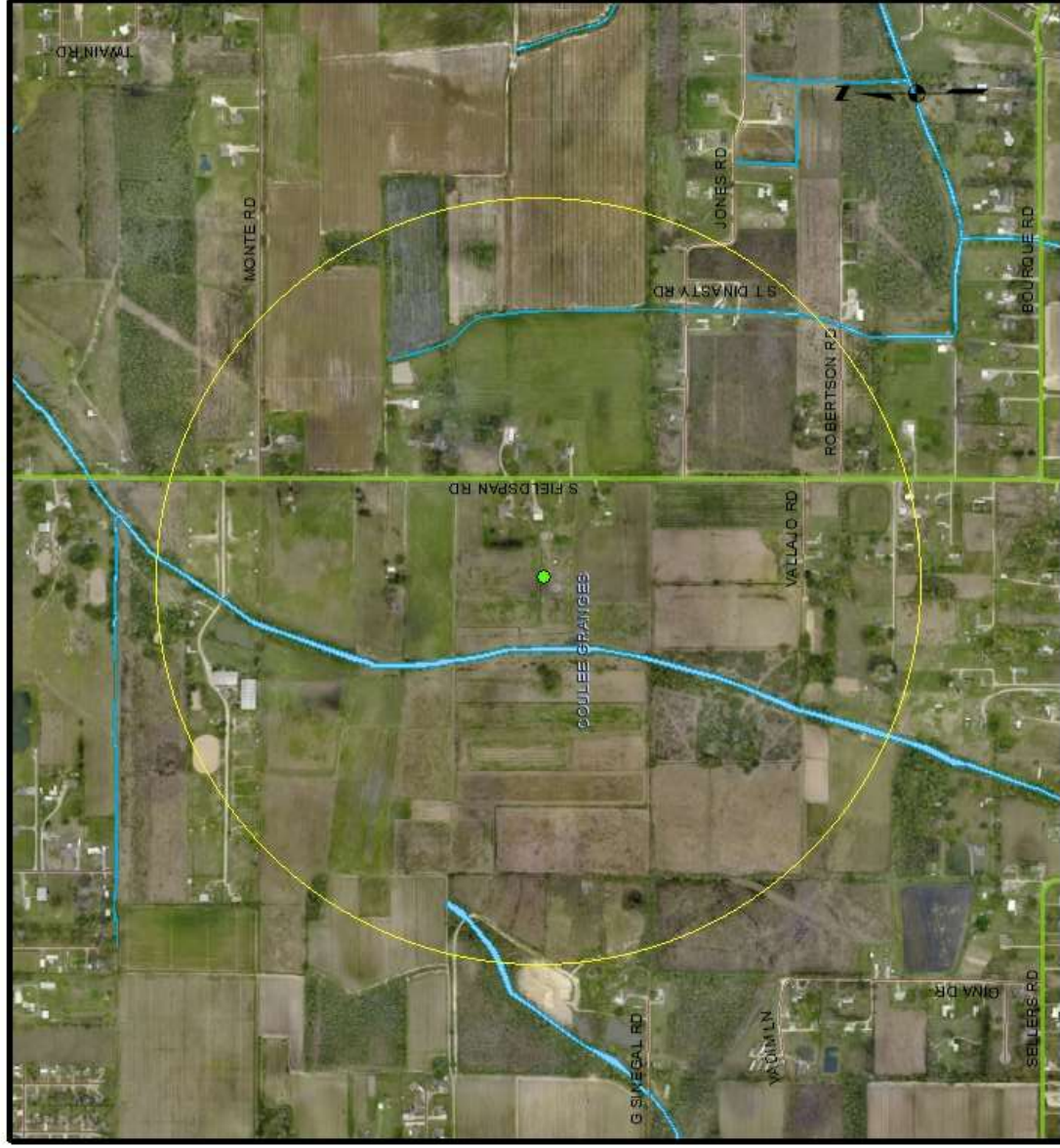
-  Schools
-  Hospitals
-  Church
-  Library
-  Bus Stops
-  Recreation Centers
-  Grocery Stores
-  Private Parks
-  Public Parks
-  Bike Infrastructure

Street Classification

-  Interstate
-  Local
-  Major Collector
-  Minor Arterial
-  Minor Collector
-  Principal Arterial

Pedestrian Connectivity

-  Sidewalks
-  Bike Lanes
-  Plat Location (approx.)
-  1/2 Mile Radius



1:6,000



ADJACENT PROPERTY OWNERS

KENNETH BROWN PROPERTY

REILEY BROUSSARD
3019 ASHLAND WAY
GROVETOWN, GA 30813

CLARENCE & RUDOLPH BROUSSARD
(ESTATE)
13245 RIVERSIDE DR. STE 300
SHERMAN OAKS, CA 91423

CARROLL J VILLIEN
3213 S FIELDSPAN RD
DUSON, LA 70529

CHRISTOPHER & SAMANTHA VILLIEN
3221 S. FIELDSPAN RD
DUSON, LA 70529

BERTHA LEE WINTERS
211 HARMONY ST
LAFAYETTE, LA 70501

JEREMY SOIREZ, PLS
C/O PRIMEAUX, TOUCHET & ASS LLC
124 N STATE STREET SUITE 200
ABBEVILLE, LA 70510

ALTON COBB (ESTATE)
7000 EBONY CT
PLANO, TX 75024

KOREY JAMES TRAHAN
3230 S. FIELDSPAN RD
DUSON, LA 70529

PAMELA COBB LOYD
11414 ASHFORD HAVEN DR
SUGAR LAND, TX 77478

BASEM & MARY AYBEF
PARISH ADJUDICATION 2016
601 RAYMOND ST
LAFAYETTE, LA 70503

JOHN PELLERIN (ESTATE)
3212 S. FIELDSPAN RD
DUSON, LA 70529

STUART GEORGE VILLIEN
3211 S. FIELDSPAN RD
DUSON, LA 70529

OLLIE COBB
6402 RIDGE DR
LAKE CHARLES, LA 70607

MARCUS J. CATALON
9120 VENTURA DR
BATON ROUGE, LA 70815

IVA DUHON RUSSELL
REVOCABLE LIVING TRUST
3324 W. 79TH ST
INGLEWOOD, CA 90305

CLINTON COBB
2412 11TH ST
LAKE CHARLES, LA 70601

SHERMAN CATALON
6432 GEHRIG CIR
BURLESON, TX 76028

PHYLLIS, CHRISTOPHER
& SAMANTHA VILLIEN
3221 S. FIELDSPAN RD
DUSON, LA 70529

ALBERTA COBB
7000 EBONY CT
PLANO, TX 75024

JOHN PHILLIP WILTURNER (ESTATE)
405 SPRINGFIELD ST
NEW IBERIA, LA 70563

GERTRUDE BROUSSARD
13245 RIVERSIDE DR STE 330
SHERMAN OAKS, CA 91423

OWNER / DEVELOPER:
KENNETH & CHERYL BROWN
3212 S. FIELDSPAN RD
DUSON, LA 70529

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

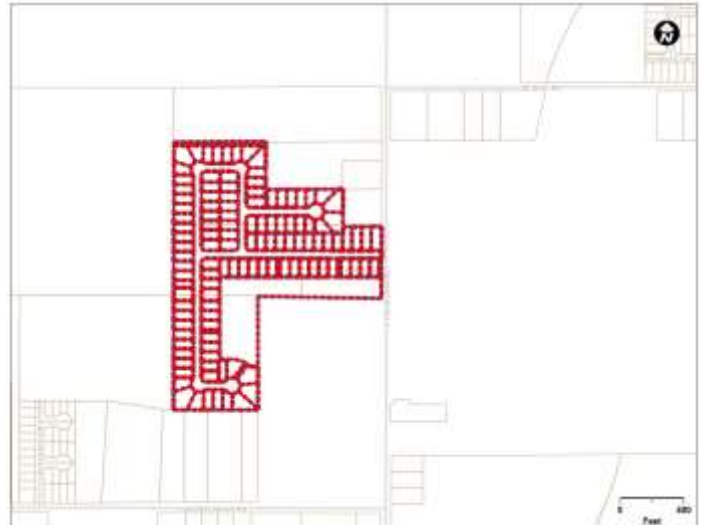
LAFAYETTE PARISH PLANNING COMMISSION
STAFF REPORT
 December 11, 2023

SUBJECT: Preliminary Plat Approval
 Fieldspan South Subdivision
 2023-67-PC

Applicant: Stillwater Development, LLC
 c/o David Hensgens

Owner: LBB Properties, LLC

Location: 2700 Blk S Fieldspan Road
 Lafayette Parish



REQUEST:

- This is a request for Preliminary Plat approval to subdivide 31.39 Acres. There are 116 proposed residential lots with 10 common area lots.

REQUESTED WAIVERS:

The developer has requested waivers of the following conditions:

- Sidewalk requirement along S. Fieldspan Road. (Condition #22)
- Waive one of the two required public stub out streets to be dedicated and constructed to the western property line. (Condition #25)
- A public stub out street shall be dedicated and constructed to the southern property line. (Condition #27)

RELEVANT ISSUES:

- S. Fieldspan Road is an open-ditch DOTD roadway and there are no sidewalks in this area.
- The developer is proposing to construct one of the two required stub out street to be located at the approximate location of Lot 52.
- The adjacent property to the southwest currently has access to Golden Grain Road.
- The southern property boundary of this development is bordered by residential homes.
- A drainage impact analysis is required.
- A traffic impact analysis is required.
- This property is located in the unincorporated area of Lafayette Parish, and therefore not zoned.

STAFF RECOMMENDATION:

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

CONDITIONS:

1. Provide 10' utility servitudes along all lots bordering public and private roadways and servitude niches at all property corners including typical utility niche diagram. (LDC 89-30 (c)(2))
2. Lafayette Parish Waterworks District North to be contacted by the developer to determine if service of potable water to the subdivision is possible. On written approval of service to the subdivision by the Lafayette Parish Waterworks District North, submit complete construction plans to the Lafayette Parish Waterworks District North Office.
3. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. (LDC 89-46 (c) (d)).
4. LUS to determine if they will be the Wastewater provider.
5. The Owner/Developer shall install LUS approved wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed. (LDC 89-46 (c) (d)).
6. Please contact LUS prior to design if the subdivision requires a lift station.
7. LPWDS (Lafayette Parish Waterworks District South) is the water provider for this road.
8. Approval of the Preliminary Plat does not imply that water service to serve the development currently exist, or that LPWDS has the capacity to serve the planned development. Any such evaluation and determination will take place during the detailed review of water system plans by the owner/developer. LPWDS reserves the right to require the owner/developer to contribute funds towards the LPWDS water distribution system to provide the water service to the development.
9. Water lines and appurtenances constructed by the developer shall be constructed in accordance with LPWDS standards and requirements.
10. Submittal of complete construction plans to the Department of Public Works and LA DOTD will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC Art. 3, 89-25 (b))
11. 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 and constructed. (LDC Art.3, 89-44 (c))

12. 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 and constructed. (LDC Art. 4, 89-59 (f))
13. 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. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC 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)).

14. 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)).
15. 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 LBB Properties LLC, Berzas, Stutes, Hanks, Spangler, Hanks, Buatt, Murphey, Johnson, Spell, Carl, JFMF LLC or Betty Meaux Et Al properties. (LDC Art. 3, 89-30 (d) & (e))
16. A review of the plat indicates a retention/detention pond is an integral component of the proposed development drainage system and therefore must be located within dedicated private drainage servitude.
17. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map as “W-26 Indian Bayou Lateral 7A”, the Plat must provide a “30’ Public Drainage Servitude from apparent high bank and inclusive of channel” on both sides of channel. (LDC Art. 3, 89-30 (d))
18. 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))

19. 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 PW. 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. (LDC Art. 3, 89-42 (b))
20. 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

21. Ensure the roadways labeled as Street "A, B, C, D and E" are assigned approved names submitted through standard procedures.
22. Sidewalks are required along all public streets. LDC 89-44(e)
23. Access to LA 342 shall be approved by DOTD. 89-26(a)(2).
24. A traffic impact analysis is required. LDC 89-26 (d)1(c)
25. Two public stub out streets shall be dedicated and constructed to the western property line. LDC 89-44(b)
26. A public stub out street shall be dedicated and constructed to the northern property line. LDC 89-44(b)
27. A public stub out street shall be dedicated and constructed to the southern property line. LDC 89-44(b)

PLAT REVISIONS:

1. Geometry does not close.

2. "Fieldspan Subdivision" is associated with project PC2021-0045. Developer has chosen to rename to "Fieldspan South Subdivision".
3. Proposed number of lots. (LDC Art. 10, Sec 89-301) (shall include common areas & SSTP)
4. Indicate public and private streets. (LDC Art. 10, Sec 89-301)
5. Addresses to be assigned upon final 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. NOTE: All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.
5. NOTE: 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. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
7. This property is located in the unincorporated area of Lafayette Parish, therefore not zoned.
8. 31.390 total acres. 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


Sidewalk Map

Aerial Photo











Adjoining Property Owners

Fieldspan Subdivision 2023-67-PC

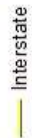





Ped Incidents

-  Bike Crash 2011-2021
-  Ped Crash 2011-2021

Pedestrian Generators

-  Schools
-  Hospitals
-  Church
-  Library
-  Bus Stops
-  Recreation Centers
-  Grocery Stores
-  Private Parks
-  Public Parks
-  Bike Infrastructure

Street Classification

-  Interstate
-  Local
-  Major Collector
-  Minor Arterial
-  Minor Collector
-  Principal Arterial

Pedestrian Connectivity

-  Sidewalks
-  Bike Lanes
-  Plat Location (approx.)
-  1/2 Mile Radius



1:6,000



ADJACENT PROPERTY OWNERS FIELDSPAN SUBDIVISION

Thibodeaux August Peter
Thibodeaux Rosemary N
2940 S Fieldspan Rd
Duson LA 70529-4202

Boutin Pamela Hoffpauir
2729 S Fieldspan Rd
Duson LA 70529-4237

Gass Adele M
Gass Kenneth J
591 W White Rd
Collierville TN 38017-2007

Hanks Nancy Bell
2706 S Fieldspan Rd
Duson LA 70529-4237

Buatt Louis Edward
308 Golden Grain
Duson LA 70529-4205

Stutes Rickie Lewis
Stutes Danette Sue Leblanc
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LAFAYETTE CONSOLIDATED GOVERNMENT

2024 PARISH PLANNING COMMISSION MEETING CALENDAR

APPLICATION DEADLINE MEETING DATE

December 7, 2023	January 8, 2024
January 4, 2024	*February 19, 2024*
February 1, 2024	March 11, 2024
March 7, 2024	April 8, 2024
April 4, 2024	May 13, 2024
May 2, 2024	June 10, 2024
June 6, 2024	July 8, 2024
July 3, 2024	August 12, 2024
August 1, 2024	September 9, 2024
September 5, 2024	October 14, 2024
October 3, 2024	November 11, 2024
November 7, 2024	December 9, 2024
December 5, 2024	January 13, 2025

PLEASE NOTE THAT THE FEBRUARY MEETING IS SCHEDULED FOR THE 3RD MONDAY OF THE MONTH DUE TO LUNDI GRAS BEING ON THE 2ND MONDAY.

LAFAYETTE CITY AND PARISH PLANNING COMMISSIONS

JOINT RESOLUTION NO. 2023-01

A JOINT RESOLUTION OF THE LAFAYETTE CITY PLANNING COMMISSION AND THE PARISH PLANNING COMMISSION ENDORSING THE GATEWAY NEIGHBORHOODS PLAN DEFINED AND BORDERED BY UNIVERSITY AVENUE, INTERSTATE 10, MOSS STREET, AND WILLOW STREET AS A SUPPLEMENT TO PLANLAFAYETTE, A COMPREHENSIVE MASTER PLAN FOR THE CITY AND PARISH OF LAFAYETTE

BE IT RESOLVED by the Lafayette City and Parish Planning Commissions, that:

WHEREAS, Title 33, Part IV, Sections 101 through 119 of the Louisiana Revised Statutes establish the basic framework for public planning by local governmental units in Louisiana; and

WHEREAS, the Lafayette City-Parish Consolidated Government Charter established a five-member City and Parish Planning Commission, duly formed and appointed; and

WHEREAS, pursuant to the provisions of applicable state law, the Lafayette City and Parish Planning Commissions are and have been engaged in an ongoing process with respect to the development, refinement, adoption and implementation of PlanLafayette, a comprehensive master plan for the City of Lafayette (the “City”) and unincorporated Lafayette Parish (the “Parish”) (hereinafter referred to as “PlanLafayette”); and

WHEREAS, the Lafayette City and Parish Planning Commissions has reviewed and considered the recommendations of the Oasis Coterie and Quiet Town Coterie property owners, business owners and residents within the area defined and bordered by University Avenue, Interstate 10, Moss Street, and Willow Street and identified as Gateway Neighborhoods; and

WHEREAS, the Lafayette City-Parish Planning Division has conducted a community survey, one charrette, and five neighborhood meetings to prepare and draft a proposed neighborhood plan for the Gateway Neighborhoods including the Oasis Community Coterie and the Quiet Town Coterie; and

WHEREAS, the Lafayette City and Parish Planning Commissions have advertised and held a Public Hearing on November 20, 2023 and December 11, 2023 on the proposed Gateway Neighborhoods Plan; and

WHEREAS, through discussion, questioning, input, qualitative survey, debate, and consensus building the Planning Commission has determined and identified the proposed Gateway Neighborhoods Plan as illustrated by map and text for endorsement and as supplementary to the Comprehensive Master Plan: PlanLafayette.

NOW THEREFORE BE IT RESOLVED, by the Lafayette City and Parish Planning Commissions that the Gateway Neighborhoods Plan, as illustrated by map and text attached and made a part of this resolution, is endorsed and made a supplement to the Comprehensive Master Plan: PlanLafayette.

This resolution having been submitted to a vote, the vote on behalf of the City Planning Commission thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

AND the resolution was declared adopted on this, the 20th day of November, 2023.

Alzina Dural, Chair
Lafayette City Planning Commission

ATTEST:

Paul Escott
Attorney for the City and Parish Planning Commissions

This resolution having been submitted to a vote, the vote on behalf of the Parish Planning Commission thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

AND the resolution was declared adopted on this, the 11th day of December, 2023.

Bonnie Anderson, Chair
Lafayette Parish Planning Commission

ATTEST:

Paul Escott
Attorney for the City and Parish Planning Commissions

Lafayette Consolidated Government

Oasis Community Coterie and Quiet Town Coterie Neighborhood Plans



Community Development and Planning
11-1-2023 Final Draft

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Gateway Neighborhood Plan Team

Evangeline Thruway Redevelopment Team
Lafayette Economic Development Authority
Lafayette Consolidated Government
Lafayette Habitat for Humanity
Lafayette Police Department
Oasis Community Coterie
Parks, Art, Recreation, and Culture Department
Quiet Town Coterie
University of Louisiana at Lafayette

Acknowledgments

We would like to acknowledge all those who made this Neighborhood Plan possible, including the following organizations:

Oasis Community Coterie

Chair Josh Edmond

Quiet Town Coterie

Chair Alzina Dural

Lafayette Consolidated Government

Community Development and Planning

Lafayette City Council

Patrick Lewis, District 1

Glenn Lazard, District 5

We would also like to thank the hundreds of local residents, property owners, and business owners for their participation and input!

This material is based on work supported by Plan Lafayette.

Any opinions, findings, and conclusions or recommendations expressed in this publication are those of the Author(s) and do not necessarily reflect the view of Lafayette Consolidated Government.

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The Gateway Neighborhood Plan

The Gateway Neighborhoods Plan is a six-month community engagement process that developed a comprehensive neighborhood plan for the Oasis Coterie and Quiet Town Coterie. These two coterie sit at the intersection of I-49 and I-10, encountering the most transportation activity than any other coterie. Given the development pressures, a neighborhood plan was needed for these coterie to translate community desire for the built environment and nodal activity to land use and development strategies and tactics. The Planning Commission and City-Parish Council endorsed Plan Lafayette (Lafayette 2035) in Summer 2014. Lafayette Consolidated Government's Comprehensive Plan sets out actions across ten elements (land use, community character, housing & neighborhoods, historic & cultural resources, economic development, transportation & mobility, utilities, community facilities & services, recreation & open space, and resource conservation & hazard mitigation). The Gateway Neighborhoods Plan will provide current conditions, vision, and specific outcomes to strive toward, delivering an implementation document that lifts the neighborhood voice and substantially carries Plan Lafayette elements into the Oasis Coterie and Quiet Town Coterie.

Key Positions of the Plan Project



Community

- Safe neighborhoods that provide expanded housing choices
- Quality recreational opportunities, enhancing the quality of life while promoting healthful outdoor activity
- Raising the bar of expectations for communication aesthetics and development quality



People

- Caring place of families, friends, and neighbors who bring a can-do-attitude toward bettering the community
- Youth are our most valuable asset, worthy of deliberate investment.
- Retirees are celebrated and provided opportunities for an active and engaged senior lifestyle.



Economy

- The community is mobilized to take proactive measures to address pockets of poverty and crime by expanding opportunities.
- Workforce readiness is improved with partnerships with key organizations.
- Blight and obsolescence are reversed with targeted initiatives to restore, revitalize, and rebuild along older highway corridors, nodes, and interstate gateways into the community.

Welcome to Oasis Community Coterie



With multi-generational living at its core, the neighborhood is commonly referred

to as an active area with residents who are committed to the community. With homes dating back to the 1970s, Oasis Community Coterie has experienced development in various parts of the neighborhood for 50 years. The location is just off Interstate 49 and Interstate 10, two major interstates in Louisiana. This transportation corridor frames out the quaint and family-oriented neighborhood. Making it a gateway to the City of Lafayette, Oasis has the unique position of being one of the first areas you see from major cities such as Lake Charles, Shreveport, or even Baton Rouge. Known areas within Oasis Coterie are Truman, Bayberry Point, and Richter Park. Martin Luther King Jr Drive is the main artery in Oasis, connecting residents to key locations; Alice Boucher Elementary, Destiny of Faith Church, El Sid O's, Martin Luther King Recreation Center, and Queen of Peace.



Demographics

Population Growth

- In 2023 Oasis Community had 3,970 residents, 3.2% of Lafayette's population.
- Oasis Community's population increased by 3.8% from 2020 to 2023 while the city grew 1.5% in the same time frame.

Diversity

- Oasis Community's population is about 2% Hispanic, 5% white and 90% black.
- Lafayette's population, by comparison is, 6% Hispanic, 57% white and 31% black.

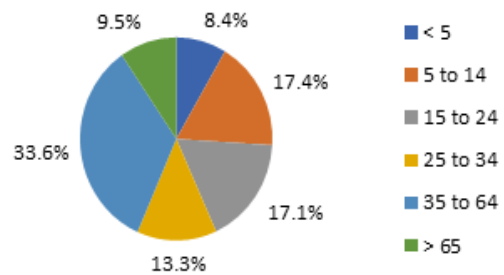
Income

- In 2023, the median household income in Oasis Community was \$28,455, as compared to \$53,147 in Lafayette.

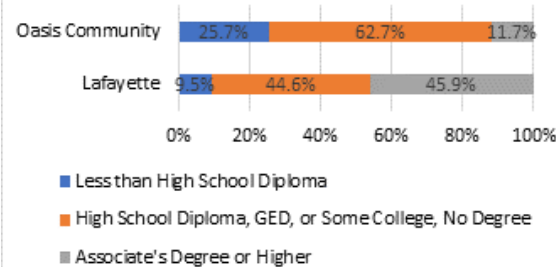
Median Home Value

- In 2023, the median home value in Oasis Community was \$79,621 as compared to \$229,589 in Lafayette.

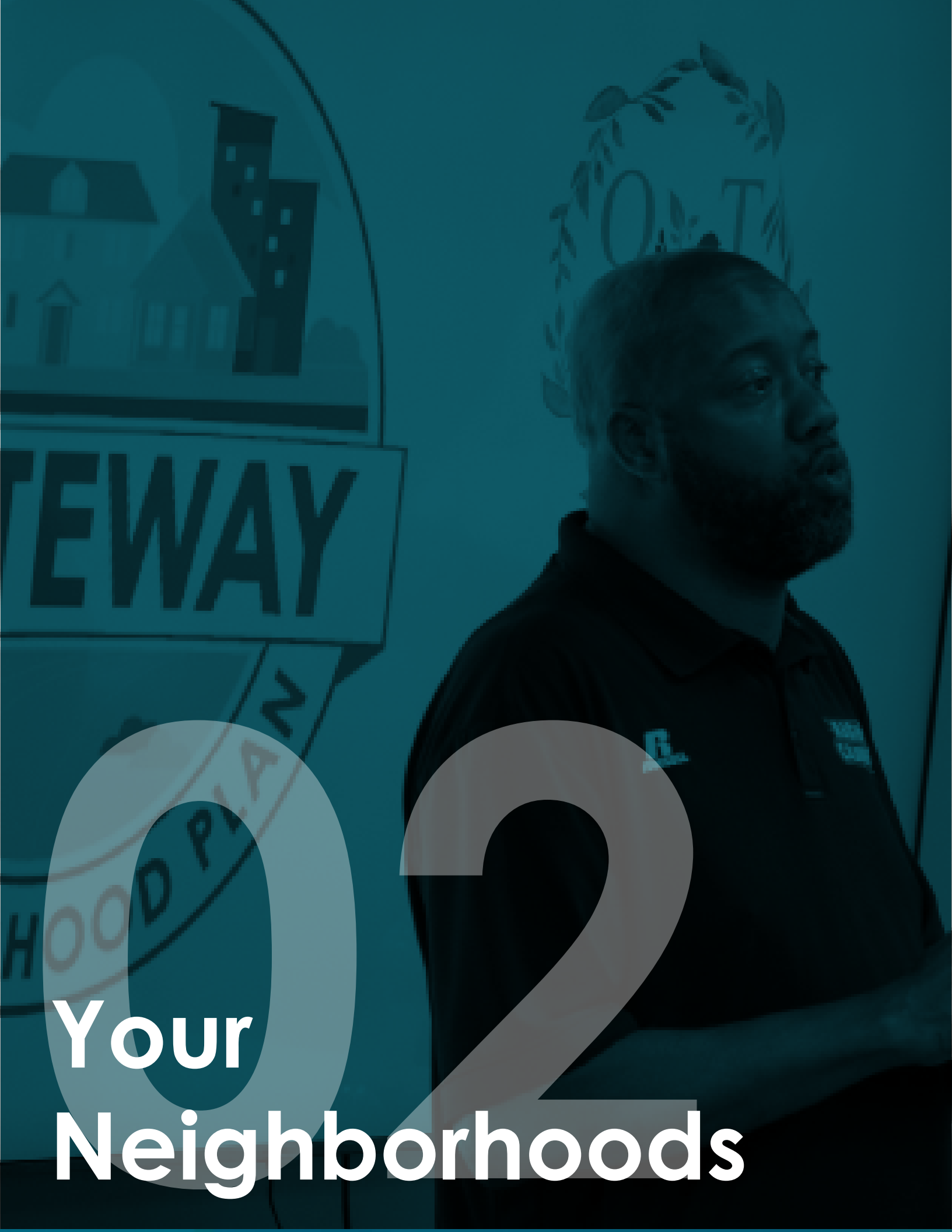
Oasis Community Residents by Age

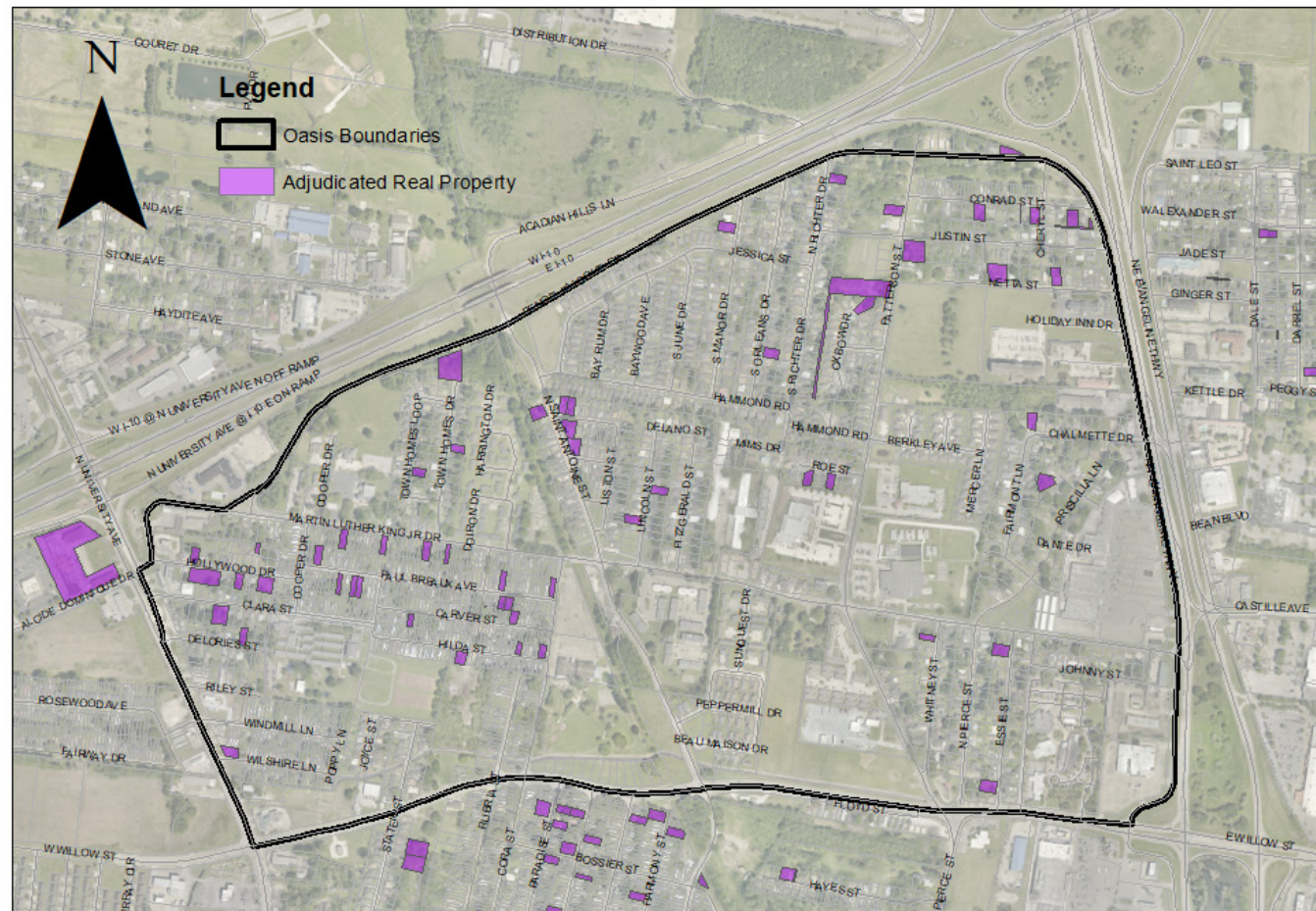


Educational Attainment



Your Neighborhoods





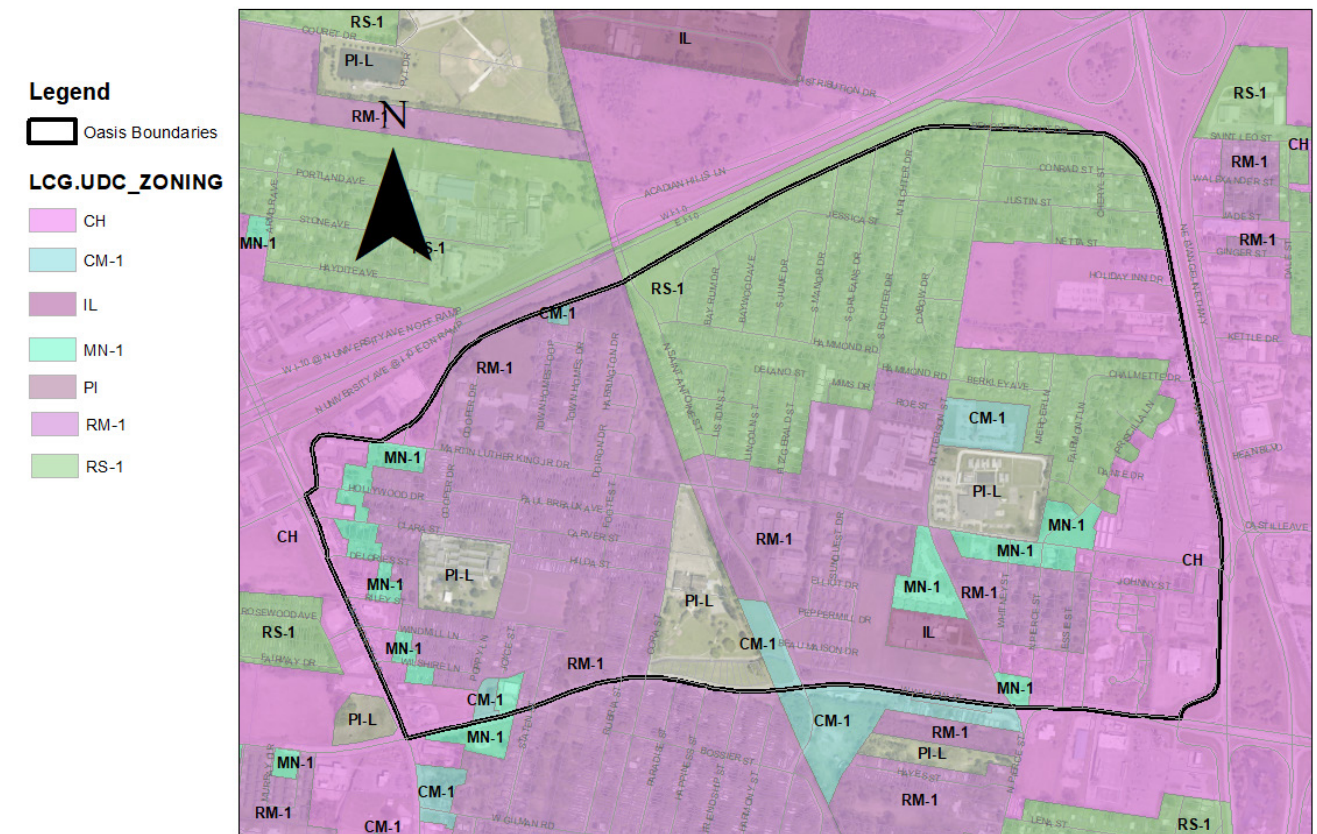
Oasis Community Coterie had 57 adjudicated properties in 2023. 20 of those are vacant parcels with remaining having structures present.

The Community Development and Planning Department is the designated administrator of the Lafayette Consolidated Government disposition effort. In November of 2015, LCG adopted a process by which parties may apply for the disposition of these adjudicated properties.

An adjudicated property is a property which the owner has failed to pay property taxes and hasn't been bid on at a tax title sale. The property becomes adjudicated to local government; however, it is still in fact owned by the property owner. State law allows local governments to facilitate the conveyance of these properties to a new owner. This transaction results in a non-warranty title and Lafayette Consolidated Government holds no obligation to guarantee the clarity of the title.

Oasis should maintain engagement with the adjudicated properties process by communicating current properties to the coterie on a regular basis and connecting interested residents, businesses, and organizations with the Planning Division. Learn more at <https://lafayettela.gov/DP/PlanningRezoning/Adjudicated>.

Oasis Community Coterie - Zoning



To promote the public health, safety, morals, and general welfare of the community, the City of Lafayette is divided into districts. Seven zoning districts are present in Oasis Community Coterie.

“RS” Residential Single-Family – The “RS” districts implement the Residential future land use category of PlanLafayette by providing for predominantly detached, single family neighborhoods. The dimensional standards accommodate a variety of densities and lot sizes.

“RM” Residential – The “RM” districts implement the Mixed Residential and Residential future land use categories of PlanLafayette by providing for a wide range of housing types, from single-family detached units to apartments. The dimensional standards accommodate a variety of densities and lot sizes.

“MN” Mixed Use Neighborhood – The “MN” districts implements the Transitional Mixed-Use future land use category of PlanLafayette, provides an opportunity to establish neighborhood retail, convenience, service, office, and institutional uses in the Residential and Mixed Residential categories, provides a transition between residential areas and more intense commercial corridors, and provides opportunities for pedestrian access between residential and commercial areas.

“CM” Commercial-Mixed– The “CM” district implements the Commercial/Office future land use category of PlanLafayette. This district provides for compact development patterns and pedestrian friendly design features.

“CH” Commercial-Heavy– The “CH” district implements the Commercial/Office future land use category of PlanLafayette. This district allows compact development patterns, but provides flexibility for front parking, loading, and building design features for heavy commercial or service-oriented uses (such as large format retailers, auto dealerships, and repair services).

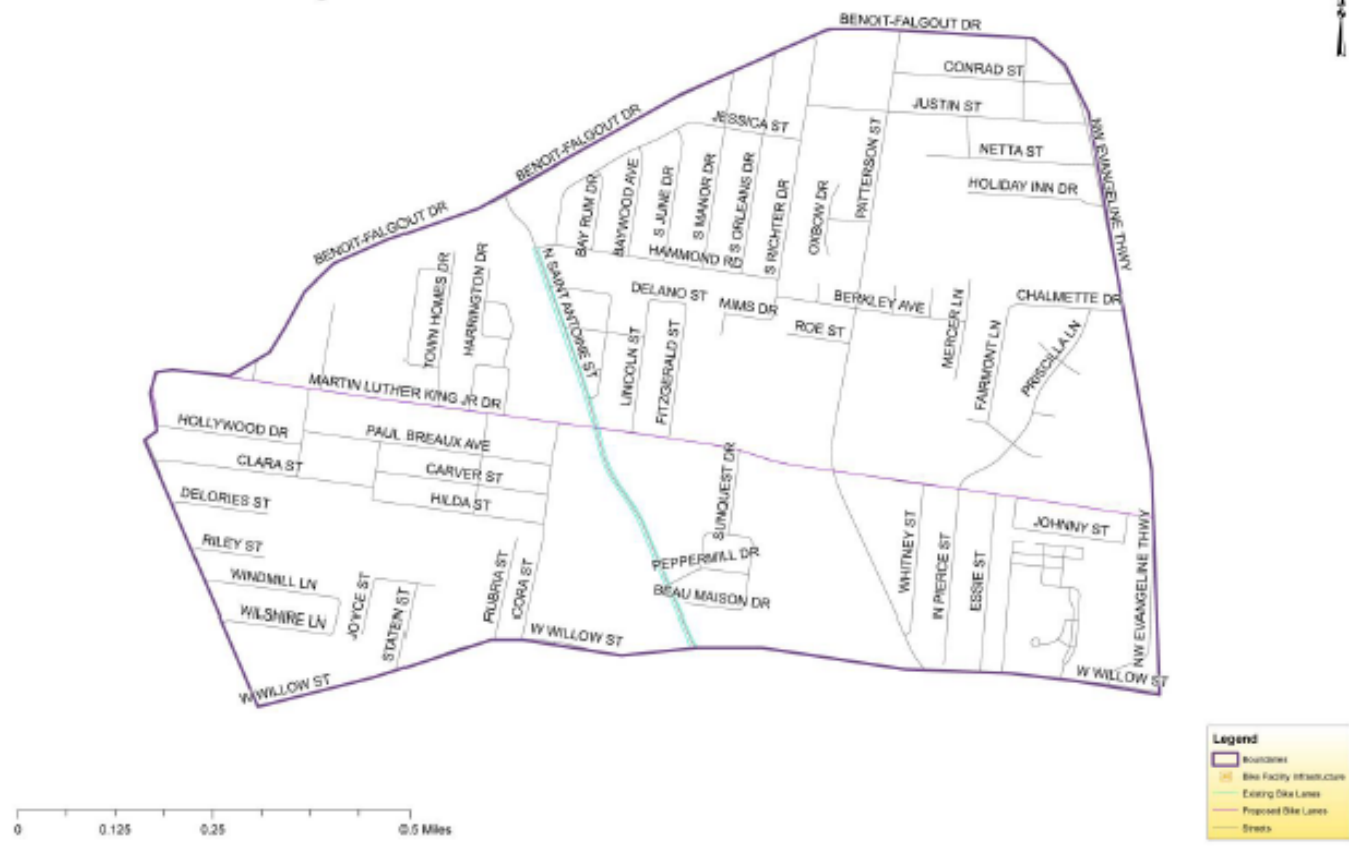
“IL” Industrial-Light– The “IL” district implements the Office/Industrial future land use category of PlanLafayette by accommodating existing light industrial uses, and encouraging new light industrial or office park employment uses in locations designated in the plan.

“PI” Public/Institutional– The “PI” district is appropriate in any PlanLafayette land use category, and specifically implements the Public Park category. These standards provide flexibility for the wide range of potential public or institutional facilities.

Oasis Community Coterie - Contours and Elevations



Oasis Community Coterie - Bike Infrastructure



Welcome to Quiet Town Coterie

The neighborhood rests west of Moss Street from West Pine Street (Northgate Mall) to East Alexander Street. With several generations represented, this neighborhood seeks to develop an excellent quality of life for its residents through cleanliness, beautification, and education. Critical locations within the coterie are; Pizza Village, Sts: Leo-Seton Catholic School, R. Martin's Hair Studio, and Waffle House. This coterie aims to recruit residents to engage in the beautification, restoration and uplifting of the neighborhood.

Demographics

Population Growth

- In 2023, Quiet Town had 863 residents, which is 0.6% of Lafayette's population.
- Quiet Town's population increased by 4.4% from 2020 to 2023, while the city grew by 1.5% in that same time frame.

Diversity

- Quiet Town's population is 2.3% Hispanic, 18.8% white and 74.3% black.
- Lafayette's population, by comparison is, 6% Hispanic, 57% white and 31% black.

Income

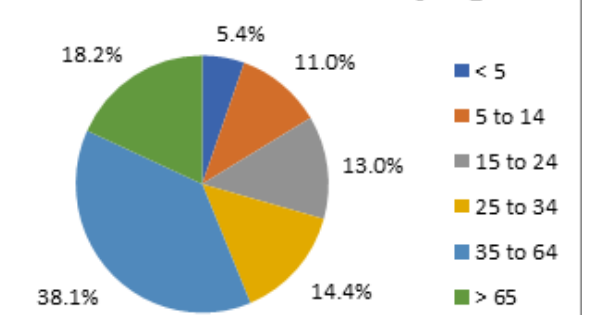
- In 2023, the median household income in Quiet Town was \$29,350, as compared to \$53,147 in Lafayette.

Median Home Value

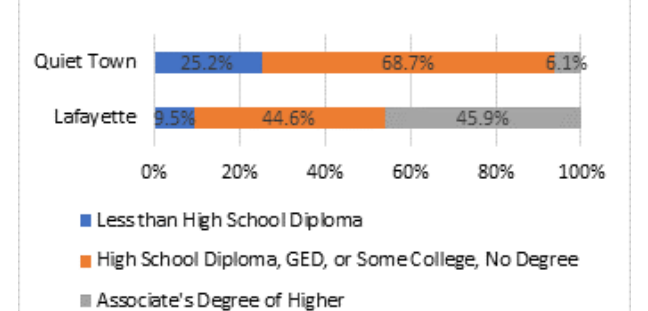
- In 2023, the median home value in Oasis Community was \$74,432 as compared to \$229,589 in Lafayette.



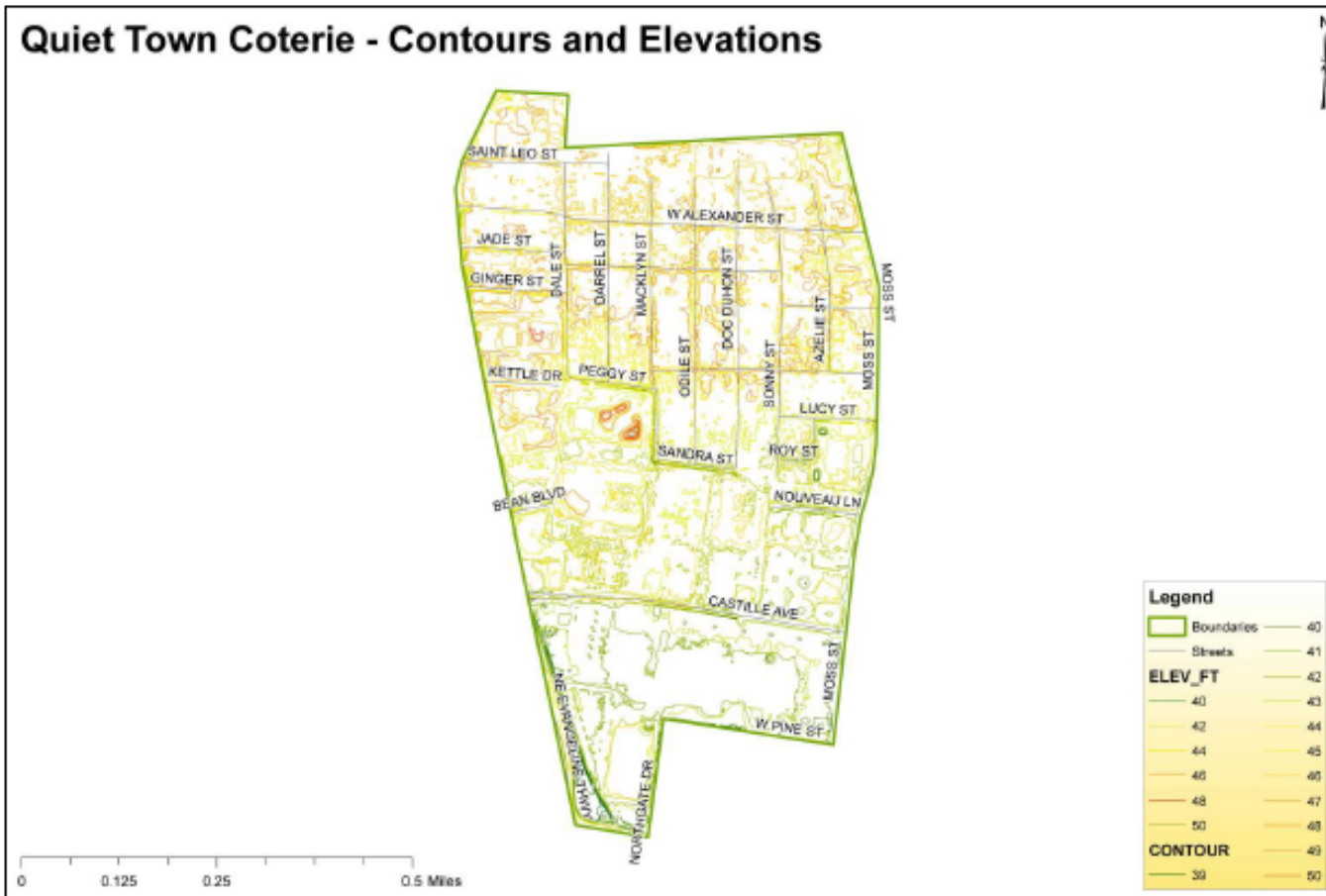
Quiet Town Residents by Age



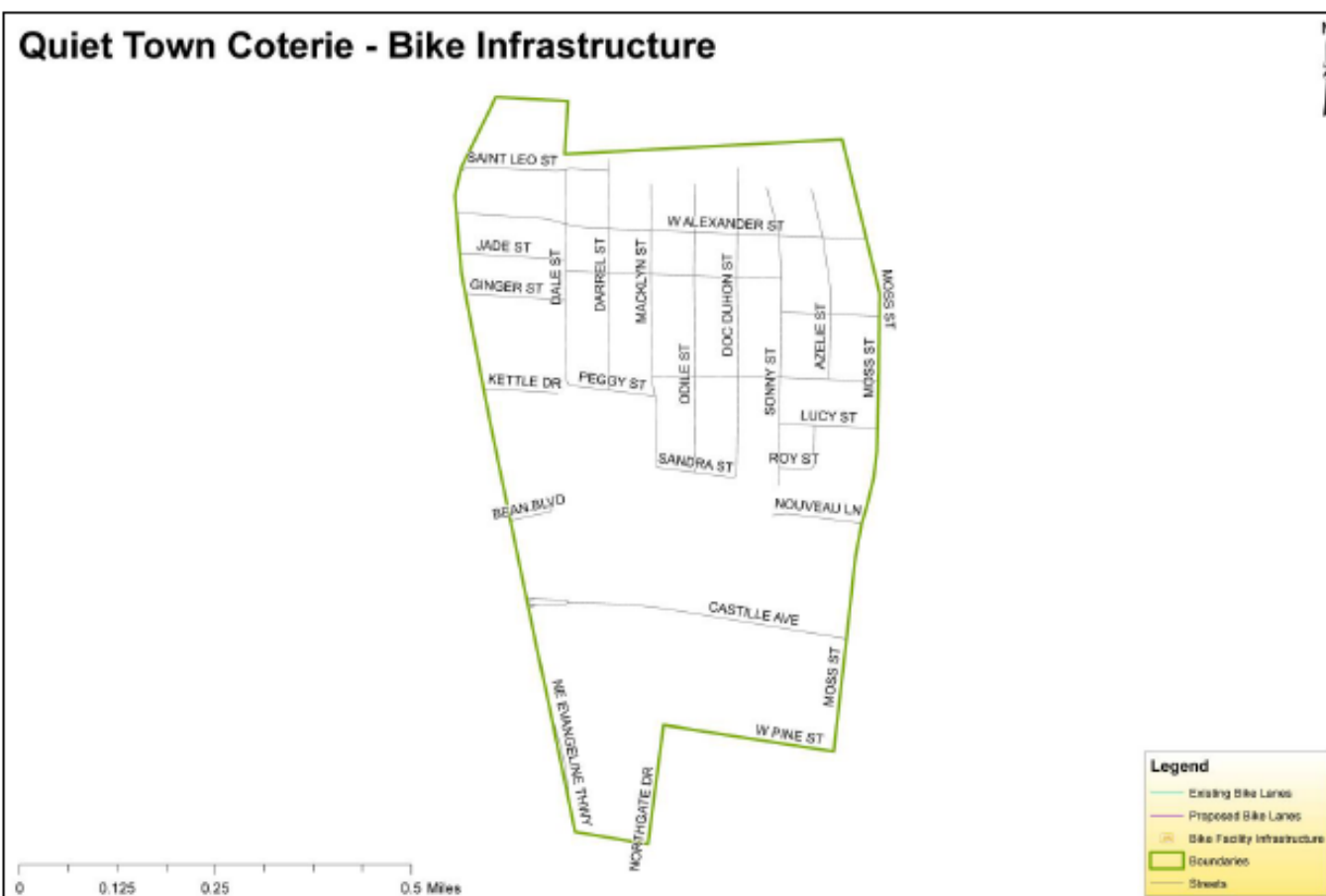
Educational Attainment



Quiet Town Coterie - Contours and Elevations



Quiet Town Coterie - Bike Infrastructure



Community Voices

Residents discussed the need for a vibrant community that is welcoming to all and takes care of children and the elderly is important. Inconsistent lighting throughout the neighborhood, incomplete sidewalk networks, and lack of safe access to recreation for all residents were key areas of concern.

Access to quality retail, restaurants, and other services found in lifestyle centers is a desire for this community. Residents communicated they must travel away from their area of town too often and would like to see more coffee shops, healthy food options, clothing, fine dining, and other amenities nearby.

“Bus access need to be improved. As well as the fiber glass on bus stops because of vandalism.”

“Although public bus service is in my neighborhood, it doesn’t come close enough to my home where I feel safe to walk.”

“Lighting poor on roads. Especially for elderly, they’re scared.”

“We have enough gas stations and car washes in my area.”

“We want homeowners and landlords in community taking better care of property. More economic development such as restaurants, better job opportunities, and decent housing.”

“We want nice stores as those on the Southside – fine dining, Sam’s Club, a dog park.”

“Quality housing options, green spaces, technology hub/workspace.”

Community Survey

To uncover more insights into neighborhood identity and resident experience, Oasis Coterie and Quiet Town Coterie conducted the Gateway Neighborhoods Planning Questionnaire. This allowed them to meet digitally and in person with 101 residents about the area’s current conditions and future opportunities. Parks and recreation were selected as the neighborhood’s greatest strength with housing and economic development being the area’s greatest weakness.



Community Challenges

- Land Use – Improper zoning
- Neighborhood Identity & Character – Low appreciation of history
- Economic Development – Lack of business diversity (coffee shop, fine dining, bank)
- Housing – Lack of quality housing diversity in price range
- Parks and Recreation – Deficiency in walk-to parks
- Transportation – Sidewalk gaps
- Public Spaces – Lack of green gathering spaces
- Safety – Poor lighting

Community Planning

The Gateway Neighborhood Plan is based on the experiences and desires of neighborhood residents. After a three-month pre-planning period (November 2022-January 2023) with 41 Lafayette residents, the Gateway Neighborhoods Planning effort commenced for two of our coterie, Oasis and Quiet Town. The Gateway Neighborhoods Plan is a six-month community engagement process that developed a comprehensive neighborhood plan for the Oasis Coterie and Quiet Town Coterie. These two coterie sit at the intersection of I-49 and I-10 encountering more transportation activity than any other neighborhood. During Black History month (February 2023), 101 residents participated in a sample population study about the strengths and weaknesses of their neighborhood resulting in the establishment of three key positions of the Plan – community, people, and economy.

On Tuesday, March 28, 2023, Planning Division staff, PARC Department, Lafayette Police Department, Lafayette Habitat for Humanity, Lafayette Economic Development Authority, and University of Louisiana at Lafayette facilitated a community charrette with 80 residents from Oasis and Quiet Town Coterie. This event featured a welcome from Coterie chairs, Josh Edmond and Alzina Dural, an update on community efforts from Lafayette Police Department, the release of the results from the sample population study survey, and a community art contest with 100 art students from Alice Boucher Elementary. The Gateway Neighborhood Plan team listened to the residents and identified Economic Development, Housing, and Neighborhood Identity as priority sections in the plan and even selected a 4th Grader's artwork to be converted to a community art installation for the neighborhood. Community Development and Planning convened stakeholders over the next three months, developing objectives and goals.



Strengths

Oasis and Quiet Town are precious welcoming areas to Lafayette, characterized by its commercial offerings and services, which range from big-box retailers and strip malls to hospitality. This commercial appeal has historically been disjointed from the adjacent neighborhoods. The opportunity to take advantage of these commercial zones and integrate them with the residential fabric is a valuable asset to expand upon. Apart from definable commercial activity, the Gateway area also contains critical civic uses like the Clifton Chenier Center and Public Library, which also houses LCG's Community Development and Planning Department, and cultural touchstones like the existing Lafayette Visitor's Center. The Gateway District lacks clearly defined recreational open space. Yet, there are potentially available land parcels for strategic positioning of recreational use. Cohesive strategies for these underused assets could ignite culturally relevant economic opportunities.

Strategies

Economic Development

1. Support and participate in Lafayette Fresh Foods initiative to increase access to fresh and healthy foods.

Why it's important: Accessing fresh and healthy foods is a cornerstone of community health and well-being. By supporting the Lafayette Fresh Foods initiative, the neighborhood promotes healthier lifestyles and potentially reduces health disparities often seen in disinvested communities.

Ways to accomplish:

- Support United Way of Acadiana Lafayette Initiative for Food Equity Committee
- Partner with local property owners and vendors to host weekly or monthly fresh food markets in the neighborhood.
- Offer incentives to local businesses that provide fresh produce and healthy

food options.

- Organize community workshops on nutrition and cooking with fresh ingredients.

2. Attract new, living-wage job opportunities.

Why it's important: Living-wage jobs are essential for a community's economic stability and growth. They ensure that residents can afford basic necessities without financial strain, leading to a more prosperous and cohesive neighborhood.

Ways to accomplish:

- Collaborate with the Lafayette Economic Development Authority to identify industries and businesses that can be attracted to the area.
- Advocate for tax incentives or grants to businesses that provide living-wage jobs.
- Organize job fairs and training programs to prepare residents for these job opportunities.

3. Grow family wealth through providing quality, affordable banking in the community and facilitating financial empowerment classes.

Why it's important: Financial literacy and access to quality banking services are foundational for wealth accumulation and economic mobility. By promoting these, families can make informed financial decisions, save for the future, and invest in their community.

Ways to accomplish:

- Partner with local banks or credit unions to establish branches or Fee-Free ATMs in the neighborhood.
- Organize regular financial literacy workshops and classes, possibly collaborating with CDP Human Services and banks operating near the neighborhood (Cadence, Chase, First Horizon, and Hancock Whitney).
- Encourage banks to offer special savings or loan programs tailored to the community's needs.

Neighborhood Opportunities

4. Develop quality of life position summary.

Why it's important: A quality-of-life position summary clearly benchmarks the community's current state and desired future. It serves as a guide for development initiatives and ensures that the community's values and priorities are at the forefront of planning efforts.

Ways to accomplish:

- Conduct quality-of-life surveys and focus groups with residents to gather input on their concerns and aspirations.
- Collaborate with local stakeholders to draft the summary.
- Regularly update the summary based on resident feedback and changes.



5. Recruit diverse businesses.

Why it's important: Diverse businesses bring a range of products, services, and job opportunities to a community. They also reflect and cater to the diverse needs and preferences of the residents, fostering a vibrant and inclusive local economy.

Ways to accomplish:

- Host business networking events to attract entrepreneurs from various backgrounds.
- Develop incentives for minority-owned and women-owned businesses to set up in the neighborhood.
- Collaborate with business incubators and accelerators to support diverse startups.
- Support more housing choice to create demand for diverse businesses.

6. Identify and plan redevelopment opportunities.

Why it's important: Redevelopment can transform underutilized or deteriorating areas into vibrant spaces that benefit the community. It can also attract investment, create jobs, and enhance the neighborhood's overall appeal.

Ways to accomplish:

- Conduct a comprehensive land and building inventory to identify potential redevelopment sites.
- Engage with community members to gather ideas and preferences for redevelopment projects.
- Partner with land owners, developers, architects, and urban planners to create feasible, community-centric redevelopment plans.
- Advocate for a robust, funded, and staffed redevelopment authority.
- Inventory adjudicated property sites and encourage applications for LCG disposition process (i.e. adjoining property owners)

Health

1. Expand and improve health education and information for people of all ages.

Why it's important: Health education is the foundation for a community's well-being. By ensuring that residents, regardless of age, have access to health information, they can make informed decisions about their health, leading to better outcomes and a healthier community overall.

Ways to accomplish:

- Collaborate with local schools, community centers, and health organizations to offer regular health workshops and seminars.
- Design and distribute health information pamphlets and materials at community events, local businesses, and public spaces throughout the neighborhood.
- Utilize digital platforms, such as community websites or social media, to share health tips, news, and resources.
- Build relationship with Clifton Chenier Center Public Health Unity.

2. Identify and expand access to mental health services for residents.

Why it's important: Mental health is as crucial as physical health. Mental health services can be scarce or stigmatized in many communities, especially disinvested ones. Ensuring easy access to these services can lead to improved well-being, reduced stress, and a more cohesive community.

Ways to accomplish:

- Partner with local mental health organizations and professionals to host pop-up clinics or counseling centers within the neighborhood.
- Organize regular mental health awareness events to reduce stigma and educate residents about available resources.
- Offer telehealth or virtual counseling options, especially if in-person services

3. Identify and expand access to substance abuse treatment programs for residents.

Why it's important: Substance abuse can have devastating effects on individuals, families, and the broader community. By providing access to treatment programs, the community can support recovery, reduce crime and health issues related to substance abuse, and foster a safer and healthier environment for all residents.

Ways to accomplish:

- Collaborate with local health departments and organizations specializing in substance abuse treatment to bring programs to the neighborhood or ensure transportation to existing facilities (i.e. bus, shuttle).
- Raise awareness about the dangers of substance abuse through community campaigns and educational events.
- Establish support groups within the community for individuals in recovery or those seeking help, creating a network of support, and understanding.



4. Develop Health Equity Programming.

Why it's important: Health equity ensures that every individual has a fair and just opportunity to be as healthy as possible, regardless of their socioeconomic status, race, or background. In disinvested communities, significant health disparities are often due to a lack of resources, information, and access to care. By focusing on health equity, the community can address these disparities head-on, ensuring that all residents have equal access to health resources and opportunities.

Ways to accomplish:

- **Needs Assessment:** Review and share existing hospital information. Conduct comprehensive assessment to identify the community's specific health disparities and needs. This can involve surveys, focus groups, and data analysis. Identify the gaps in services.
- **Collaboration:** Partner with local health organizations, clinics, and advocacy groups with health equity expertise. Their insights and resources can be invaluable in shaping effective programs.
- **Education and Outreach:** Organize workshops, seminars, and campaigns focused on health equity topics. This can include information on nutrition, preventive care, and understanding health rights.
- **Access to Care:** Work to establish or enhance community health centers that provide affordable care to residents. Ensure that these centers are equipped to address the specific health needs identified in the community assessment.
- **Cultural Competency:** Ensure that health equity programs are culturally sensitive and tailored to the community's diverse needs. This can involve training for healthcare providers and creating materials in

multiple languages.

- **Monitoring and Evaluation:** Regularly evaluate the effectiveness of health equity programs. Gather feedback from residents and use data to measure outcomes. Adjust the programs as needed based on these evaluations.



Education

1. Provide college and career readiness programs for residents and area students.

Why it's important: Preparing residents and students for post-secondary education and career opportunities is crucial for individual success and community advancement. Such programs can empower individuals with the skills, knowledge, and confidence they need to pursue higher education or enter the workforce effectively.

Ways to accomplish:

- **Partnerships:** Collaborate with South Louisiana Community College, the University of Louisiana at Lafayette, and local vocational schools to offer workshops, seminars, and mentorship programs.
- **Resource Centers:** Establish designated spaces within schools or LCG PARC Centers where students can access college applications, scholarships, and career planning resources.
- **Skill Development:** Organize skill-building workshops, such as resume writing, interview techniques, and financial literacy for college.
- **Work with zoned high schools** (Carencro High School and Northside High School) to support existing college and career readiness efforts.

2. Promote quality early childhood education to residents.

Why it's important: Early childhood education lays the foundation for lifelong learning and success. Quality early education can significantly impact cognitive and social development, leading children to academic achievement and personal growth.

Ways to accomplish:

- **Awareness Campaigns:** Launch campaigns to educate parents about the importance of early childhood education and available programs.
- **Subsidies and Scholarships:** Work with

United Way of Acadiana to develop a financial assistance guide for families who cannot afford early education programs.

- **Quality Standards:** Collaborate with early childhood educators to ensure that programs meet high-quality standards and are culturally relevant.

3. Develop strong school-coterie partnerships through increasing communication between schools, parents, and non-profit and private partners to enhance student success.

Why it's important: A collaborative approach to education involving all stakeholders can create a supportive environment for students. By fostering strong partnerships, schools can tap into community resources, and parents can be more engaged in their children's education, leading to better student outcomes.

Ways to accomplish:

- **Regular Meetings:** Organize regular meetings between school representatives, Lafayette Parish CAFEs, coterie leaders, parents, and community partners to discuss student needs, share resources, and plan collaborative initiatives.
- **Communication Platforms:** Establish digital platforms or newsletters to keep all stakeholders informed about school events, updates, and opportunities for involvement.
- **Community Involvement:** Encourage community members and businesses to participate in school events, offer internships, or provide resources (like books or technology) to enhance the learning experience.
- **Parent Workshops:** Organize workshops for parents on topics like understanding the school curriculum, effective home study techniques, and ways to support their child's academic journey.

03 Neighborhood Opportunities

Housing

1. Encourage the upkeep of ill-maintained and blighted properties.

Why it's important: Well-maintained properties enhance the overall aesthetic appeal of a neighborhood, increase property values, address safety of residents, and foster a sense of community pride. Addressing blight can also reduce potential safety hazards and deter criminal activity.

Ways to accomplish:

- Incentive Programs: Offer grants to homeowners who invest in property improvements. (i.e. landscaping, painting, tree trimming, mailbox, fence, sodding grass, etc)
- Awareness Campaigns: Educate residents about the benefits of property upkeep through workshops and community meetings.
- Reporting System: Create a process whereby residents can report blighted properties, ensuring timely interventions.
- Be mindful that all owners may not be able to afford renovations.

2. Create a cooperative work group to assist in the maintenance of homes whose owners may be unable.

Why it's important: Supporting vulnerable residents in maintaining their homes ensures that they can live in safe, dignified conditions.

Ways to accomplish:

- Volunteer Drives: Organize community volunteer days where residents help with home repairs and maintenance.
- Partnerships: Collaborate with Lafayette Community Tool Library, Parish Proud, local businesses, and organizations to donate materials or services.
- Training Workshops: Offer "Fix-It

Cafes" or basic home repair and maintenance training for residents interested in assisting others.

3. Collaborate with realtors to promote the Oasis Community Coterie and Quiet Town Coterie.

Why it's important: Promotion can attract new residents and investments, leading to community growth and revitalization. Ensuring unique attributes of the coterie are highlighted, drawing families that align with the community's values.

Ways to accomplish:

- Marketing Materials: Develop brochures, videos, and online content showcasing the community's amenities, history, and future plans.
- Realtor Tours: Organize tours for realtors learn the area and its selling points.
- Community Events: Invite realtors to community events to experience the neighborhood's culture.

4. Address the impact of semi-truck noise on residential properties.

Why it's important: Excessive noise can disrupt residents' quality of life, affecting sleep, relaxation, and overall well-being. Addressing this issue ensures a peaceful living environment and reduces potential conflicts between residents and businesses.

Ways to accomplish:

- Noise Control Signs: Install signs in key areas reminding truck drivers of noise ordinances and residential zones.
- Ordinance Creation: Work with local government to draft and enforce an ordinance addressing semi-truck noise in residential areas.
- Alternative Routes: Collaborate with transportation departments to identify and promote alternative routes for trucks that bypass residential zones.

5. Retain firm for housing market analysis, needs assessment, and strategy/action plan.

Why it's important: A comprehensive analysis provides insights into current housing trends, future projections, and areas of need. This data-driven approach ensures that housing strategies are effective, targeted, and sustainable. This can also enable robust funding opportunities.

Ways to accomplish:

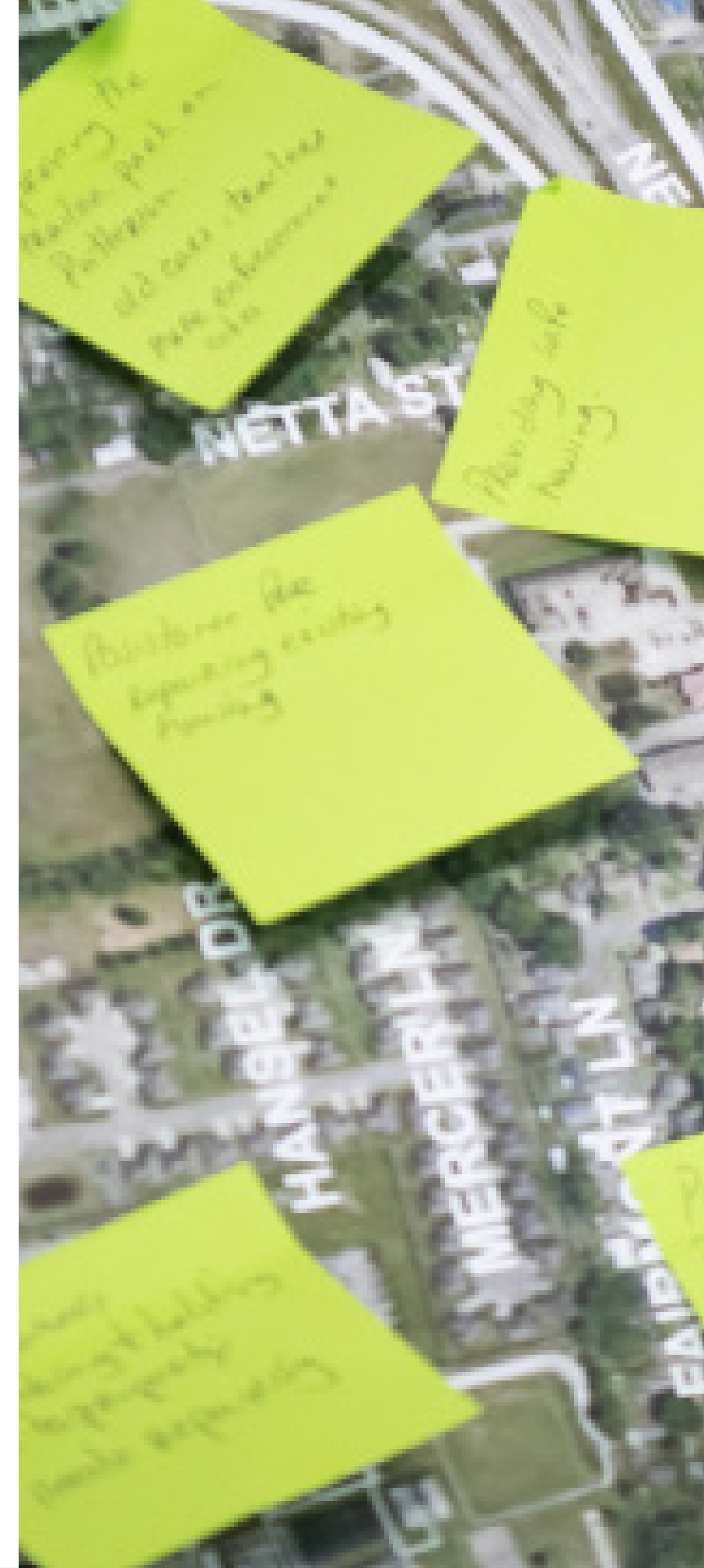
- RFP Process: Issue a Request for Proposals (RFP) to attract experienced firms specializing in housing market analysis.
- Community Input: Ensure that the analysis includes resident feedback.
- Engage CDBG office with plan.
- Regular Updates: Schedule updates to stay current with changing dynamics once the initial analysis is done.

6. Grow local community builders.

Why it's important: Local community builders deeply understand the area's needs, culture, and aspirations. By nurturing and supporting them, the community ensures that development initiatives are grounded in local values and priorities.

Ways to accomplish:

- Training Programs: Offer workshops and courses on community development, leadership, and project management.
- Mentorship: Connect budding community builders with experienced mentors for guidance and support.
- Grants and Funding: Advocate for a grant program to fund community-led housing and development projects.



Neighborhood Identity and Character

1. Consider the placement of neighborhood welcome signs.

Why it's important: Welcome signs demarcate neighborhood boundaries and instill a sense of pride and belonging among residents. They serve as a visual representation of the community's identity and can make a strong first impression on visitors.

Ways to accomplish:

- Community Input: Engage residents in the design process to ensure the sign includes culturally relevant elements.
- Location Analysis: Identify strategic locations at entry points to maximize visibility and impact.
- Collaboration: Partner with Lafayette Consolidated Government and Acadiana Center for the Arts to ensure the effective design and placement of welcome signs as they are funded and produced.

2. Prepare a wayfinding signage plan.

Why it's important: Wayfinding signs help residents and visitors easily navigate the neighborhood. They can highlight key landmarks, community centers, and other points of interest, enhancing the overall experience of the area.

Ways to accomplish:

- Mapping: Conduct a comprehensive mapping of the neighborhood to identify key locations and routes.
- Design Consistency: Ensure that wayfinding signs have a consistent design that aligns with the neighborhood's identity and follows the city's wayfinding plan.
- Maintenance Plan: Establish a plan for regular maintenance and updates to the signage as the neighborhood evolves.

3. Document history.

Why it's important: Understanding

and preserving the neighborhood's history enriches its identity and provides residents with a sense of continuity and connection to their roots. It also serves as an educational tool for new residents and future generations.

Ways to accomplish:

- Meet with Historic Preservation Planner in Planning Division share goals.
- Oral Histories: Interview long-time residents to capture personal stories and experiences.
- Archival Research: Collaborate with local leaders, residents, and other historical organizations to gather historical documents, photos, and artifacts.
- Digital Archive: Create an online platform where residents can access and contribute to the neighborhood's historical documentation.

4. Celebrate African-American heritage with art and beautification projects.

Why it's important: Celebrating African-American heritage honors the contributions and experiences of a significant portion of the community. Art and beautification projects serve as visual reminders of this rich history, fostering community pride and unity.

Ways to accomplish:

- Public Murals: Commission local artists to create murals depicting significant events or African-American figures.
- Sculptures and Installations: Dedicate public spaces for art installations that celebrate African-American culture and achievements.
- Community Events: Organize events, workshops, and festivals that showcase African-American art, music, dance, and traditions. Collaborate with schools, cultural organizations, and artists to ensure diverse and authentic representations.
- Support implementation of African-American heritage trail.

Land Use

1. Conduct future land use planning.

Why it's important: Future land use planning is pivotal in shaping a neighborhood's development trajectory. It provides a roadmap for the community's growth, ensuring that land use aligns with the neighborhood's values, needs, and aspirations. Such planning also helps in making informed decisions about infrastructure, housing, commercial spaces, and recreational areas, ensuring a balanced and sustainable development.

Ways to accomplish:

- Community Engagement: Organize a workshop to confirm input from residents about their vision for the neighborhood's future. This ensures that the land use plan is rooted in the community's desires.
- Collaboration with Experts: Engage urban planners, environmental experts, and architects to provide insights into sustainable and efficient land use practices.
- Zoning Review: Examine current zoning regulations to identify any constraints or opportunities for the desired land use. Advocate LCG for administrative rezoning assistance if necessary to align with the future land use plan.
- Environmental Considerations: Conduct environmental impact assessments to ensure that future land use does not harm natural ecosystem services. This includes considerations for green spaces and watersheds.
- Infrastructure Planning: Based on the future land use plan, determine the infrastructure needs, such as roads, public transportation, utilities, and public amenities. This ensures that as the neighborhood develops, it remains accessible and well-served.
- Regular Updates: Land use planning should not be static. Regularly review and update the plan to account

for changing circumstances, new technologies, and evolving community needs. This ensures that the plan remains relevant and effective in guiding the neighborhood's growth.



Parks, Recreation, and Public Spaces

1. Expand out-of-school programming at Martin Luther King Recreation Center and Dorsey-Donlon Park.

Why it's important: Out-of-school programs provide youth with essential recreational, educational, and social opportunities. They foster community engagement, reduce idle time that can lead to negative behaviors, and offer enriching experiences that contribute to personal growth.

Ways to accomplish:

- Stakeholder Meetings: Regularly meet with the relevant LCG departments to discuss program needs.
- Neighborhood Input: Gather feedback from residents about the types of programs they'd like to see.
- Partnerships: Connect the PARC department with local organizations, artists, and educators to diversify program offerings.

2. Develop a Pocket Park in Quiet Town Coterie.

Why it's important: Pocket parks are small urban green spaces that offer residents a place to relax, socialize, and engage in recreational activities. They enhance the urban landscape and improve air quality.

Ways to accomplish:

- Land Identification: Work with LCG to identify suitable plots for the pocket park (could be adjudicated property).
- Design Workshops: Engage the community in the design process to ensure the park meets their needs and preferences.
- Establish maintenance plan that includes resident involvement.
- Planning: Explore partnerships to advance the park's funding, development, and launch.

3. Enhance and activate green spaces throughout the neighborhood.

Why it's important: Activated green spaces are hubs of community activity, fostering social interactions and offering recreational opportunities. They also serve as green infrastructure, improving environmental quality and resilience.

Ways to accomplish:

- Landscaping: Invest in landscaping to make green spaces more inviting and functional.
- Programming: Organize regular events, such as farmers' markets, concerts, food truck pop-ups, and fitness classes, to draw residents to these spaces.
- Eco-friendly Features: Incorporate features like rain gardens and permeable pavements to enhance the environmental benefits of these spaces.
- Work with nonprofits like Trees Acadiana for the increase in native plantings.

4. Update the Martin Luther King Recreation Center.

Why it's important: Modern and well-equipped recreation centers cater to a broader range of community needs, from fitness and education to social gatherings and cultural events.

Ways to accomplish:

- Needs Assessment: Survey residents to determine what additional amenities and features they'd like to see.
- Technology Integration: Equip the center with computers, Wi-Fi (indoor and outdoor), and other tech resources to cater to today's digital age.
- Infrastructure Upgrades: Support and advocate for the renovation and retrofit of indoor and outdoor spaces, ensuring they are accessible, functional, and beautiful. Including a walking trail that spans the entire property and parking lot improvement to address urban heat island effects and stormwater management.

5. Program the Dorsey-Donlon Park and other public spaces with pedestrian connectivity and neighborhood events.

Why it's important: Regular events that are easy to access foster community cohesion, offer entertainment and learning opportunities, and maximize the utilization of public spaces.

Ways to accomplish:

- Develop bike trails and multi-use paths that are safe, comfortable, and well lit that connect the park and other public spaces with nearby residents.
- Event Calendar: Develop a calendar of events, including a mix of cultural and educational activities.
- Community Collaboration: Engage artists, performers, and organizations to contribute to event programming.
- Promotion: Use local media, social media, and community networks to

promote upcoming events and boost attendance.

6. Expand public space amenities.

Why it's important: A diverse range of amenities ensures that public spaces cater to the varied interests and needs of the community, making them vibrant treats along neighborhood paths.

Ways to accomplish:

- Public Space Upgrades: Add amenities like kid-focused furniture, benches, art, pedestrian lighting, and water features where deemed appropriate.
- Feedback Loops: Regularly solicit feedback from residents to ensure that amenities align with their preferences and needs.



Transportation

1. Perform a walkability study to determine where safety improvements can be made.

Why it's important: Walkability studies provide insights into how pedestrian-friendly an area is. By identifying areas of concern, communities can make targeted improvements, ensuring that residents can walk safely and comfortably.

Ways to accomplish:

- Expert Collaboration: Engage Community Development and Planning to conduct the study.
- Community Feedback: Gather input from residents about their walking experiences, challenges, and areas they perceive as poorly maintained, inaccessible, or unsafe.
- Data Analysis: Use tools like GIS mapping to visualize pedestrian traffic patterns, accident hotspots, and areas lacking pedestrian infrastructure.



2. Improve sidewalk conditions in areas of disrepair.

Why it's important: Well-maintained sidewalks are essential for pedestrian safety and accessibility. They prevent tripping hazards, improve the overall aesthetic of the neighborhood, and encourage walking as a mode of transportation.

Ways to accomplish:

- Regular Inspections: Conduct periodic inspections to identify areas of disrepair.
- Prioritization: Based on the walkability study and inspection results, prioritize areas that need immediate attention.
- Community Engagement: Organize community clean-up or repair days where residents can volunteer to help fix minor sidewalk issues.

3. Develop a preferred list of features and pedestrian amenities along neighborhood corridors.

Why it's important: Pedestrian amenities enhance the walking experience, making it more enjoyable, safe, and convenient. They can include things like benches, shade structures, lighting, and signage, all of which contribute to a more vibrant and user-friendly streetscape.

Ways to accomplish:

- Community Surveys: Ask residents about the types of amenities they'd like to see along their walking routes.
- Best Practices: Research other cities or neighborhoods known for their pedestrian-friendly designs to gather ideas.
- Collaborative Design: Work with local government and landscape architects to create a cohesive plan for the placement and design of amenities.
- Funding: Explore grants, partnerships with local businesses, community fundraising initiatives, and philanthropy to finance the installation of these amenities.

Maintenance and Safety

1. Adopt Crime Prevention through Environmental Design (CPTED) standards.

Why it's important: CPTED is a proactive approach to deterring criminal behavior through environmental design. By adopting these standards, neighborhoods can enhance safety, reduce opportunities for crime, address speeding, and foster a sense of security among residents.

Ways to accomplish:

- Training Workshops: Organize workshops for community members, local businesses, and property owners on CPTED principles.
- Collaboration: Work with local law enforcement and LCG to integrate CPTED standards into neighborhood planning and regulations.
- Regular Reviews: Periodically review and adjust the neighborhood's strategy based on crime data and CPTED best practices.

2. Start an Oasis Coterie and Quiet Town Coterie neighborhood webpage where the group can post and discuss concerns.

Why it's important: A dedicated webpage fosters communication, transparency, and community engagement. It provides a platform for residents to voice concerns, share information, and collaborate on neighborhood initiatives.

Ways to accomplish:

- Platform Selection: Choose a user-friendly platform that allows for easy posting and discussion.
- Content Management: Assign community members to manage and update the webpage regularly.
- Promotion: Ensure all residents are aware of the webpage and encourage its use through community meetings, flyers, group messaging applications (GroupMe or Next Door), and social media.

3. Create a list of general maintenance

guidelines for property owners.

Why it's important: Clear maintenance guidelines help property owners understand their responsibilities and the benefits of upkeep. This can lead to a more cohesive and aesthetically pleasing neighborhood environment.

Ways to accomplish:

- Collaborative Development: Engage residents, property owners, and local experts in creating the guidelines.
- Distribution: Make the guidelines easily accessible through the neighborhood webpage, community centers, and local events.
- Awareness Campaigns: Organize workshops and meetings to educate property owners about the guidelines and their benefits.
- Guideline Implementation: Offer microgrants towards the implementation of guidelines throughout the neighborhood.



4. Initiate property clean-up initiatives.

Why it's important: Well-maintained properties contribute to a neighborhood's visual appeal, safety, and overall sense of pride. Clean-up initiatives can foster community collaboration and improve the overall living environment.

Ways to accomplish:

- Clean-up Days: Organize regular community clean-up days where residents volunteer to clean public spaces and assist neighbors.
- Incentive Programs: Offer rewards or recognition for well-maintained properties or significant property improvements.
- Partnerships: Collaborate with local businesses and organizations to develop ongoing "Clean-Up" sponsors and supply donations.
- Storage: Secure building for storage of clean-up supplies and other neighborhood maintenance tools and inventory.

5. Consider a program for citizen code inspectors.

Why it's important: Citizen code inspectors can play a vital role in ensuring that properties adhere to local codes and standards. This grassroots approach can be more responsive and foster a sense of community responsibility.

Ways to accomplish:

- Training: Provide comprehensive training for volunteers on code regulations, inspection procedures, and reporting mechanisms.
- Collaboration: Work closely with local government and law enforcement to ensure that citizen inspectors have the necessary support and resources.
- Feedback Mechanism: Establish a system for residents to provide feedback on the program and suggest improvements.

6. Consider sub-area maintenance plans for distinctive blocks throughout Oasis and Quiet Town.

Why it's important: Sub-area plans recognize the unique characteristics and needs of specific parts of the neighborhood. They allow for more tailored strategies, ensuring that each area's cultural, historical, and social attributes are preserved and taken care of.

Ways to accomplish:

- Community Engagement: Engage residents of each sub-area in the planning process to capture their commitment and buy-in on area maintenance initiatives.
- Historical Research: Document each sub-area's cultural and historical significance to inform the maintenance process.
- Regular Reviews: Periodically review and update sub-area plans to reflect changing circumstances and community feedback.

7. Nurture leaders through training and capacity building.

Why it's important: Strong leadership is the backbone of any thriving neighborhood. By nurturing leaders, the neighborhood ensures that there are individuals equipped with the skills, knowledge, and passion to drive community initiatives and address challenges.

Ways to accomplish:

- Leadership Workshops: Conduct civic leadership, community organizing, and conflict resolution workshops.
- Mentorship Programs: Connect emerging leaders with experienced community figures for guidance and support.
- Youth Engagement: Organize programs and events that encourage youth to take on leadership roles, ensuring a new generation of community leaders.
- Training: Allocate resources to send residents and stakeholders to workshops and conferences relevant

- to the Gateway Neighborhood Plan
- Coterie Meetings: Facilitate regularly scheduled (monthly) and publicly accessible coterie meetings that operate with an agenda and action items.
- Operations and Maintenance (O+M) Fund: Adopt an O+M budget that allocates the funding from Community Development and Planning to various elements of the Gateway Neighborhood Plan subject to approved eligible activities.



Catalyst Projects

04 Catalyst Projects

What are Catalyst Projects?

Catalyst projects are pivotal initiatives within a neighborhood plan that have the potential to drive significant positive change and spur further development. These projects are designed to have a ripple effect, meaning that their successful implementation can lead to a series of subsequent improvements and developments in the area. They are often strategically chosen based on their potential to address multiple community needs and goals simultaneously.

Community Driven Preferred Design Solutions

During this process, residents of Oasis and Quiet Town were surveyed and interviewed, about the types of solutions that resonates the most with their community. The following images are examples of what residents would like to see more in their coterie.

Green Infrastructure Preferred Solutions



Stormwater Planters

Stormwater Swales

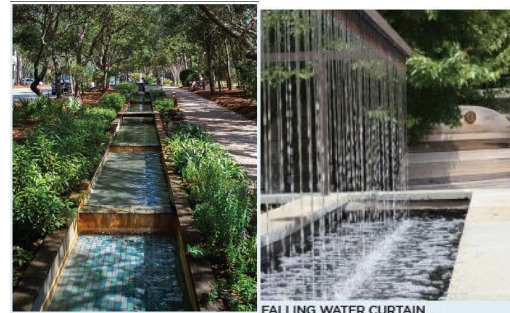
Intersection & Crossings Preferred Solutions



Bike Lane Markings

RRFB

Water Preferred Solutions



DUNNELL

FALLING WATER CURTAIN

Lighting Preferred Solutions



WATER-WALL BACK LIGHTING

OVERHEAD FAIRY LIGHTS

Plantings Preferred Solutions



FLOWERING VINES

Art Preferred Solutions



SCULPTURAL WALL

LOCAL ARTIST MURAL

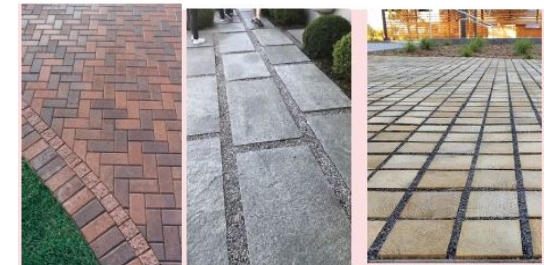
Seating Preferred Solutions



CREATIVE ARTFUL SEATING

MOVEABLE/MODULAR OUTDOOR FURNITURE

Paving Preferred Solutions



BRICK PAVERS

CONCRETE PAVERS, GRAVEL

WOODEN PERMEABLE PAVERS

Ways to Accomplish

1. Community Collaboration: Engage with Acadiana Center for the Arts and LCG and to transform the selected artwork into a feasible crosswalk design.
2. Safety Protocols: Collaborate with LCG to ensure that the art installation adheres to safety regulations. This includes ensuring visibility and considering factors like weather resistance.
3. Funding: Explore potential funding sources, including neighborhood funding and grants.
4. Promotion & Awareness: Raise awareness about the project. Use local media and social media to spread the word.
5. Installation & Maintenance: Organize a community installation day, inviting residents, especially students from Alice Boucher Elementary, to participate in bringing the artwork to life. Establish a maintenance plan to ensure the crosswalk remains vibrant and in good condition over time.
6. Community Engagement: Host event to celebrate the completion of the crosswalk art installation. This celebrates local talent and reinforces the importance of pedestrian safety.



Image of installed crosswalk

Alice Boucher Crosswalk

Overview

The Alice Boucher Crosswalk Catalyst Project is a community-driven initiative aimed at enhancing neighborhood identity, promoting pedestrian safety, and celebrating local talent. Stemming from a competition at Alice Boucher Elementary, a fourth grader's artwork was chosen by the community to be transformed into a vibrant crosswalk art installation. This project not only beautifies the neighborhood but also serves as a testament to the creativity and spirit of its young residents.



Oasis Coterie Chair, Josh Edmond, lifting child with Tehmi Chaisson at crosswalk installation



Josh Edmond coloring with child at crosswalk installation

Ways to Accomplish

- 1. Sidewalk Network Expansion: Collaborate with LCG to implement a continuous sidewalk network.
- 2. Street Trees Planting: Work with LCG to select native and resilient tree species. Strategically place these trees to provide shade, improve air quality, and enhance the street's appeal.
- 3. Engage LUS to ensure adequate functioning of all streetlights.
- 4. Community Engagement: Incorporate Evangeline Corridor Initiative Plan to include resident desires that were expressed. Organize community planting days or workshops to foster a sense of ownership.
- 5. Future Funding: Explore various funding avenues, including LCG, philanthropy, and grants for future interventions.
- 6. Future Planning: Begin planning for future interventions. This includes researching best practices for stormwater management, street furniture, and pedestrian amenities.
- 7. Maintenance & Upkeep: Establish a regular maintenance schedule for the newly installed sidewalks and trees. Consider forming a community stewardship group to assist with upkeep and report any issues.



1 New pedestrian scale sidewalk lighting enhances street safety and contributes to creating a sense of place.

2 Widened paved sidewalks with furniture enhances pedestrian walkability and overall experiences.

3 New street trees and planted buffer creates a healthy and walkable environment. Trees and plantings provide shade and ecological benefits.

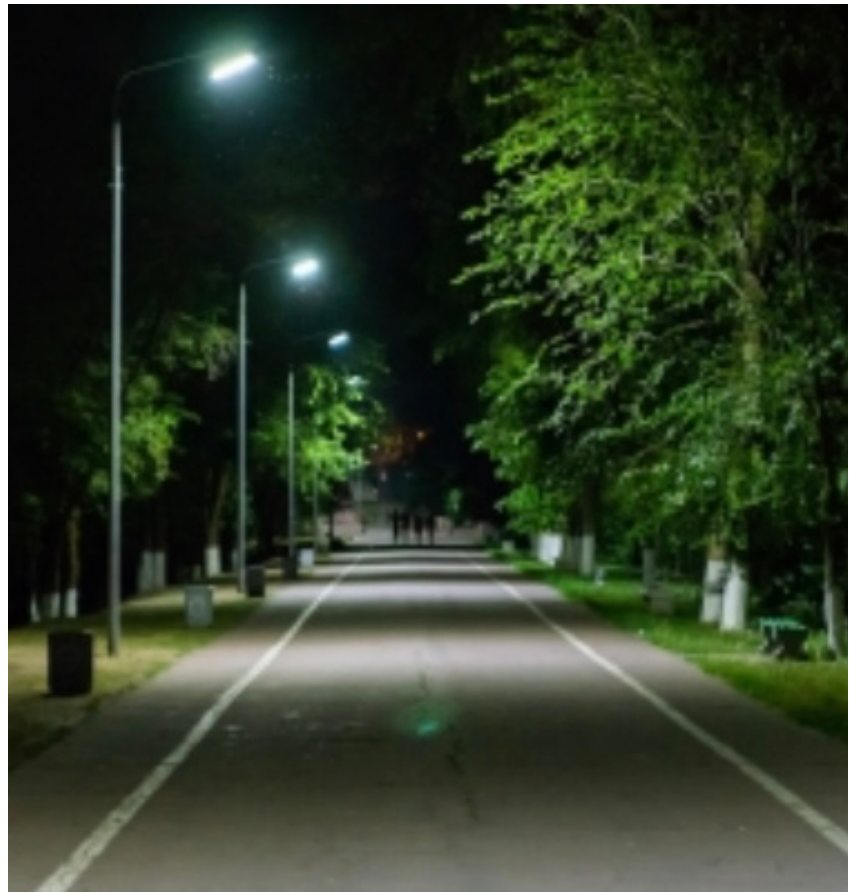
4 New iron fencing improves the schoolyard perimeter and contributes to a complete sidewalk aesthetic.

Image of Concept from Catalyst Prage in ECI Gateway District Design Manual

Martin Luther King Jr. Drive Streetscape

Overview

The Martin Luther King Jr Drive Catalyst Project is a transformative initiative aimed at revitalizing one of the neighborhood's primary thoroughfares. Stretching from St Antoine to the I-49 Frontage Road, this project focuses on enhancing pedestrian safety, beautifying the streetscape, and laying the groundwork for future modernization efforts. By introducing a complete sidewalk network, street trees, and lighting, the project aims to create a safer, more inviting, and aesthetically pleasing environment for residents and visitors alike. This initiative serves as a precursor to more comprehensive streetscape enhancements that will incorporate advanced stormwater management, street furniture, and other pedestrian-friendly amenities.



Street lighting image from Willow Street Plan

Ways to Accomplish

1. Contracting a Planning Firm: LCG engages a reputable urban planning firm that will conduct a comprehensive study of Willow Street and recommend tailored interventions to achieve the project's goals.
2. Vegetated Medians: Introduce green medians that not only beautify the street but also serve as traffic calming measures. These medians can be planted with native vegetation, reducing the urban heat island effect and improving air quality.
3. Green Infrastructure Planning: Incorporate sustainable urban drainage systems, permeable pavements, and rain gardens to manage stormwater effectively, reduce flooding, and enhance the street's ecological value.
4. Community Engagement: Incorporate Evangeline Corridor Initiative Plan to include resident desires that were expressed.
5. Advocate for engineering and construction funding from LCG and grant sources.
6. Maintenance & Stewardship: Establish a resident-involved maintenance plan for the newly developed infrastructure and green spaces.



Street Topology from Willow Street Plan



Street tree example from Willow Street Plan

Willow Street Streetscape

Overview

The Willow Street Catalyst Project is an ambitious endeavor aimed at transforming Willow Street from a high-speed traffic corridor to a holistic, resident-friendly complete street. Spanning from Core Street to Moss Street, the project's vision is to rejuvenate Willow Street in a way that not only prioritizes pedestrian safety and accessibility but also reconnects the Washington Heights community to Truman. By integrating modern urban planning elements such as protected bike lanes, vegetated medians, green infrastructure, and coulee naturalization, the project seeks to create a harmonious balance between urban development and environmental sustainability, ultimately fostering a vibrant, connected, and green urban corridor.

Ways to Accomplish

- 1. Contracting a Planning Firm: LCG engages a renowned urban planning firm to conduct a thorough assessment of Castille Avenue and propose interventions that align with the project's vision and the community's needs.
- 2. Business Site Retrofits: Envision site retrofits of nearby parcels, especially those around the Northgate Mall. This can include traffic network, outparcels, and the addition of pedestrian-friendly amenities.
- 3. Community Engagement: Incorporate Evangeline Corridor Initiative Plan to include resident desires that were expressed. .
- 4. Share the plan with the Lafayette Economic Development Authority (LEDA) and the Economic Development District. Their expertise can be invaluable in refining the project.
- 5. Phased Implementation: Adopt a phased approach. Begin with smaller interventions and scale up as development opportunities arise.
- 6. Advocacy & Support: The neighborhood plays a crucial role in advocating. Engage stakeholder and champion the project to investors, stakeholders, and city officials.



Placemaking images from Castille Avenue Plan



Castille Avenue Streetscape

Overview

The Castille Avenue Catalyst Project is a visionary initiative focused on revitalizing Castille Avenue from I-49 Frontage Road to Moss Street. The primary objective is to enhance the avenue in a manner that not only reconnects Quiet Town residents to essential goods and services but also amplifies recreational and economic activities, especially around key sites like the Northgate Mall. By integrating state-of-the-art urban design elements such as protected bike lanes, vegetated medians, green infrastructure, and business site retrofits, the project aspires to create a bustling, green, and pedestrian-friendly corridor. While the neighborhood is keen on advocating for this transformation, the actual engineering and implementation will be pursued as and when economic development justifies the need.



Street Topolgy from Castill Avenue Plan

Ways to Accomplish

1. **Assessment & Planning:** Engage Designing Women of Acadiana to recommend designs for a multi-use path that caters to pedestrians, cyclists, and other users. Involve residents in the planning process to ensure the trail's design aligns with community aspirations.
2. **Safety Measures:** Ensure the trail is well-lit, has clear signage, and incorporates safety features.
3. **Park Integration:** Seamlessly integrate the trail with the adjacent park.
4. **Future Connectivity Planning:** Design the trail with future extensions in mind. Ensure there are potential connection points to neighborhoods like Washington Heights, LaPlace, Fightinville, and routes leading to Downtown.
5. **Explore funding sources.** Collaborate with LCG to leverage resources and expertise.
6. **Establish a maintenance plan** to ensure the trail remains in good condition.
7. **Launch a promotional campaign** to raise awareness about the new trail. Organize inaugural events, guided walks, and community rides to introduce residents to the trail.



Image from Rails-to-Trails Conservancy

Rails to Trails

Overview

The Rails-to-Trails Catalyst Project is an innovative initiative aimed at transforming an abandoned railbed stretching from Willow Street to Pont Des Mouton into a multi-use path for the community. By repurposing this underutilized space, the project seeks to provide residents with a safe, accessible, and green corridor for recreation and pedestrian mobility. Adjacent to an existing park, this trail not only enhances the local green space but also lays the foundation for future connections, bridging the neighborhood to Washington Heights, LaPlace, Fightinville, and even extending to Downtown. This project embodies the vision of sustainable urban development, fostering community connectivity, and promoting active lifestyles.

Ways to Accomplish

1. Establish a neighborhood committee or liaison group dedicated to monitoring the University Gateway project.
2. Advocacy Efforts: Actively advocate for design elements and interventions that enhance the neighborhood's gateway. This can include landscaping, public art installations, pedestrian-friendly amenities, and traffic calming measures.
3. Collaborative Partnerships: Build partnerships with local businesses, organizations, and institutions located along or near University Avenue. Their support and collaboration can amplify the neighborhood's advocacy efforts.
4. Regular Monitoring: Stay updated on the project's milestones, timelines, and any proposed changes.
5. Celebration & Recognition: Once the project reaches significant milestones or upon its completion, organize community events to celebrate the transformed gateway. Recognize and appreciate the efforts of community members, partners, and stakeholders who played a role in advocating for the neighborhood's interests.



Strategy and example image from University Gateway Report



Image of Public Meeting Sign from University Gateway Report



Cover Image from University Gateway Report



I-10 Ingress/Egress Ramps image from University Gateway report

University Avenue

Overview

The University Gateway Advocacy Catalyst Project focuses on the beautification and enhancement of University Avenue, stretching from Interstate 10 to University Avenue. Recognized as a high-traffic road and a significant gateway to both the city and the adjacent neighborhood, this project aims to elevate the avenue's aesthetic and functional appeal. While this initiative is not directly a neighborhood project, its proximity and importance to the community make it essential for the neighborhood to monitor its progress. By actively advocating for interventions that enhance the neighborhood's gateway, the community can ensure that the avenue's transformation aligns with their vision and aspirations.

Ways to Accomplish

1. **Site Selection & Assessment:** Identify a suitable location within the Quiet Town Coterie that can be transformed into a pocket park. Conduct an assessment to understand the site's potential and challenges.
2. **Community Engagement:** Involve residents in the planning and design process. Organize community meetings to gather feedback, preferences, and ideas for the park's amenities.
3. **Landscape Design:** Collaborate with LCG to design a park that caters to the needs of all residents. This includes play areas, seating zones, walking paths, and green spaces.
4. **Sustainable Features:** Integrate sustainable elements such as native plantings and permeable surfaces to ensure the park is environmentally friendly and requires minimal maintenance.
5. **Safety Measures:** Ensure the park is well-lit and incorporates safety features.
6. **Funding & Partnerships:** Explore various funding sources.
7. **Maintenance & Stewardship:** Establish a maintenance plan. Consider forming a community stewardship group where residents take an active role in the park's upkeep and organize community events.



A digital rendering from the Lamar Johnson Collective shows POP! Heights Park in Roseland Neighborhood, Chicago, IL

Quiet Town Pocket Park

Overview

The Quiet Town Pocket Park Catalyst Project is a community-driven initiative aimed at creating a recreational haven within the heart of the Quiet Town Coterie. Recognizing the need for a dedicated space where residents, both young and old, can relax, play, and connect with nature, this project envisions transforming an underutilized space into a vibrant pocket park. This green oasis will not only enhance the neighborhood's aesthetic appeal but also provide a safe and welcoming environment for residents to engage in recreational activities, foster community bonds, and improve overall well-being.



McComb Veazey Pocket Park

Identifying and Implementing Future Catalyst Projects

Process for Identifying Future Catalyst Projects

1. **Community Workshops:** Organize regular community workshops where residents can discuss neighborhood needs, aspirations, and potential projects.
2. **Feedback Mechanism:** Establish a continuous feedback system, such as online portals, suggestion boxes, or community bulletin boards, where residents can propose and support potential catalyst projects.
3. **Neighborhood Surveys:** Conduct periodic surveys to gauge residents' priorities, preferences, and concerns, which can guide the identification of new projects.
4. **Research & Analysis:** Stay updated on urban development trends, best practices, and successful projects in other communities to gather inspiration and ideas.
5. **Collaboration with Local Organizations:** Engage with local organizations, businesses, and institutions to identify potential partnership opportunities and gather insights on feasible projects.
6. **Project Evaluation:** Once potential projects are identified, evaluate them based on feasibility, community impact, sustainability, and alignment with neighborhood goals.

Role of Lafayette Consolidated Government (LCG) in Implementation

7. **Funding Support:** LCG can provide financial support through grants, subsidies, or allocations specifically dedicated to community development and enhancement projects.
8. **Technical Assistance:** Offer expertise and guidance in areas such as urban planning, engineering, environmental assessments, and legal considerations.
9. **Permitting & Approvals:** Streamline the permitting and approval process for identified catalyst projects, ensuring timely

- and efficient project commencement.
10. **Community Engagement:** Collaborate with the neighborhood in organizing community engagement events, ensuring that the wider community is informed and involved in the project's development.
 11. **Infrastructure & Resources:** Provide necessary infrastructure, equipment, and resources, especially for large-scale projects that require significant logistical support.
 12. **Monitoring & Evaluation:** Assist in monitoring the progress of the project and evaluating its impact post-implementation, ensuring that the project's objectives are met and identifying areas for improvement.
 13. **Partnership Opportunities:** Facilitate partnerships between the neighborhood and other governmental agencies, private sector entities, and non-profit organizations that can contribute to the project's success.
 14. **Continuous Support:** Offer ongoing support even after the project's completion, ensuring its sustainability and addressing any challenges or issues that arise.



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