

**LAFAYETTE CONSOLIDATED GOVERNMENT
CITY PLANNING COMMISSION
PUBLIC HEARING
November 25, 2024**

ACTION SUMMARY OF THE NOVEMBER 25, 2025, MEETING OF THE
LAFAYETTE CONSOLIDATED GOVERNMENT CITY PLANNING COMMISSION
HELD AT 5:00 P.M., 220 WEST WILLOW STREET, BUILDING C, TOWNHALL
AUDITORIUM , LAFAYETTE, LOUISIANA.

STAFF PRESENT

Tammy Luke
Neil LeBouef
Tenique Briscoe

MEMBERS PRESENT

Chris German
Steven Hebert
Roger Lehman
Olivia Pontiff
Mark Pritchard

LEGAL COUNSEL

Paul Escott

MEMBERS ABSENT

I CALL TO ORDER

Steven Hebert called the meeting to order at 5:05 p.m.

II. APPROVAL OF ACTION SUMMARY

October 21, 2024

Correction of Commissioner Lehman's first name from Robert to Roger Lehman.

MOTION: Chris German moved for approval of the November 25, 2024 Action
Summary
SECOND: Mark Pritchard
VOTE: 5-0-0-0
AYES: German, Hebert, Lehman, Pontiff Pritchard
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

III. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

1. Mills Addition Lot 155-A
2. Magnolia Park Extension No. 2, Lot 152-A & 152-B

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3. Hamilton Estates Lot 3

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

MOTION CARRIES

2. Amy's Town (2024-58-PC)

Commissioner Lehman recused himself from the auditorium citing ownership of property in the area.

Tenique Briscoe presented the staff report. 1 speaker card received
Andre Montagnet-Engineer of Record- available for questions.

FOR: 1
AGAINST: 0

MOTION: Mark Pritchard moved for Preliminary Plat approval subject to the following:

CONDITIONS:

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners and include typical utility niche diagram per **or as worked out with LUS.**
2. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys) and provide required 10' utility servitudes around these facilities.
3. Any existing electric facilities traversing new lot lines will be required to provide 10' utility servitudes around the facilities.
4. Plot transmission guy wires on Cajundome Blvd on Final Plat.
5. The Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
6. Please contact LUS prior to design if the subdivision requires a lift station.

7. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required.
8. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS or as otherwise worked out with LUS.
9. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
10. Streets shall be constructed with adequate sub-surface drainage unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission.
11. Submittal of a HARD COPY of a drainage impact analysis to the Department of Public Works for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayettela.gov/docs/default-source/d-p-documents/planning-files/lafayette-development-code-october-2023.pdf>. Building permits shall not be issued until the analysis has been approved.
12. 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.
13. 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 West End Acres properties.
14. 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.

15. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public roads. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk. This requirement must be noted on the plat.
16. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along Cajun Dome Boulevard and Eraste Landry Road. Access shall be from the proposed private street.
17. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.
18. 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

19. Front Building and Garage setbacks are 15 feet per the CM-1 re-zoning classification (2023-39-REZ).

PLAT REVISIONS:

1. Addresses: TBD prior to final plat review.
2. Please Amend the Title of the Final Plat to the following: West End Acres Resub (P) Lots 33-37 & 62-63. Creating Amy's Town Phase 1 Lots 1-20 & Phase 2 Lots 21-26
3. Please identify the type of Residential Development on Final Plat.

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. NOTE: If developing, land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will

require a Land Disturbance Permit. Please contact us directly at 337-291-8529 to discuss the application process.

4. NOTE: Land disturbance of *one acre* or more requires the preparation and submittal of a SWPPP.
5. The owner will coordinate with the Lafayette Utilities System for all required service connections.
6. Any relocation of existing electric facilities will be at the owner's/developer's expense. Existing electric on proposed street A and street B.
7. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
8. This property is located in the CM-1 (Commercial Mixed) Zoning District (See 2023-39-REZ).
9. Final plat approval shall be contingent upon a Letter of Credit and Maintenance Agreement ensuring the improvements in the subdivision are constructed according to the approved plans. Please refer to LDC 89-58 (f)(4)) for further description of the requirement.
10. This plat/development must comply all standard regulations within the Lafayette Development Code.
11. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
12. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

SECOND: Olivia Pontiff
VOTE: 4-0-1-0
AYES: German, Hebert, Pontiff, Pritchard
NAYS: None
ABSTAIN: Lehman
ABSENT: None

MOTION CARRIES

Commissioner Lehman escorted into the auditorium.

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3. Creekview (2024-59-PC)

Tenique Briscoe presented the staff report. 0 speaker cards received
Jordan Daigle-Developer was available for any questions.

MOTION: Chris German moved for Preliminary Plat approval subject to the following:

CONDITIONS:

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS or as otherwise worked out with LUS.
2. Provide 10' utility servitudes along all lots bordering public and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram.
3. The Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
4. The Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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. Submittal may take place at the time of building permit application. For details of this requirement, please review section.
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. Since the water course, drainage way, channel, or stream that borders the property is identified on the Official Drainage Map, language for the coulee that borders the property must read “30 public drainage servitude from apparent high bank and inclusive of channel” on both sides of channel.
11. The location of flood hazard zone limits must be correctly illustrated on the plat.
12. Approximately 13 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 Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI “Flood Damage Protection” of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the 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.
13. 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.
14. 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.

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.
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 Mary Madeline Stutes, Lafayette's Greater First Apostolic Church, H&A Giles Properties LLC, and Benoit Estate.
17. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public road. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk. This requirement must be notes on the plat.
18. A 25' right of way radius must be dedicated at the intersection of all public and private roads.
19. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along Target Loop. Access shall be from the proposed streets.
20. Traffic Impact Analysis is required if traffic.
21. Ensure street "F" connects to existing stub out in Creekview Phase I.
22. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

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

PLAT REVISIONS:

1. Addresses to be determined prior to Final Plat approval.
2. Indicate commercial lots on final plat.
3. Ensure that the roadways labeled as Streets A, B, C, D, E, F, & G are assigned approved names submitted through standard procedures.

4. The roadway labeled as Street F can be assigned the same name as the roadway that enters into Creekview Phase 1 from Creekview Phase 2 and ensure the addresses ascend or descend in the correct order.

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. If the intention is to remove lots from the SFHA, then LCG highly recommends obtaining a CLOMR from FEMA prior to construction.
3. NOTE: If developing, land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will require a Land Disturbance Permit. Please contact us directly at 337-291-8529 to discuss the application process.
4. NOTE: Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
5. NOTE: Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ, and a copy must be provided to LCG's EQ Dept.
6. The owner will coordinate with the Lafayette Utilities System for all required service connections.
7. Any relocation of existing electric facilities will be at the owner/developer's expense.
8. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
9. This property is located in the CH (Commercial Heavy) Zoning District. Plat approval is conditional upon a successful re-zoning from CH (Commercial Heavy) to MN-2 (Mixed-Used Neighborhood Re-zoning 2024-36-REZ). Once re-zoned, this project must follow all proposed zoning regulations mentioned in the Lafayette Development Code (LDC) which includes density, open-space, building set-back and bulk-place requirements at time of final plat approval.
10. Final plat approval shall be contingent upon a Letter of Credit and Maintenance Agreement ensuring the improvements in the subdivision are constructed according to the approved plans. Please refer to LDC 89-58 (f)(4)) for further description of the requirement.
11. This plat/development must comply all standard regulations within the Lafayette

Development Code.

12. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
13. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

SECOND: Roger Lehman
VOTE: 5-0-0-0
AYES: German, Hebert, Lehman, Pontiff, Pritchard
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

4. Reserve Cottages, Lot 4 (2024-60-PC)

Tenique Briscoe presented the staff report. 1 speaker card received
Jimmy Rick-Engineer of Record- available for questions.

FOR: 1
AGAINST: 0

MOTION: Mark Pritchard moved for Preliminary Plat approval subject to the following:

WAIVED CONDITIONS:

1. 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’ public drainage servitude from apparent high bank and inclusive of channel” on both sides of channel.

CONDITIONS:

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS.

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2. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and full servitude niches at all property corners including typical utility niche diagram **or as worked out with LUS.**
3. Please be advised a water and sewer capital recovery fee applies to this property. Please contact LUS.
4. The Owner/Developer shall install LUS approved water and wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
5. Please contact LUS prior to design if the subdivision requires a lift station.
6. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required.
7. Show LUS as electric provider.
8. Submittal of complete construction plans (Hard Copy) to the Departments 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 or Submittal may take place at the time of building permit application.
9. Streets shall be constructed with adequate sub-surface drainage unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission.
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. Submittal may take place at the time of building permit application. For details of this requirement, please review section 89-42 (g)
11. Approximately over 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 Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C.

- 1334). However, due to potential impact of the development within the 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.
12. A portion of the development is located within a Special Flood Hazard Area, including a designated Floodway. Provide documentation that the development plans are in compliance with 89-42 (g) “Development within a Special Flood Hazard Area” of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI “Flood Damage Protection” of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). Please note that all proposed development activities within the designated Floodway must satisfy all requirements of a “No Rise Certification.” However, due to potential impact of the development within a Special Flood Hazard Area, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.
 13. Submittal of a drainage impact analysis (Hard Copy) to the Department of Public Works and LA DOTD for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayettela.gov/docs/default-source/d-p-documents/planning-files/lafayette-development-code-october-2023.pdf>.
 14. Building permits shall not be issued until the analysis has been approved.
 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 .
 16. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management.
 17. 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.
 18. Specify that all of the drainage servitudes on the property, with the exception of the existing 40’ drainage servitude, are private.
 19. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public roads. The A.D.A. compliant sidewalks are required

to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk. This requirement must be noted on the plat.

20. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along Dua Lane. The existing access from Dua Lane shall be the only access allowed from Dua Lane.
21. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.
22. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

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

PLAT REVISIONS:

1. Please indicate in the type of development on the final plat.
2. Public or private street layout within a subdivision shall provide access to all lots, or residential units, within the subdivision (Lot 27-30)
3. Addresses to be determined prior to final plat approval
4. Street names are subject to the approval of Lafayette Communications District t (E-911)
5. Label all Common Areas with acreage.
6. Label the islands in the streets.
7. Label the empty squares (near the insets) as common area on final plat
8. Identify any on-street parking on the proposed streets B & C?
9. Zoning category requested and/or existing zoning.
10. Status of structures on the site (i.e., vacant, to be removed; good condition, interior remodel only; new, as is; etc.
11. All public and private easements showing width and purpose, including associated recordation number. (dashed alone along the street frontage

12. The names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation "Unplatted".

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. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. NOTE: Any coulee crossings for the referenced subdivision must obtain an Off Road Channelization Permit from the Department of Public Works; call 291-5604.
3. NOTE: If developing, land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will require a Land Disturbance Permit. Please contact us directly at 337-291-8529 to discuss the application process.
4. NOTE: Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
5. NOTE: Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ, and a copy must be provided to LCG's EQ Dept.
6. The owner will coordinate with the Lafayette Utilities System for all required service connections.
7. Any relocation of existing electric facilities will be at the owner/developer's expense.
8. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
9. Please be advised a water and sewer capital recovery fee applies to this property. Please contact LUS.
10. The development is proposed to be individual lots. All LUS subdivision design standards shall apply. Please contact LUS prior to submitting plans
11. The development is proposed to be individual lots. All LUS subdivision design standards shall apply. Please contact LUS prior to submitting plans.
12. Add location & footprint of existing and proposed buildings on Final Plat.

13. This property is located in the CM-1 Zoning District (see 2024-15-REZ).
14. Final plat approval shall be contingent upon a Letter of Credit and Maintenance Agreement ensuring the improvements in the subdivision are constructed according to the approved plans. Please refer to LDC 89-58 (f)(4)) for further description of the requirement.
15. This plat/development must comply all standard regulations within the Lafayette Development Code.
16. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
17. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

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

MOTION CARRIES

5. Pine Farm Lot 7A,7B & 7C (2024-63-PC)

Tenique Briscoe presented the staff report. 1 speaker card received
Stephen McElroy -Surveyor of record- available for questions

FOR: 1
AGAINST: 0

MOTION: Chris German moved for Preliminary Plat approval subject to the following:

CONDITIONS:

1. Plot existing electric facilities and provide required (10'x10') niche at all property corners fronting streets and existing electrical facilities. The niche will be centered

such that five feet of the width is on each side of the property line or existing electrical facility (cabinets & transformers) not located on a property line.

2. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners and include typical utility niche diagram.
3. Owner/Developer shall either: (1) install LUS-approved water and wastewater facilities prior to final plat approval; (2) provide a letter of credit after substantial construction has been completed; or (3) provided that Owner/Developer obtains written confirmation from LUS that the following note is included on the final plat, install LUS-approved water and wastewater facilities prior to issuance of [building permits/certificates of occupancy]:
4. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved.
5. 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.
6. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
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.
8. 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 **or as worked out with Public Works.**

9. 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.
10. 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 platted & unplatted Pine Farm properties.
11. All drainage system outfall pipes must be placed inside a Public Drainage Servitude of a sufficient width based on the culvert depth and an open trench excavation width using side slopes of 2:1 (H:V) plus the outer culvert diameter, plus 18 inches on either side of the culvert. Please revise the final plat to indicate the necessary Public Drainage Servitudes for the 72" Bluebird Outfall.
12. 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.
13. Any sidewalk panels damaged during construction must be replaced with ADA (Americans with Disabilities Act) compliant sidewalks by the owner/developer in full as a condition for the release of the certificate of occupancy
14. **Add Note:** 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 X, which is not considered a Special Flood Hazard Area.
15. Cross access easements are required between all adjacent property boundaries. **This requirement must be noted on the final plat.**

16. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along all public roads. No additional access from Camellia Boulevard will be allowed. Access from Blue bird shall be from the existing median opening.
17. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.
18. Dedication of Right-of-way for a right-hand turn lane shall provide sufficient Right-of-way for turn lane, sidewalks, street lighting, signal equipment, etc. and shall be documented at such time as improvements are completed.
19. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

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

PLAT REVISIONS:

1. Address: Camellia Boulevard E Bluebird Drive
 Lot 7A 1700 Lot 7C 306
 Lot 7B 1710
2. Names, addresses, and contact information of property owner, developer, applicant and agent.
3. A revised preliminary plat must be uploaded to PC2020-0066, removing Lot 7 from the platted boundaries.
4. Scaled easements do not match previous easement (Sewer & Waterline easement)
5. Indicate public and private streets.
6. All public and private easements showing width and purpose, including associated recordation number.
7. The names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation "Unplatted".
8. North arrow (in the same orientation as the plat) and scale (written and graphic) for the plat and vicinity map (1" = 3,000') showing the location of the proposed subdivision or development and the entire subject property.

9. Adjacent Property Owners (within required notification distance) including property directly across a Public or Private Road from the platted boundary, which shall be treated as adjacent property.

10. Surveyor's name, address, stamp and signature.

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. NOTE: If developing, land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of a building permit will require a Land Disturbance Permit. Please contact us directly at 337-291-8529 to discuss the application process.
4. NOTE: Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
5. NOTE: Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ, and a copy must be provided to LCG-EQ Dept.
6. Provide and show on final plat, any additional utility servitudes needed for required utilities facilities. (LUS)
7. Any relocation of existing electric facilities will be at the Owner/Developer's expense. (LUS)
8. The Owner is required to contact LUS Commercial design division prior to construction regarding installation of underground facilities.
9. The Owner will coordinate with the Lafayette Utilities System for all required service connections. (LUS)
10. Please contact LUS to coordinate water and sewer main extensions. (LUS)
11. Submit preliminary plans to the Development Department for review prior to application for building permit.
12. For an integrated business or shopping area that includes more than one lot and where parking will be shared, a shared parking agreement between all lots will be required.

13. Cautionary note: please indicate location for proposed Cross-Access and/or Joint Access easement/servitude before Final Plat recordation.

14. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

SECOND: Mark Pritchard

VOTE: 5-0-0-0

AYES: German, Hebert, Lehman, Pontiff, Pritchard

NAYS: None

ABSTAIN: None

ABSENT: None

6. Key Verot (2022-57-PC)

Tenique Briscoe presented the staff report.

Travis Laurent-Engineer of Record-available for questions

MOTION: Roger Lehman moved to grant a 1- year extension of Preliminary Plat approval

SECOND: Olivia Pontiff

VOTE: 5-0-0-0

AYES: German, Hebert, Lehman, Pontiff, Pritchard

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

7. The Vineyard Phase 2 (PC2017-0065)

Tenique Briscoe presented the staff report

Andre Montagnet -Engineer of record -available for questions

MOTION: Chris German moved to grant a 1- year extension of Preliminary Plat approval.

SECOND: Olivia Pontiff

VOTE: 5-0-0-0

AYES: German, Hebert, Lehman, Pontiff, Pritchard

NAYS: None

ABSTAIN: None

ABSENT: None

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MOTION CARRIES

IV. OTHER BUSINESS

1. Rules of Policy & Procedures

Neil LeBouef presented the draft document

Corrections: Section C-1 (page 4) change “his/her” to “their”

MOTION: Roger Lehman moved to accept the corrections to the Rules of Policy & Procedure

SECOND: Chris German

VOTE: 5-0-0-0

AYES: German, Hebert, Lehman, Pontiff, Pritchard

NAYS: None

ABSTAIN: None

ABSENT: None

V. PUBLIC COMMENTARY: GENERAL

VI. ADJOURNMENT

Steven Hebert adjourned the meeting at 6:20 p.m.

Submitted by,

Neil LeBouef
Development Manager
Community Development and Planning Department