

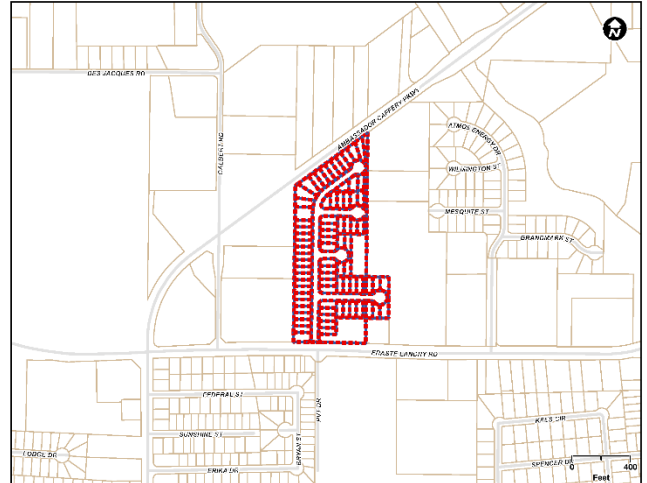
LAFAYETTE CITY PLANNING COMMISSION
STAFF REPORT
 April 21, 2025

SUBJECT: Preliminary Plat Approval
 Cambridge Park Subdivision
 (formerly Kim Fleming Crouchet)
 Case No.2025-12-PC

Applicant: Cambridge Park LLC
 Attn: Edgar Lolley

Owner: HFC Properties, LLC
 Attn: Tony Kemp

Location: 1920 Eraste Landry Rd



REQUEST:

- The applicant requests Preliminary Plat approval for the re-subdivision of 15.084 acres of property into seventy-five (75) lots for residential use.

RELEVANT ISSUES:

- Subject Property granted Preliminary & Final approval by the Planning Commission and recorded on April 23, 2004, as one lot.
- Plat approval is conditional upon a successful re-zoning from CH (Commercial Heavy) to RM-1(Residential Mixed)/MN-1 (Mix-Use Neighborhood) to be heard by the Planning & Zoning Commission on April 21, 2025. 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-plane requirements at time of final plat approval.

STAFF RECOMMENDATION:

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

CONDITIONS:

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS. (LDC 89-46 (e)(1))
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. (LDC 89-30 (c)(2))

3. 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 (LDC 89-30 (c) (2)).
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. (LDC 89-46 (c) (d)).
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. 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. A sanitary sewer capital recovery fee applies to the sanitary sewer main along Ambassador Caffery Parkway. Contact LUS for additional information.
8. 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))
9. 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))
10. 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))
11. 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 (HARD COPY TO THE DEPARTMENT OF PUBLIC WORKS) may take place at the time of building permit application. For details of this requirement, please review section 89-42 (g)
12. Approximately 12 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. (LDC Art. 3, 89-42 (g))

13. 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. (UDC 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 ARC of Acadiana, K Twelve Ltd, and Kim Fleming Crouchet properties. (LDC Art. 3, 89-30 (d) & (e))
16. 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))
17. 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 Final Plat Approval.
18. 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. LDC 89-44 (e).

19. Corner lots are subject to the line-of-sight requirements of 89-44(f).
20. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along Eraste Landry Road. LDC 89-44 (b) (1)
21. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along Ambassador Caffery Pkwy. LDC 89-44 (b) (1)
22. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along the back of all stub out roads. LDC 89-44 (b) (1)
23. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d) (c).
24. 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. Vicinity map must be oriented at the same "North" as main map (LDC Art. 10, Sec 89-301).
2. Indicate public and private streets. (LDC Art. 10, Sec 89-301) *Mark proposed streets as "public" or "private".
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. Addresses to be determined at final plat review.

OTHER COMMENTS/SUGGESTIONS:

1. 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.
2. 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. (Environmental Quality)

3. 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. Erosion control measures must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in an issuance of fines and/or a Cease and Desist Order. (Environmental Quality)
4. Land disturbance of *one acre* or more requires the preparation and submittal of a **SWPPP**. (Environmental Quality)
5. 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. (Environmental Quality)
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. (LUS)
8. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
9. Add location & footprint of existing and proposed buildings on Final Plat.
10. This property is located in the CH (Commercial Heavy) Zoning District.
11. 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.
12. This plat/development must comply all standard regulations within the Lafayette Development Code.
13. Plat approval is conditional upon a successful re-zoning from CH (Commercial Heavy) to RM-1(Residential Mixed)/MN-1 (Mix-Use Neighborhood) Re-zoning. 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.
14. 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.
15. 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,

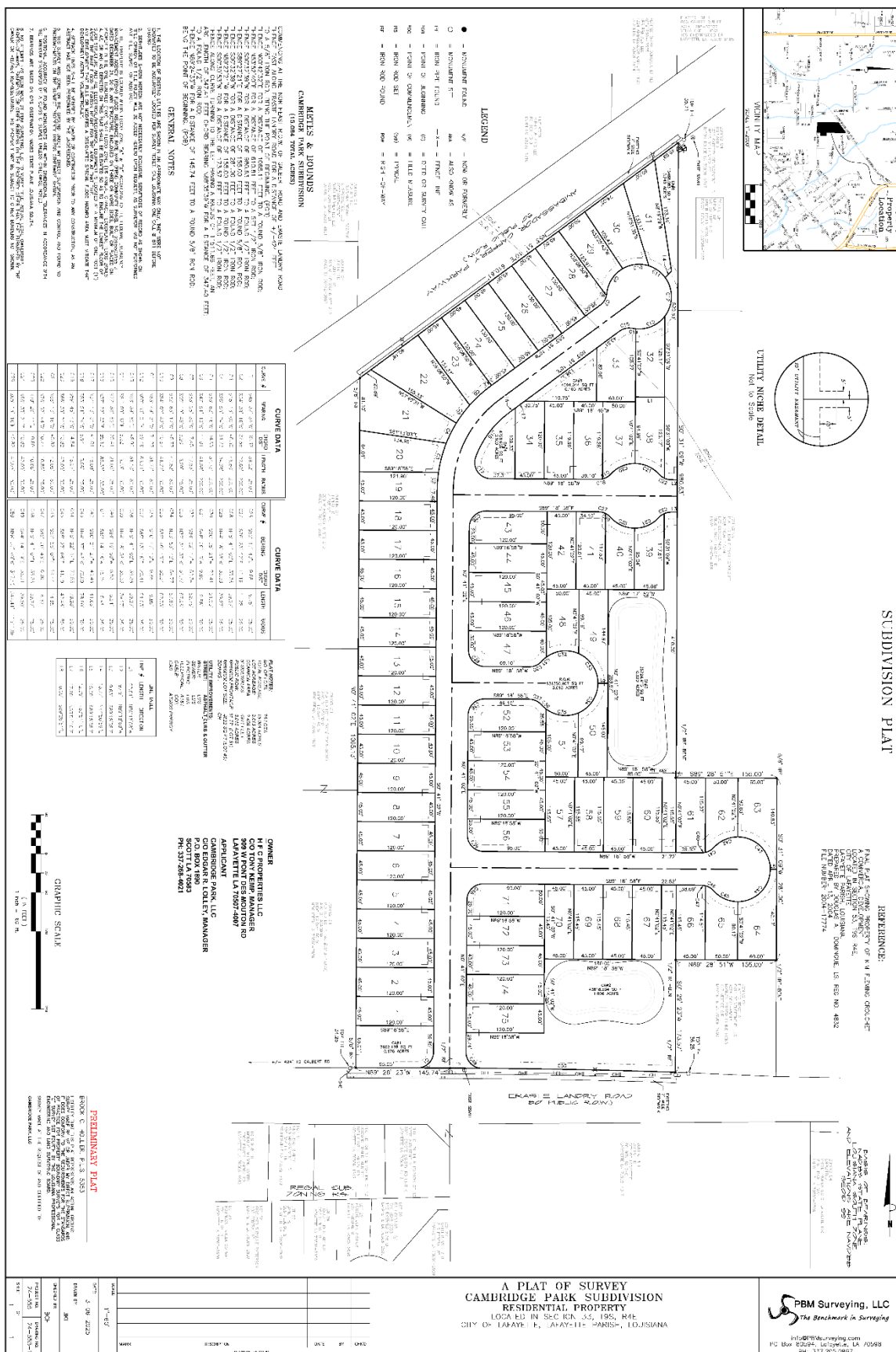
followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

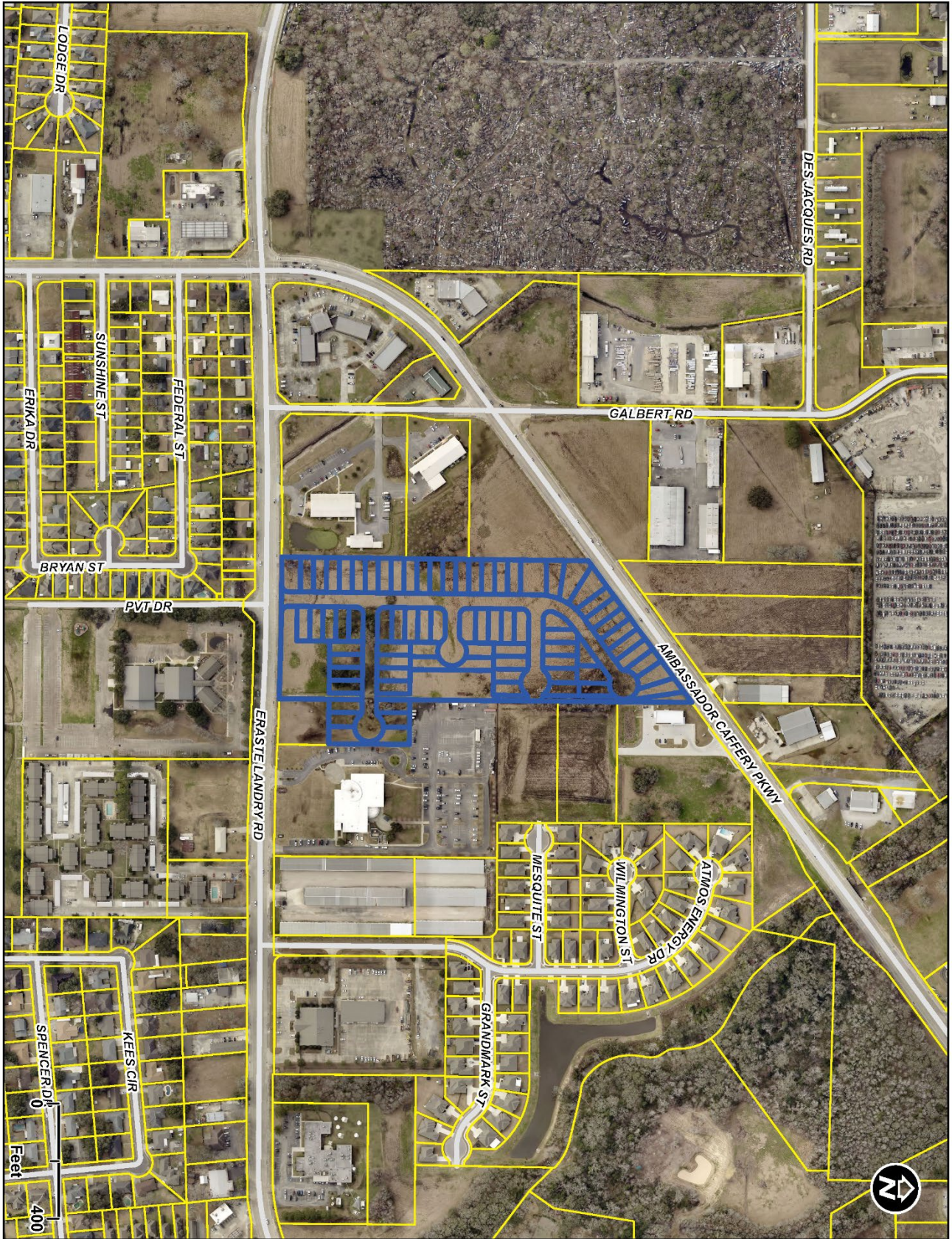
Attachments:

Plat

Aerial Photo

Adjoining Property Owners





ADJACENT PROPERTY OWNERS CAMBRIDGE PARK SUBDIVISION

1321 CAFFERY DEVELOPMENT LLC
18818 BELLA VISTA CT
BATON ROUGE LA 70809

ALPHIN & KINGS LLC
PO BOX 1310
DUNN NC 28335-1310

ANDRUS BRAD THOMAS
112 EMERALD STAR LN
LAFAYETTE LA 70506

ARC OF ACADIANA INC THE
6400 HIGHWAY 90 W
NEW IBERIA LA 70560-7836

CITY OF LAFAYETTE
PO BOX 4017C
LAFAYETTE LA 70502

D1 HOLDINGS LLC/TAX YEAR 2023
112 EMERALD STAR LN
LAFAYETTE LA 70506-2600

DABM PROPERTIES LLC
4950 JOHNSTON ST
LAFAYETTE LA 70503-4801

DANG TRI
205 FEDERAL ST
LAFAYETTE LA 70506-2939

GIROUARD SUZANNE PATTERSON 203
FEDERAL ST
LAFAYETTE LA 70506-2939

H F C PROPERTIES LLC
909 W PONT DES MOUTON RD LAFAYETTE
LA 70507-4007

HANCOCK EUGENE PERKINS
209 FEDERAL ST
LAFAYETTE LA 70506-2939

HEBERT ANGELE MARGUERITE CATRO 207
FEDERAL ST
LAFAYETTE LA 70506-2939

HOGGANS BRANDI ANNETTE
2003 ERASTE LANDRY RD
LAFAYETTE LA 70506-1912

HOUYEY JOHN ARTHUR
207 FEDERAL ST
LAFAYETTE LA 70506-2939

K TWELVE LTD
200 W HIGHWAY 6 STE 210
WACO TX 76712-3987

KBS RENTALS LLC
1324 AMBASSADOR CAFFERY PKWY
LAFAYETTE LA 70506-1814

L/C DEVELOPMENT LLC
1906 ERASTE LANDRY RD
LAFAYETTE LA 70506-1999

MAGNON FELECIA LYNNE HICKS
117 VESTIGE CIR
LAFAYETTE LA 70508-1603

MCDANIEL WILSON JOSEPH
2007 ERASTE LANDRY RD
LAFAYETTE LA 70506-1912

NGUYEN THANHTHUY
205 FEDERAL ST
LAFAYETTE LA 70506-2939

ORTIZ ALBA N
2001 ERASTE LANDRY RD UNIT A
LAFAYETTE LA 70506-1912

PRIME PROPERTIES OF LAFAYETTE LL
215 BRICKELL WAY
LAFAYETTE LA 70506-6769

ROBINSON PAMELA CONWAY
201 FEDERAL ST
LAFAYETTE LA 70506-2939

ORTIZ AUGUSTINE M
2001 ERASTE LANDRY RD UNIT A
LAFAYETTE LA 70506-1912

SW-CAFFERY LLC
18818 BELLA VISTA CT
BATON ROUGE LA 70809-6767

UNIVERSAL REALTY AND MANAGEMEN
220 OAK HILL LN
YOUNGSVILLE LA 70592-6170

VAILLIER ASHLEY B
213 FEDERAL ST
LAFAYETTE LA 70506-2939

VELLA KARL LUCAS
108 CHERRYWOOD DR
LAFAYETTE LA 70508

SPEC
107 NOLAN RD
LAFAYETTE LA 70518

RANDY LOLLEY
PO BOX 1890
SCOTT LA 70583