

LAFAYETTE PARISH PLANNING COMMISSION
STAFF REPORT
 April 8, 2024

SUBJECT: Preliminary Plat Approval
 Partition of Tract 4B-1 Benton Ray
 Hebert creating Tracts 4B-1-A &
 4B-1-B
 2024-16-PC

Applicant: Integrated Control Systems, Inc
 c/o Donald Smith

Owner: Integrated Control Systems, Inc
 c/o Donald Smith

Location: Shadeland Lane & Johnston Street
 Lafayette Parish



REQUEST:

- This is a request for Preliminary Plat approval to subdivide 5.194 Acres into 2 commercial lots.

REQUESTED WAIVERS:

The developer has requested a waiver of the following condition:

- Requirement of sidewalks along all public streets. (Condition #7)

RELEVANT ISSUES:

- There are no sidewalks along US 167 (Johnston Street) 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 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. 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 O-189-2011"
3. If there are to be future developments, 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))
4. If there are future developments, 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. (LDC Art. 3, 89-42 (c) and (d)).

5. If there are to be new development, 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)).
6. Private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent unplatted property to the north and south and the Tract 4A-1 W Industries of Louisiana LLC properties. (LDC Art. 3, 89-30 (d) & (e))
7. Sidewalks are required along all public streets. LDC 89-44(e)
8. 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)

9. Cross access easements are required between all adjacent property boundaries. 89-31 (f)
10. Any access to US 167 (Johnston Street) shall be approved by DOTD. 89-26(a)(2).
11. 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)

REVISIONS:

1. Address Issuance:
 Tract 4B-1-A 7616 Johnston Street
 Tract 4B-1-B TBD
 Comments: Address for Tract 4B-1-B to be determined prior to final plat approval

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
2. 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.
3. 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. 5.194 acres. EQ Preliminary Plat Approval. 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, EQ must receive, review and approve the SWPPP before the 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.

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, therefore not zoned.
7. Cautionary note: please indicate location for proposed Cross-Access and/or Joint Access easement/servitude before Final Plat recordation.

Attachments:

Plat

Sidewalk Map

Aerial Photo

Adjoining Property Owners

Partition of Tract 4B-1 Benton Ray Hebert Creating Tracts 4B-1-A & 4B-1-B 2024-16-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
PARTITION OF TRACT 4B-1
BENTON RAY HEBERT
CREATING TRACTS 4B-1-A & 4B-1-B**

La Dept of Transportation
P. O. Box 94245
Baton Rouge, La 705804-9245

Albarado Carl Mike
7537 Johnston St.
Maurice, La 70555-5013

Cao Khang Francis Xavier Van
Cao Tam Thankh
8937 Oak Creek Ln.
Abbeville, La 70510-2200

Arabie Shelby
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Lafayette, La 70506-6848

W Industries of Louisiana, LLC
P. O. Box 99
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Tri Mel Holdings, LLC
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Menard Mary Ann Baudoin
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Camille Ann Trahan
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Trahan Holdings LTD
1288 Wyndham Pine Dr.
Apopka, Fl 32712-2343

Abshire Cerelle Ann Menard
7632 Johnston Dr.
Maurice, La 70555-5069

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OWNER / DEVELOPER:
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c/o Donnie Smith
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PREPARED BY:
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