

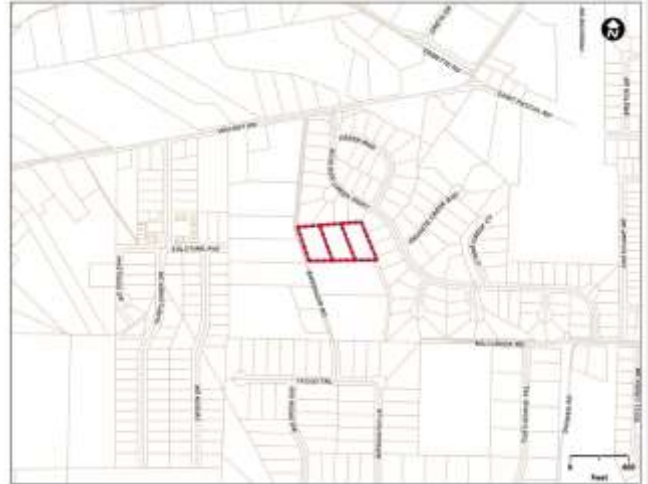
LAFAYETTE PARISH PLANNING COMMISSION
STAFF REPORT
 March 11, 2024

SUBJECT: Preliminary Plat Approval
 Portion of Tract 5 of Dupre
 Broussard Partition Tract 5-B
 2024-7-PC

Applicant: Kimberly Boudreaux

Owner: Kimberly Boudreaux

Location: 200 Blk Bodenger Road
 Lafayette Parish



REQUEST:

- This is a request for Preliminary Plat approval to subdivide 2.58 Acres into 3 residential lots.

REQUESTED WAIVERS:

The developer has requested waivers of the following conditions:

- Requirement to install underground electric facilities prior to LUS final plat approval (Condition #6)
- Show LUS as electric provider (Condition #8)
- Sidewalk requirement along all public streets. (Condition #23)

RELEVANT ISSUES:

- Property owner does not wish to annex into the City of Lafayette at this time.
- A drainage impact analysis is required.
- Bodenger Road is a public gravel road and there are no sidewalks along Bodenger Road.
- 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. Ensure that the roadway labeled as 25' Private Access Easement is assigned an approved name submitted through the standard process. (911 Communications)
2. 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)
3. The lot size (Tract 5-B-3) does not meet requirements of the Louisiana Administrative Code. All lots must have 60 ft. minimum frontage. (Lafayette Parish Health Unit)
4. 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.
5. Add Note: Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
6. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS. Comment is contingent on annexation into city. (LDC 89-46 (e)(1))
7. 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))
8. Show LUS as electric provider.
9. The Owner will coordinate with the Lafayette Utilities System for all required service connections.
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. Provide typical utility niche diagram.
13. 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"
14. 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

15. 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))
16. 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).
17. All development activities on property must be 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. Note: Less than 5 acres of the proposed development are located within a Special Flood Hazard Area. (LDC Art. 3, 89-42 (g))
18. 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))
19. 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)).
20. 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)).

21. 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 Boulder Creek Subdivision and Dupre Broussard Partition properties. (LDC Art. 3, 89-30 (d) & (e))
22. 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))
23. Sidewalks are required along all public streets. LDC 89-44(e)
24. Seventeen 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 Bodenger Road. LDC 89-44(a)(2)
25. A T-type turnaround is required to be constructed at the end of the proposed private street. 89-44 (b)(5)

REVISIONS:

1. Proposed number of lots. (LDC Art. 10, Sec 89-301) - Add to Lot Table
2. 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)
*Southerly Lot “BROUSSARD, DUPRE PARTITION TRACT 5-A”
3. Verify Minimum lot frontage and area. (LDC Art. 10, Sec 89-301)
4. Lines of incorporated areas; if within 3,000 feet or less of the nearest corporate limits of the City of Lafayette, give exact distance. (LDC Art. 10, Sec 89-301)
5. Addresses:

Bodenger Rd		Private Street Name	
Lot	No	Lot	No
5-B-1	201	5-B-2	104
		5-B-3	108

OTHER COMMENTS/SUGGESTIONS:

1. Total area of 2.58 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. EQ must receive, review and approve the SWPPP before the 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.
2. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
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. **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.
6. **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.

Attachments:

Plat

Sidewalk Map

Aerial Photo

Adjoining Property Owners

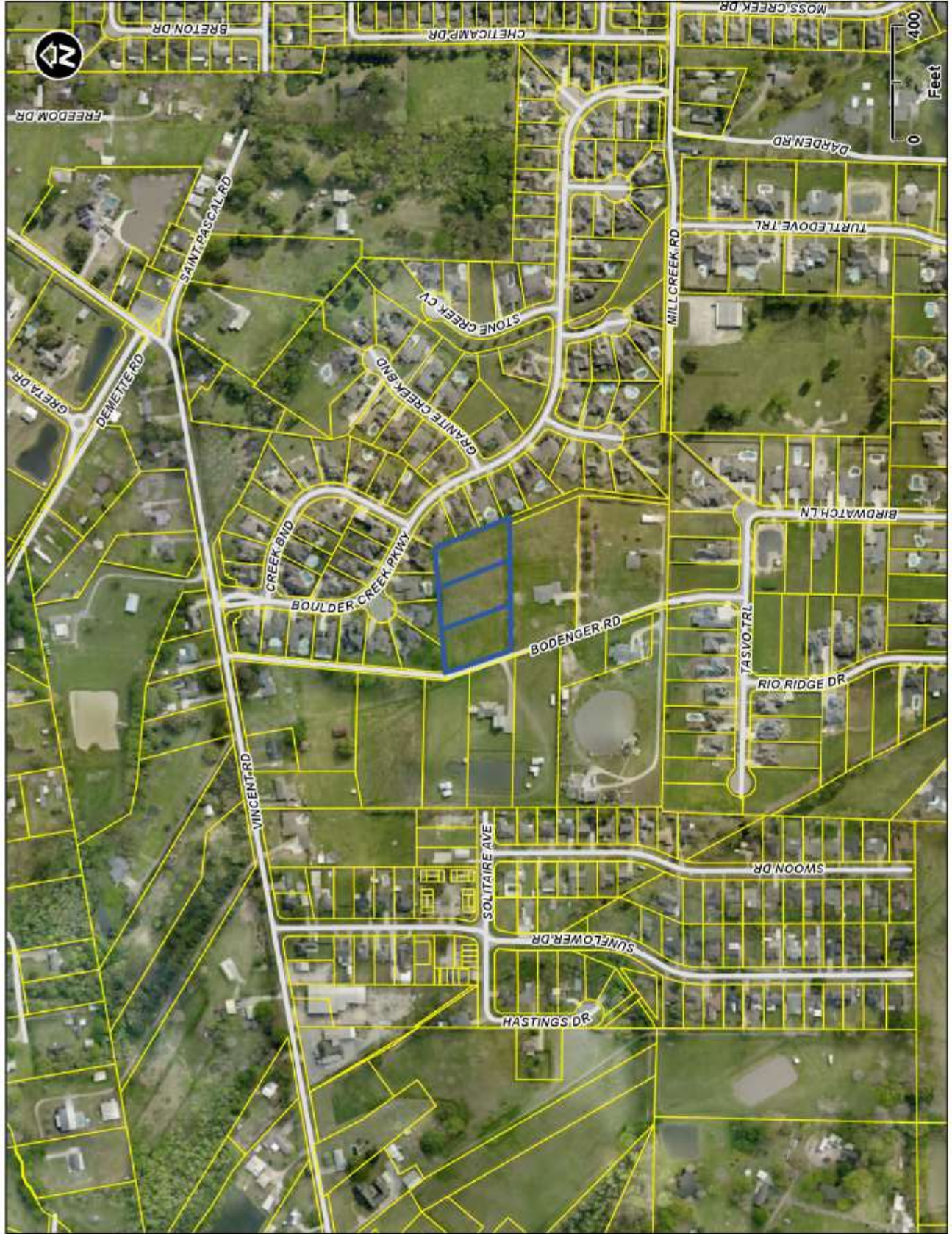
Portion of Tract 5 of Dupre Broussard Partition Tract 5-B 2024-7-PC



- 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

Portion of Tract 5 of Dupre Broussard Partition Tract 5-B

JACKIE & MEGAN HANKS
100 GRANITE CREEK BND
LAFAYETTE LA 70508

JACOB JR. & SUSAN GIARDINA
100 GRANITE CREEK BND
LAFAYETTE LA 70508

RUDOLF & ABBY SCHIEFELBIEN
208 BOULDER CREEK PKWY
LAFAYETTE LA 70508

BENJAMIN & VICKI SYDBOTEN
100 MARBLE CREEK CV.
LAFAYETTE LA 70508

JEB & LOU ANN BRITTON
102 MARBLE CREEK CV.
LAFAYETTE LA 70508

AZMAN & JACQUELINE BRAVO
104 MARBLE CREEK CV.
LAFAYETTE LA 70508

BONNIE VENABLE
207 BODENGER RD
LAFAYETTE LA 70508

GEORGE & PATRICIA EATON
218 BODENGER RD
LAFAYETTE LA 70508

ROBERT & MARIA LEWIS
110 BOULDER CREEK PKWY
LAFAYETTE LA 70508

TIMOTHY COMEAUX
108 BOULDER CREEK PKWY
LAFAYETTE LA 70508

ROBERT & KAREN ADAMS
107 BOULDER CREEK PKWY
LAFAYETTE LA 70508

ROBERT & NICOLE LOBELLO
109 BOULDER CREEK PKWY
LAFAYETTE LA 70508

RICHARD & DANIELLE HINES
111 BOULDER CREEK PKWY
LAFAYETTE LA 70508

TROY & SKYE HELDENBRAND
113 BOULDER CREEK PKWY
LAFAYETTE LA 70508

BRITTNEY SANDERS
119 CREEK BND
LAFAYETTE LA 70508

CRAIG & AMANDA DOYLE
117 CREEK BND
LAFAYETTE LA 70508

JOHN HALL IV
206 BOULDER CREEK PKWY
LAFAYETTE LA 70508

CALEB STANFORD
204 BOULDER CREEK PKWY
LAFAYETTE LA 70508

BOBBY & NICOLE HOLDEN
203 BODENGER RD
LAFAYETTE LA 70508

CREIGHTON SHUTE
202 BOULDER CREEK PKWY
LAFAYETTE LA 70508

MARK SUELLENTROP
200 BOULDER CREEK PKWY
LAFAYETTE LA 70508

CATHERINE CHACHERE
118 BOULDER CREEK PKWY
LAFAYETTE LA 70508

ROBERT DRISKELL
300 BEACHFRONT TRL UNIT 6
SANTA ROSA BEACH, FL 32459

TREVOR BRAUN
114 BOULDER CREEK PKWY
LAFAYETTE LA 70508

ROBERT A MARTIN TRUST
112 BOULDER CREEK PKWY
LAFAYETTE LA 70508

BRANDON BIESSENBERGER
306 CAPSTONE CROSSING
LAFAYETTE LA 70508

STEPHEN FRANCEZ
200 BODENGER RD
LAFAYETTE LA 70508

KIMBERLY BOUDREAU
107 TASVO TRL
LAFAYETTE LA 70508

SHAWN MACMENAMIN, P.L.S.
207 GATESMERE CT.
LAFAYETTE LA 70508