

**LAFAYETTE PARISH PLANNING COMMISSION****STAFF REPORT**

April 14, 2025

**SUBJECT:** Preliminary Plat Approval  
 Doucet Estates  
 Case No. 2025-11-PC

**Applicant:** Steven Barbosa

**Owner:** Wayne & Donna Doucet

**Location:** Lecompte Road & Gazette Road  
 Lafayette Parish

**REQUEST:**

- This is a request for Preliminary Plat approval to subdivide 16.508 acres into 2 residential lots.

**REQUESTED WAIVERS:**

The developer has requested waivers of the following conditions:

- Sidewalk requirement along all public roads. (Condition #11)
- A Joint Access easement is required for Lot 1 and Lot 2 (Condition #17)

**RELEVANT ISSUES:**

- Gazette Road and Lecompte Road are both open ditch roadways and there are no existing sidewalks in this area.
- This submittal is driven by Family estate planning and all improvements are already existing.
- This property is located in the unincorporated area of Lafayette Parish 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 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)).

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. 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.
4. Add Note: Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
5. 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.
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. Submittal may take place at the time of building permit application. 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 proposed future development will require a lot grading plan 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))
9. 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 Jonathan Doucet and David Meche properties. (LDC Art. 3, 89-30 (d) & (e))
  10. Show the drainage servitude for Bayou Queue De Tortue (W-25), which traverses the Eastern boundary. Drainage servitude language should read “30’ public drainage servitude from apparent top bank and inclusive of channel, on both sides of channel”. (LDC Art. 3, 89-30 (d))
  11. 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).
  12. This subdivision plat is located on Gazette Road with an existing right of way of 40 feet. Ten (10) 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 Gazette Road. Any dedicated utility easements/servitudes shall be provided outside of the dedicated right of way or setback. LDC Table 89-44-1.
  13. This subdivision plat is located on Lecompte Road with an existing right of way of 40 feet. Ten (10) 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 Lecompte Road. Any dedicated utility easements/servitudes shall be provided outside of the dedicated right of way or setback. LDC Table 89-44-1.
  14. Gazette Road is located within the rural area of the Lafayette Transportation Plan. An enhanced building set back of 30’ is required. LDC 89-38 (e) (8)
  15. A 25’ right of way radius must be dedicated at the intersection of Gazette Road and Lecompte Road. LDC 89-44 (a) (2)
  16. Corner lots are subject to the line of sight requirements of 89-44(f).
  17. A Joint Access easement is required for Lot 1 and Lot 2. LDC 89-26 (d) (1).
  18. Add Note: Contact Pipe Line Operator for any restrictions prior to any work to be performed on or near its easement.
  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)

**REVISIONS:**

1. Include Minimum Lot Size in General Notes. (LDC Art. 10, Sec 89-301)
2. Legal description of the subject property. (LDC Art. 10, Sec 89-301). \*Use ACT number when referencing other plats.
3. Show all public and private easements showing width and purpose, including associated recordation number. (LDC Art 10, Sec 89-301)

**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. 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. 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.
5. Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
6. 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.
7. Existing addresses are to remain.  
     Lot 1: 210  
     Lot 2: 208
8. If a Joint Access Agreement is required, the agreement must be signed by all owners, notarized and submitted at time of final plat.
9. The Postal Service 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 provide Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new development. All new deliveries 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.

10. 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.
11. This property is currently located in the unincorporated area of Lafayette Parish, therefore not zoned.

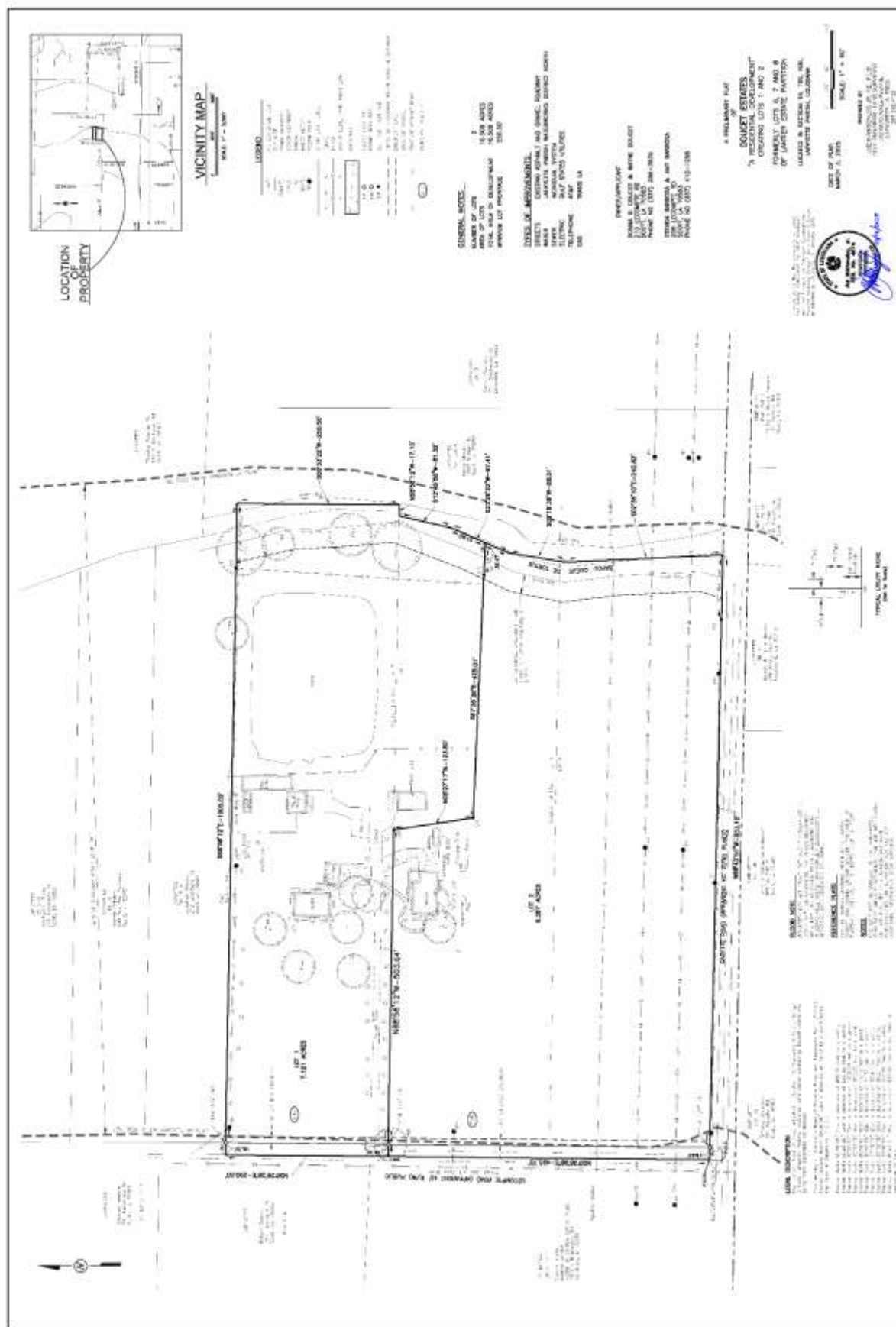
Attachments:

Plat

Sidewalk Map

Aerial

Adjoining Property Owners



# DOUCET ESTATES

## 2025-11-PC

### Non-motorized Crashes

- Bike Crashes 2019-2023
- Ped Crashes 2019-2023

### 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

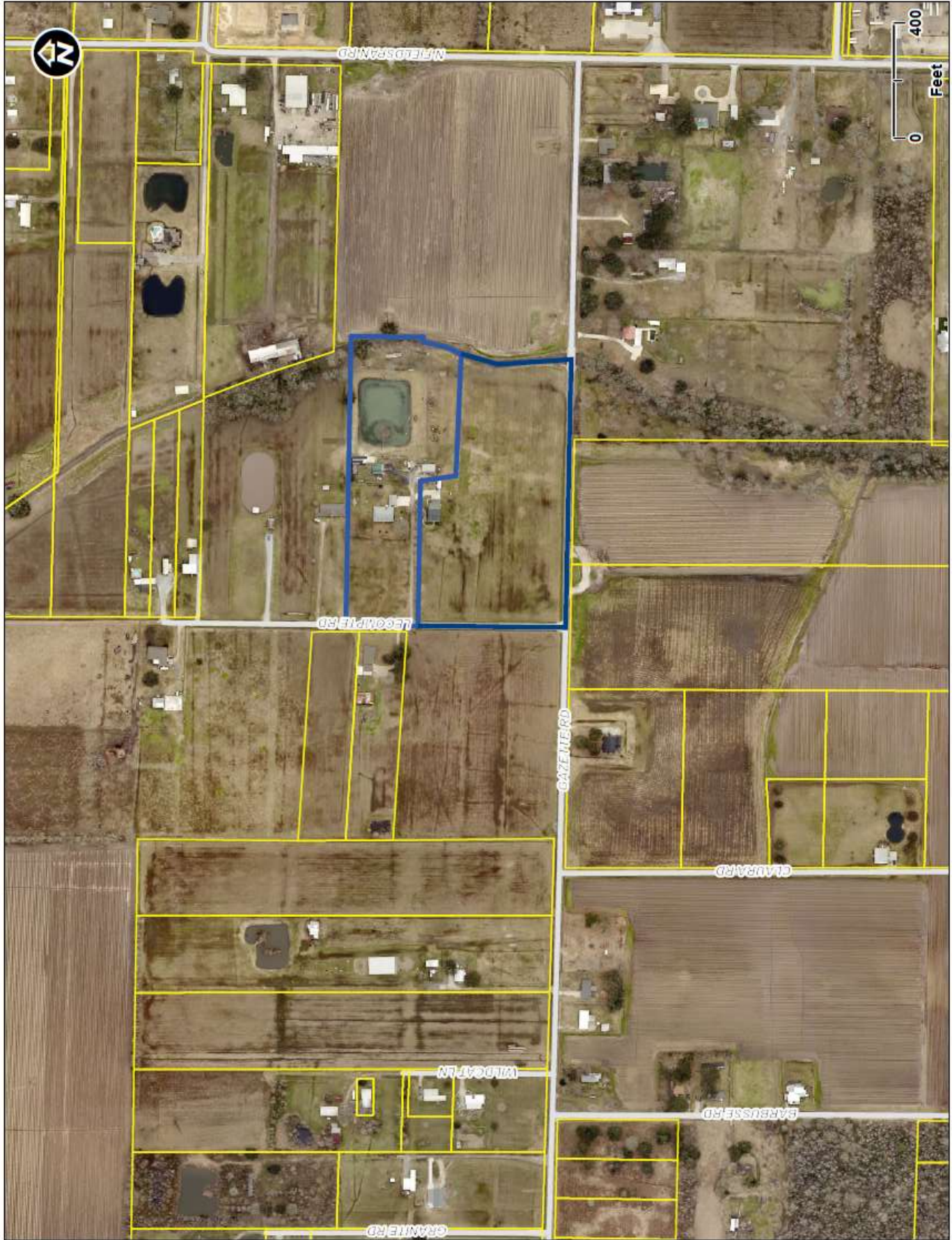
### Pedestrian Connectivity

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

NON-MOTORIZED CRASHES DISCLAIMER: This document, and the information contained herein, is prepared for the purpose of identifying, evaluating, and planning safety improvements on public roads, which may be implemented utilizing federal and highway funds. This information shall not be subject to discovery or admitted into evidence in a Federal or State court pursuant to 23 U.S.C. 407.



1:11,650



## ADJACENT PROPERTY OWNERS DOUCET ESTATES

Kristopher Olivier  
222 Lecompte Rd  
Scott, La 70583

Phillip & Nordia Veronie  
121 Gazette Rd  
Scott, La 70583

Steven & Suzette Lantier  
Russell & Dorothy Lantier Trust  
1093 N Barrington Rd  
Tontitown, Ar 72762

Montez Prejean  
249 Rue Bon Secours  
Scott, La 70583

David Meche  
1017 Soldier Rd  
Scott, La 70583

Timothy Anderson  
321 Gazette Rd  
Scott, La 70583

Jonathan Doucet  
212 Lecompte Rd  
Scott La 70583

Glenda Courville  
204 Creekwood Dr  
Lafayette, La 70503

Larry & Catherine Anderson  
205 Mr Cliff St  
Scott, La 70583

Brandon Veronie  
301 Lecompte Rd  
Scott, La 70583

Timothy Sonnier Sr  
447 N Fieldspan Rd  
Scott, La 70583

Joseph & Linda Mercier  
288 Rising Star Rd  
Fayetteville, Ga 30215

Robert Gerard  
201 Lecompte Rd  
Scott, La 70583

Jay Tanner  
139 Gazette Rd  
Scott, La 70583

**Donna & Wayne Doucet**  
**210 Lecompte Rd**  
**Scott, La 70583**

**Steven and Amy Barbosa**  
**208 Lecompte Rd**  
**Scott, La 70583**

**Joe Maniscalco, Jr., P.E., P.L.S.**  
**702 Woodvale Avenue**  
**Lafayette, La. 70503**