

LAFAYETTE PARISH PLANNING COMMISSION
STAFF REPORT
May 12, 2025

SUBJECT: Preliminary Plat Approval
Palmer Parc
Case No. 2025-19-PC

Applicant: Landmark Engineering Group
c/o Michael Shamise

Owner: Chase Group Holdings, LLC
c/o Chase Landry

Location: 1400 Blk E Milton Avenue
Lafayette Parish



REQUEST:

- This is a request for Preliminary Plat approval to subdivide 6.03 acres into 1 commercial lot.

RELEVANT ISSUES:

- A Drainage Impact Analysis will be required prior to final plat approval.
- A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.
- 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. LUS to determine if they will be the Wastewater provider.
3. The Owner/Developer shall install LUS approved wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed. (LDC 89-46 (c) (d)).

4. Please contact LUS prior to design if the subdivision requires a lift station.
5. 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.
6. Add Note: Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
7. 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))
8. Submittal of a drainage impact analysis (Hard Copy) 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/lcd/lcd-amended-november-2024.pdf>. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d))
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 (LDC Art. 3, 89-42 (d)).
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 Daniel G. Person Debra Ann Decou Person, Wendy Reynolds Robertson, Wayne J. Hebert and Christine Hebert Lemaire properties. (LDC Art. 3, 89-30 (d) & (e))
11. 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. (LDC Art. 3, 89-30 (d))
12. 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).

13. 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))
14. 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).
15. Any access to East Milton Avenue (LA 92) must be approved by LA-DOTD and must comply with the typical driveway standards. Platting of these parcels does not guarantee direct access to state routes. A copy of the approved permit must be provided to the Traffic & Transportation-Traffic Engineering Division prior to the approval and issuance of any building permit. This requirement must be noted on the final plat. LDC 89-26 (a) (2).
16. The driveway within the right-of-way shall be constructed of the same or more durable material as the adjoining street. This requirement must be noted on the final plat. LDC 89-26 (d) (11) (c)
17. Corner lots are subject to the line of sight requirements of 89-44(f).
18. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d) (c).
19. The property owner will need to contact Milton Water directly with any plans for development if water service will be required. The Milton Water System will evaluate their needs and determine if it can meet them.
20. 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. Label original lot lines for lots 2-A, 2-B, etc.
2. Plat boundaries must be drawn with heavy lines to indicate the subdivided area; (LDC Art. 10, Sec 89-301) *Use different line weights for lot outline and R-O-W outline.
3. Minimum lot frontage listed is incorrect. *162.94’
4. Legal description of the subject property. (LDC Art. 10, Sec 89-301) *List ACT #'s

5. Show 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)
6. Revise title block "Palmer Parc, Creating Lot 1"
7. Reference "Reciprocal Easement Agreement 2023-030106" on plat
8. Illustrate all public and private easements showing width and purpose, including associated recordation number. (LDC Art 10, Sec 89-301)
9. Addresses: TBD

OTHER COMMENTS/SUGGESTIONS:

1. The Owner will coordinate with the Lafayette Utilities System for all required service connections.
2. Any relocation of existing Lafayette Utilities System facilities will be at the Owner/Developer's expense.
3. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
4. 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.
5. NOTE: Any coulee crossings for the referenced subdivision must obtain an Off Road Channelization Permit from the Department of Public Works; call 291-5604
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 or 1' higher than the 2-D BLE elevations as found at <https://webapps.usgs.gov/infrm/estbfe/>, whichever is higher.
7. 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.
8. 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.

9. Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
10. 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.
11. 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.
12. 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.
13. This property is currently located in the unincorporated area of Lafayette Parish, therefore not zoned.

Attachments:

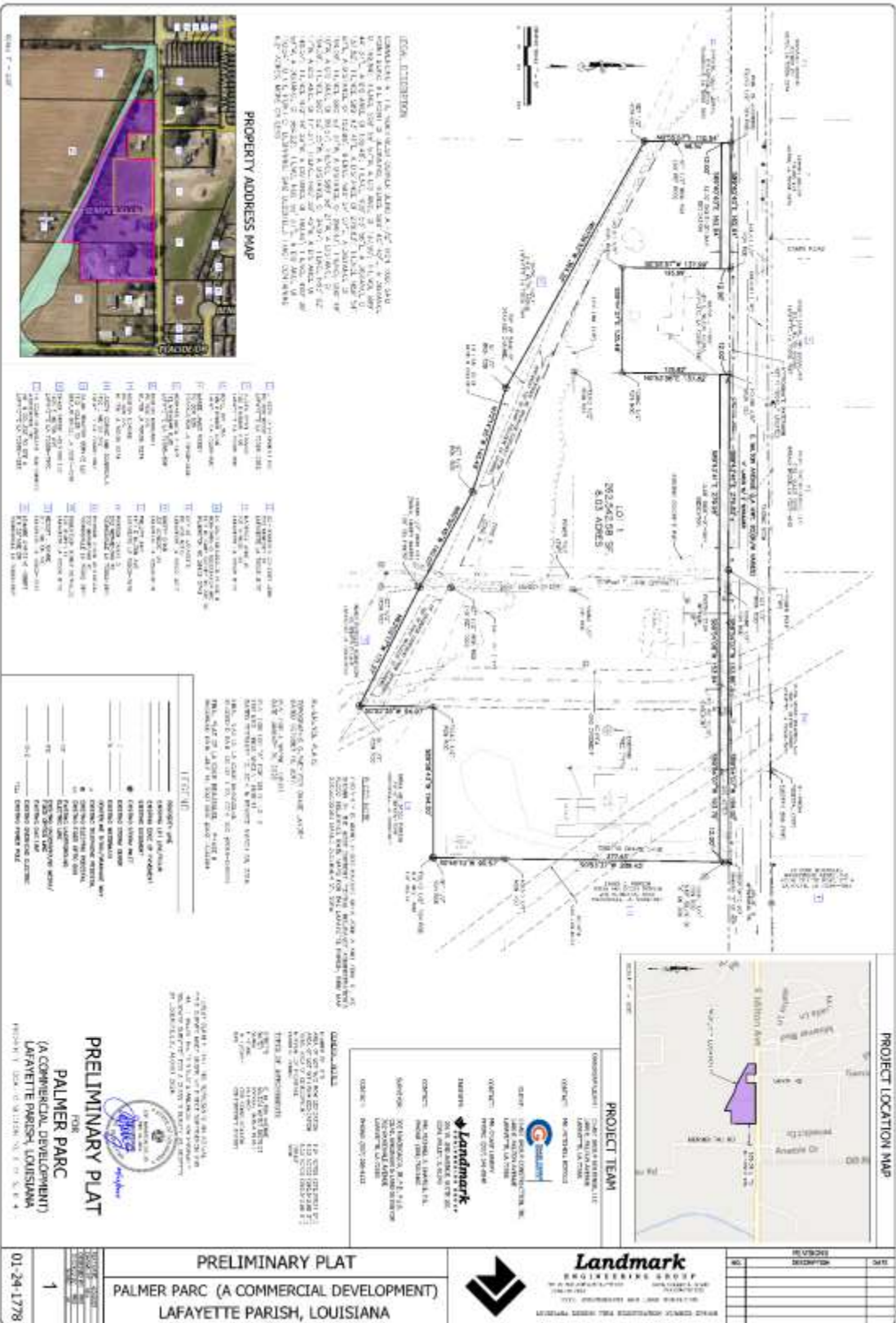
Plat

Site Plan

Sidewalk Map

Aerial

Adjoining Property Owners





Palmer Parc 2025-19-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

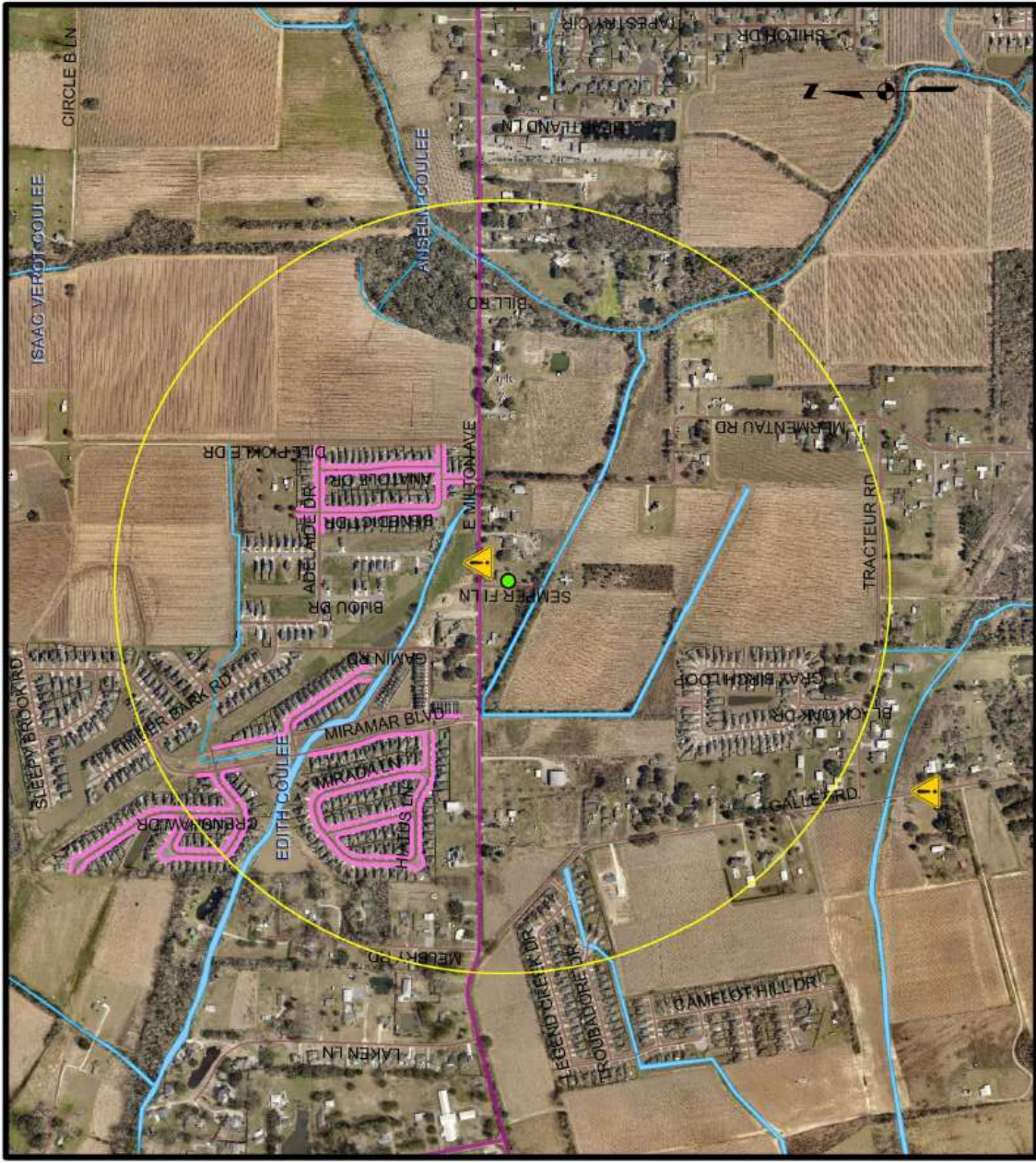
Street Classification

- Interstate
- Local
- Major Collector
- Minor Arterial
- Minor Collector
- Principal Arterial

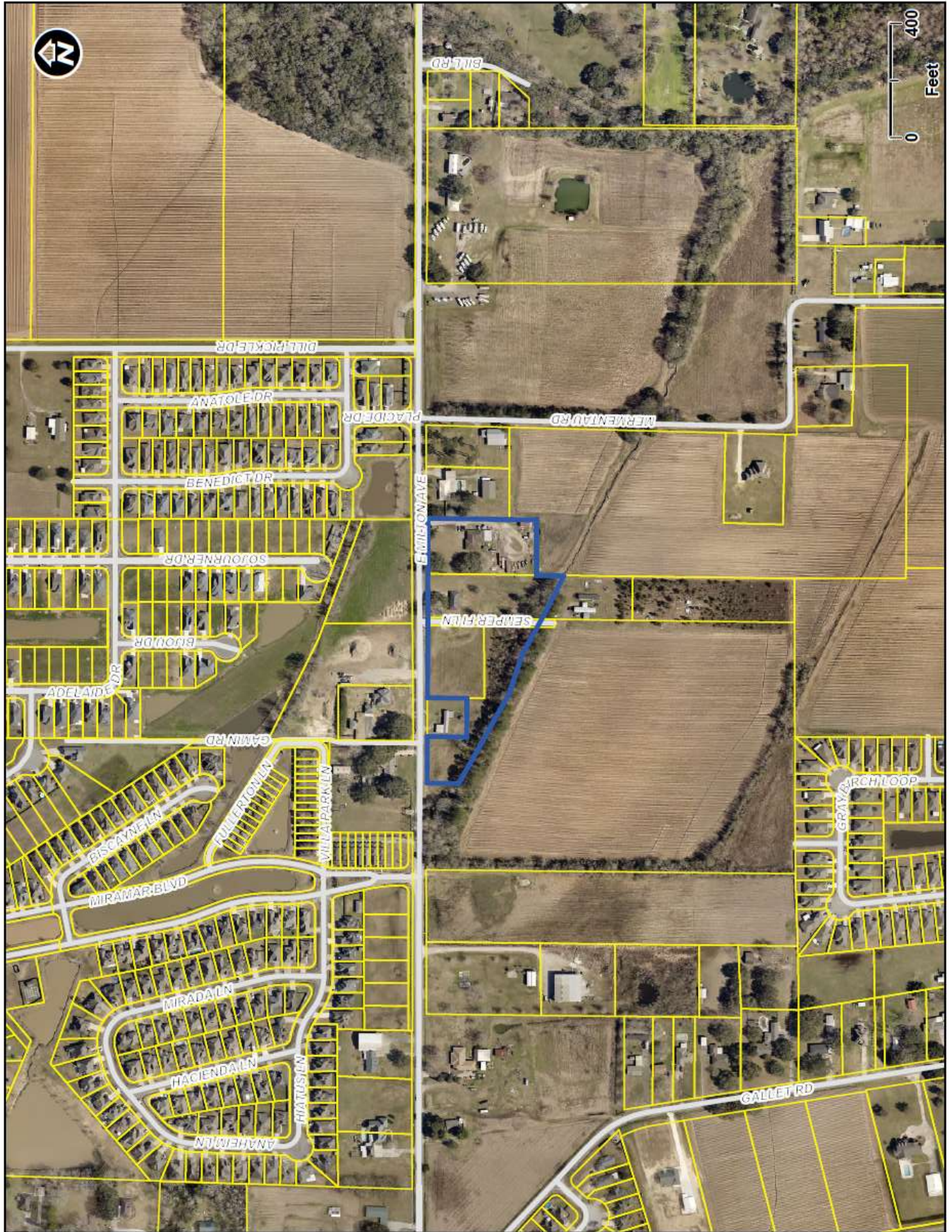
Pedestrian Connectivity

- 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 aid 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
Palmer Parc

J BOONE DEVELOPMENT LLC
PO BOX 80352
LAFAYETTE LA 70598-0352

LA COUR BEAUSOLEIL HOA
401 N COLLEGE RD STE 4
LAFAYETTE LA 70506-4263

HEBERT J WAYNE
214 E MILTON AVE
LAFAYETTE LA 70508-7941

AUSTIN RYAN THOMAS
106 MIRAMAR BLVD
LAFAYETTE LA 70508-8061

SCHEXNAILDER GREGORY JOHN
203 BENEDICT DR
LAFAYETTE LA 70508-8177

LEMAIRE CHRISTINE HEBERT
819 ESPASIE DR
YOUNGSVILLE LA 70592-5621

KOHL IVY LYNN
108 MIRAMAR BLVD
LAFAYETTE LA 70508-8061

MARTINEZ JAIME JR
201 BENEDICT DR
LAFAYETTE LA 70508-8177

CHASE GROUP HOLDINGS LLC
1400 E MILTON AVE
LAFAYETTE LA 70508-7970

MAGEE JAMES RICKEY
PO BOX 536
FRANKLINTON LA 70438-0536

LA COUR BEAUSOLEIL PHASE II
1612 MILITARY CUTOFF RD STE
30
WILMINGTON NC 28403-5743

JOE MANISCALCO, JR, PE, PLS
702 WOODVALE AVE
LAFAYETTE, LA 70503

ROBERTS NATALIE FAYE
112 MIRAMAR BLVD
LAFAYETTE LA 70508-8061

CITY OF LAFAYETTE
PO BOX 4017C
LAFAYETTE LA 70502-4017

ROBERTSON WENDY REYNOLDS
109 SEMPER FI
LAFAYETTE LA 70508-8175

MOUTON MARGARET
PO BOX 274
MILTON LA 70558-0274

GUIDRY CHAD
301 BENEDICT DR
LAFAYETTE LA 70508-8178

CHASE GROUP HOLDINGS
1400 E MILTON AVE
LAFAYETTE LA 70508-7970

MOUTON EDWARD
PO BOX 274
MILTON LA 70558-0274

PHILLIPS AMY
1414 E MILTON AVE
LAFAYETTE LA 70508-7970

PIERSON DEBRA ANN DECOU
202 MERMENTAU RD
YOUNGSVILLE LA 70592-5611

JOSEPH CORINE ANN
BOUDREAUX
1103 E MILTON AVE
LAFAYETTE LA 70508-7967

PIERSON DANIEL G
202 MERMENTAU RD
YOUNGSVILLE LA 70592-5611

CAJUN TRACTOR SERVICE LLC
1112 HOLLIER RD
BREAUX BRIDGE LA 70517-4018