

**PUBLIC NOTICE
PLANNING COMMISSION
JUNE 13, 2016
PLANNING, ZONING, & DEVELOPMENT AUDITORIUM
220 W. WILLOW STREET, BUILDING B
LAFAYETTE, LA
5:30 P.M.**

REGULAR MEETING – Planning, Zoning, & Development Auditorium

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. ELECTION OF OFFICERS

Chairperson
Vice Chairperson

IV. APPROVAL OF MEETING MINUTES

May 9, 2016

V. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

North Briarwood Forest, Phase I - Lot 61
Estate of Ambroise LeBlanc, Plot 6
Ulysse Duhon Partition, Lot 8
Le Triomphe Village of Sarazen, Tract F, Phase I New Lots 14 & 16
Autozone Inc. Property, Lot 1
Smiling Goat Properties, LLC
Property of Jodie & Angel Parker, Tract 2
Harbor Lights, Lots 95 & 96
Earlie & Barbara Roberson Property, Tract A
John H. Landry Partition, Remainder of Tract 3
Michaela Martin Todd, Tract 1, Parcel 3

2. Case No. PC2016-0021
Plat Name: Mauro & Karen Aguirre Resubdivision of Lots 1, 2, & 3 into
Lots 1, 2, 3, & 4
Requested Action: Preliminary & Final Plat Approval

- Location: Janvier Road & Rue Des Babineaux
Lafayette Parish
- Proposed Land Use: Residential
Size: 14.439 Acres
No. of Lots: 4
Owner: Willie Belle Sarver, Gregory M. Sarver, & James B. Sarver
Applicant: Willie Belle Sarver, Gregory M. Sarver, & James B. Sarver
Plat Prepared by: Ronald D. Sarver
3. Case No. PC2016-0022
Plat Name: Brook Pointe, LP
Requested Action: Preliminary Plat Approval
Location: N. Buchanan Street & N. Pierce Street
City of Lafayette
Proposed Land Use: Multi-Family Residential
Size: 17.188 Acres
No. of Lots/Units: 1 Lot – 438 Apartment Units
Owner: Michael G. Hamner Children’s Class Trust #1
Applicant: Brook Pointe, LP
Plat Prepared by: Shawn P. Macmenamin
4. Case No. PC2016-0023
Plat Name: Lorris Savoy, Jr. Estate
Requested Action: Preliminary Plat Approval
Location: Decon Road
Lafayette Parish
Proposed Land Use: Residential
Size: 8.072 Acres
No. of Lots: 2
Owner: Lorris Savoy, Jr.
Applicant: Hunter Savoy
Plat Prepared by: Benjamin T. Langlinais
5. Case No. PC2016-0024
Plat Name: 1500 Pinhook Apartments
Requested Action: Preliminary Plat Approval
Location: West Pinhook Road & Calco Boulevard
City of Lafayette
Proposed Land Use: Commercial/Multi-Family Residential
Size: 12.16 Acres
No. of Lots: 2 Lots – 213 Apartment Units
Owner: Lodging America at the Vermilion River, LLC - C/O Dr. S. L. Sethi
Applicant: Strategic Development of Louisiana, LLC - C/O Paul C. Prechter
Plat Prepared by: Michael P. Mayeux

6. Case No. PC2016-0025
Plat Name: Destiny Estates Phase II (Resubdivision of Lot 192 & Commercial Lots A & B of Gentilly Park)
Requested Action: Preliminary Plat Approval
Location: Priscilla Lane & Martin Luther King, Jr. Drive
City of Lafayette
Proposed Land Use: Residential
Size: 2.08 Acres
No. of Lots: 11
Owner: Ronald Ritchey, Susan Pellegrin, & Christine Weber
Applicant: Destiny Kingdom Properties, LLC
Plat Prepared by: Paul L. Miers

VI. OTHER BUSINESS

1. Presentation of the Comprehensive Plan Annual Report

VII. PUBLIC COMMENTARY

VIII. ADJOURNMENT

A Commissioners' Coffee will be held at 5:00 p.m. in the Planning & Zoning Conference Room.

For additional information concerning items placed on the Planning Commission Agenda, please call 291-8000.

NOTE: The Planning Commission, at its discretion, reserves the right to defer action on the items listed on the agenda to a later date should the length of the meeting extend beyond a reasonable time frame.

**LAFAYETTE CONSOLIDATED GOVERNMENT
PLANNING COMMISSION
PUBLIC HEARING
MONDAY, MAY 9, 2016**

MINUTES OF THE MAY 9, 2016 MEETING OF THE LAFAYETTE
CONSOLIDATED GOVERNMENT PLANNING COMMISSION HELD AT 5:30 P.M.,
220 WEST WILLOW STREET, BUILDING B, PLANNING, ZONING &
DEVELOPMENT AUDITORIUM, LAFAYETTE, LOUISIANA.

STAFF PRESENT

Carlee Alm-Labar
Tenique Briscoe
Sara Gary

MEMBERS PRESENT

Michael Brown
Mark Gremillion
John Guilbeau
Lynne Guy
Thomas Hooks
Eddie Lewis
Sevie Zeller

LEGAL COUNSEL

John Chappuis

MEMBERS ABSENT

I. CALL TO ORDER

Michael Brown called the meeting to order at 5:30 p.m.

II. APPROVAL OF AGENDA

MOTION: Lynne Guy moved to approve the May 9, 2016 agenda.
SECOND: Sevie Zeller
VOTE: 7-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

III. APPROVAL OF MEETING MINUTES

April 11, 2016

MOTION: Lynne Guy moved to approve the April 11, 2016 meeting minutes.
SECOND: Thomas Hooks
VOTE: 7-0-0-0

AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

IV. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

Poindexter Enterprises, LLC Lot 1
Cajun Acres Plot 13-B
Bruhati Development, LLC
Lot 1
Billy G. Laborde Division, Plots 3-A & 4-A
Sepan Properties, LLC – Lot 1
Edgar Arceneaux, Jr. – Plot 3-A
John Breaux, Sr. Parcels 3-A & 3-B
J.D.G. Corporation, Tract 15-A-1
Francis LeBlanc Property, Tracts 6-B-1 & 6-B-2
Twin Oaks Subdivision Lots 18-A, B, C & D
Nezida Roy Trahan Subdivision Lot 18-A
Tracts A-1 & C-1
Estate of Ulysse Breaux, Tract 3-A
Mr. & Mrs. Ned Guidry Property, Parcel A
Parcels A & B from the J. C. Broussard & Larry and Glenda Edwards Properties

MOTION: Thomas Hooks moved for approval of the Hearing Examiner actions.
SECOND: Lynne Guy
VOTE: 7-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

2. Mr. & Mrs. Richard Lagneaux Estate Plot 1-A-1, 1-A-2, ;& 1-A-3 (PC2016-0018)

Tenique Briscoe presented the staff report.

Andre' Montagnet, surveyor, stated that they would like to add the wording or as worked out with Public Works to condition number 2.

Jim Dominique, 207 Jerry Rd, stated that he had concerns about drainage.

Andre' Montagnet addressed the ditch on Landry Road.

Larry Broussard, Department of Public Works, stated that they would have the engineer look at the ditch on Landry Road during the review.

Michael Johnson, 172 Vicksburg, for the project did not wish to speak.

MOTION: Sevie Zeller moved for Preliminary Plat approval subject to the following 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 including typical utility niche diagram.
2. Submittal of construction documentation for the Private Street, to the Department of Public Works will be required. Construction documentation shall indicate a site drainage plan 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 or as worked out with Public Works.
3. The entire development is located within the historical 100-year base floodplain. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year 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 100-year floodplain, 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.
4. A lot/site grading plan will be required for review and approval by Public Works. 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, lot grading plan, 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.
5. 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.

6. 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 Guillory, Domingue, Lemaire, and Lagneaux properties.
7. 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 to Landry Road, which is a public street that is maintained by the Lafayette Consolidated Government.”

PLAT REVISIONS:

1. Indicate any approved setback waivers on the final plat.
2. Indicate the square footage of Lot 1-A-1 within the lot boundaries.
3. The private street name Frog Leap Lane has been approved for use by 911/Communications District.
4. A note must be placed on the final plat stating, “The private street is not to be maintained by Lafayette Consolidated Government.” Additionally a private street maintenance agreement must be signed.
5. Addresses are assigned as follows:

Landry Rd	
Lot	No
1A-1	6543
Frog Leap Ln	
Lot	No
1A-2	109
1A-3	113

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.

SECOND: Lynne Guy
 VOTE: 7-0-0-0
 AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
 NAYS: None

ABSTAIN: None
ABSENT: None

MOTION CARRIES

3. Lafayette Central Park, Inc. Development (PC2016-0019)

Sara Gary presented the staff report.

Brett Bayard, surveyor, stated that he was available for any questions.

Scott McElligott, 127 Shannon, asked questions about the park.

James Roberts, P.O. Box 53977, asked questions about the encroachments

Sara Gary stated that the encroachments had been left out of the lot being platted and that someone from LCG legal would be contacting those individuals that had encroachments.

Jim Venable, 128 Oakleaf Dr, asked questions about the encroachments.

Harry Higgins, 214 Oakleaf Dr, asked questions about the encroachments.

Elizabeth Brooks, 2901 Johnston St Suite 304, for the project did not wish to speak.

Marisa Collins, 216 Oakleaf Dr, for the project did not wish to speak.

Adam Angers, 130 Oakleaf, did not wish to speak.

MOTION: Lynne Guy moved for Preliminary & Final Plat approval subject to the following conditions:

1. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys) and provide required 10' utility easements around these facilities.
2. Plot existing overhead transmission line along Johnston Street and provide required 40' utility servitudes around these facilities.
3. Plot existing water main and appurtenances and show 10' utility easements for these facilities.
4. Revise General Note 5 to read "LUS wastewater facilities are not located on Lot 1. The Owner/Developer of Lot 1 shall install LUS approved wastewater facilities prior to issuing building permits. LUS is not responsible for the cost of any required improvements."

5. Submittal of complete construction plans to LUS 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.
6. Submittal of complete construction plans to the Department of Public Works and LA DOTD will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
7. Provide documentation and certification that the proposed channel crossings comply with the applicable requirements of the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) "Roadway Design Guide". Specifically, any requirements for roadway barriers (i.e., guard rails).
8. A portion of the development is located within the historical 100-year base floodplain, including a regulatory floodway. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year 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). Please note that all proposed development activities within the regulatory floodway must satisfy all requirements of a "No Rise Certification." However, due to potential impact of the development within the 100-year floodplain, 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.
9. Submittal of a drainage impact analysis to the Department of Public Works and LA DOTD 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.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase 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. See UDC Art. 3, 89-42 (d).

10. 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.
11. 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 South College Shopping Center, Evangeline Heights Subdivision, South College Park Subdivision, Minglewood Park Subdivision, 3121 Johnston Street Condominium Units, Delhomme Funeral Home, Red Lerille's Health and Racquet Club, Woodbriar Court Subdivision, Woodbriar Place Subdivision, Parkwood Estates Subdivision, and Greenbriar Estates Subdivision Extension 4 properties.
12. Since Coulee Mine, which traverses the property, is identified on the Official Drainage Map, language for the coulee that traverses the property must read "30 foot drainage servitude from apparent high bank and inclusive of channel" on both sides of channel. Revise final plat to indicate the applicable distance between the 30 foot servitude dimension from the channel top bank and the platted property boundary.
13. Language for the coulee that traverses the western property line and appears to drain Doucet Street, must read "20 foot drainage servitude from apparent high bank and inclusive of channel" on both sides of channel.
14. Language for the coulee that traverses the property and appears to drain Oakleaf Drive, must read "20 foot drainage servitude from apparent high bank and inclusive of channel" on both sides of channel.
15. The 20' drainage servitude for the sub-surface drainage from Oakleaf Drive is sufficient, but the open channel portion of that servitude must read "20 foot drainage servitude from apparent high bank and inclusive of channel" on both sides of channel.
16. The 10' drainage easement detailed by Reference Materials #7 must read 'private drainage easement' since the easement is not in favor of the public but a specific corporation.
17. 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, (Americana 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.

18. Any sidewalk panels damaged during construction must be replaced by the owner/developer in full as a condition for the release of the certificate of occupancy.
19. 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. Revise the effective FIRM panel to 22055C0045 G dated January 19, 1996.
2. The North Arrow in the vicinity map needs to be oriented the same as on the plat.
3. Address assigned is 2913 Johnston Street.

OTHER COMMENTS/SUGGESTIONS:

1. The owner will coordinate with the Lafayette Utilities System for all required service connections.
2. Any relocation of existing electric facilities will be at the owner/developer's expense.
3. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
4. A utility servitude will be required behind any additional reserved or dedicated right-of-way required.

5. 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.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 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 \$18.75. 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.
7. The Zoning Division recommends that the developer submit preliminary drawings for review prior to commercial building permit application.
8. This property is located in the City of Lafayette in an RM-1 (Residential Mixed) Zoning District.

SECOND: Sevie Zeller
 VOTE: 7-0-0-0
 AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
 NAYS: None
 ABSTAIN: None
 ABSENT: None

MOTION CARRIES

4. Beau Savanne Phase II (PC2016-0020)

Sara Gary presented the staff report.

Jeff Foshee, 1100 Camellia Blvd suite 200, stated that they would like to ask for a waiver to construct sidewalks along W. Broussard Rd, and a waiver to stub Street A to the Southern property line.

Glenn Perret, 201 N. Domingue, stated that he had concerns about drainage.

Larry Broussard, Department of Public Works, address the drainage concerns.

MOTION: Sevie Zeller moved for Preliminary Plat approval subject to the following conditions waiving the requirement to construct sidewalks along W. Broussard Rd.

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 including typical utility niche diagram.
2. 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.
3. Submittal of complete construction plans to LUS for review and approval is required.
4. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan 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.
5. 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.
6. 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.
7. 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.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase 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. See UDC Art. 3, 89-42 (d).

8. 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.

9. 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 Beau Savanne properties, Broussard, Trahan, Lee, and Pellerin properties.
10. 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.
11. Sidewalks are required along all public streets.
12. Street A shall be dedicated and constructed to the southern property line.
13. According to the master plan provided for the subdivision it is anticipated that four (4) phases will occur with a potential for approximately 250 lots. A traffic impact analysis is required and shall include the anticipated traffic generation of the future phases.
14. A one foot (1') reserve strip shall be dedicated to the Lafayette Consolidated Government along W. Broussard Road.
15. Twenty percent (20%) open space is required and must be shown/indicated on the final plat.
16. 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

PLAT REVISIONS:

1. Revise the preliminary FIRM panel date to December 19, 2014.
2. Indicate the Zoning category (RS-1) in the General Notes.
3. Ensure that the roadway labeled as Street A is assigned an approved name submitted through standard procedures.
4. Addresses are assigned as follows:

Parkerson St				Finsbury Lane				Street A	
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
104	100	140	201	133	102	103	101	120	102
105	102	139	203	132	104	102	103	121	104
106	104	138	205	131	106	101	105	122	106
107	200	137	207	130	200	100	107	123	108
108	202	136	209	129	202	99	109	124	110
109	204	117	301	128	204	98	201	125	112
110	206	118	303	127	206	97	203	126	114
111	208	119	305			96	205	135	103
112	300					95	207	134	105
113	302					94	209		
114	304					93	211		
115	306					92	213		
116	308								

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the 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 contact 337-291-5634. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense.
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.

5. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.

6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 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 \$18.75. 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.

SECOND: Lynne Guy
 VOTE: 7-0-0-0
 AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
 NAYS: None
 ABSTAIN: None
 ABSENT: None

MOTION CARRIES

5. The Kingdom Estates (PC2015-0017)

MOTION: Eddie Lewis moved for a One-Year Extension of Preliminary Plat approval.
 SECOND: Lynne Guy
 VOTE: 7-0-0-0
 AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
 NAYS: None
 ABSTAIN: None
 ABSENT: None

MOTION CARRIES

V. OTHER BUSINESS

VI. PUBLIC COMMENTARY: GENERAL

Elaine Alderman, 219 Jogg Rd, stated he concerns about a Hearing Examiner ratification case J.D.G Corp Tract 15-A-1 and that she thought RV Parks should follow the same rules as Mobile Home Parks.

VII. ADJOURNMENT

Lynne Guy moved to adjourn the meeting at 6:50 p.m.

Submitted by,

Sara Fawcett Gary
Development Manager
Department of Planning,
Zoning, and Development

HEARING EXAMINER REVIEW
ACTION SUMMARY
May 13 & May 27, 2016

<u>NAME</u>	<u>LOCATION</u>	<u>SIZE/ # OF LOTS</u>	<u>ACTION</u>	<u>WAIVERS APPROVED (COND.)</u>
North Briarwood Forest, Phase I Lot 61	114 Kingswood Drive	.220 acres/1 lot	Preliminary & Final	None
Estate of Ambroise LeBlanc, Plot 6	104 Bourque Road	1 acre/1 lot	Preliminary & Final	None
Ulysee Duhon Partition, Lot 8	147 Ulysse Road	1 acre/1 lot	Preliminary & Final	Sidewalks
Le Triomphe Village of Sarazen Tract F, Phase I New Lots 14 & 16	205 Troon Drive & 200 Turnberry Court	.565 acres/2 lots	Preliminary & Final	None
Autozone Inc. Property, Lot 1	2304 West Pinhook Road	1.288 acres/1 lot	Preliminary & Final	None
Smiling Goat Properties, LLC	3007 Moss Street	1.047 acres/1 lot	Preliminary & Final	None
Property of Jodie & Angel Parker, Tract 2	325 Rue Des Babineaux	4.103 acres/ 1 lot	Preliminary & Final	Sidewalks
Harbor Lights, Lots 95 & 96	200 Harbor Lights Drive & 800 Verot School Road	4.017 acres/2 lots	Preliminary & Final	None

Earlie & Barbara Roberson Property Tract A	115 Meda Drive	.47 acres/1lot	Preliminary & Final	Sidewalks
John H. Landry Partition, Remainder of Tract 3	214 Southcity Parkway	2.978 acres/1 lot	Preliminary & Final	None
Michaela Martin Todd, Tract 1, Parcel 3	2502 Louisiana Avenue	.35 acres/1 los	Preliminary & Final	None

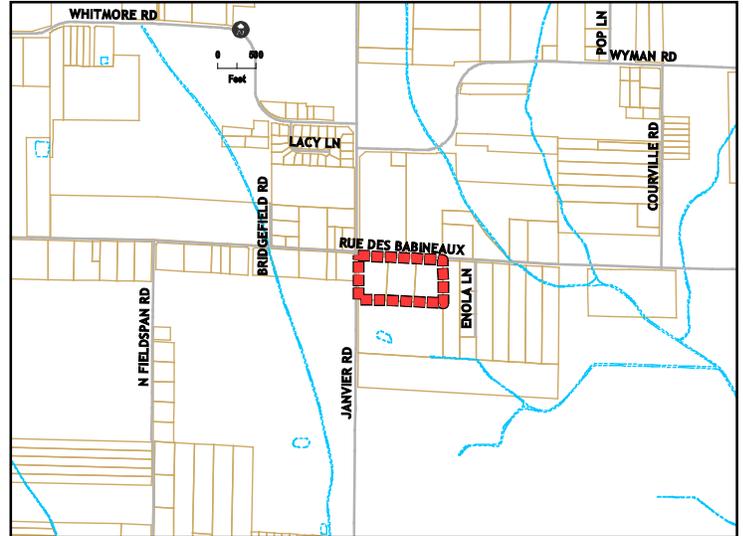
LAFAYETTE PLANNING COMMISSION
STAFF REPORT
 June 13, 2016

SUBJECT: Preliminary & Final
 Plat Approval
 Mauro & Karen Aguirre
 Resubdivision of Lots 1, 2,
 & 3 into Lots 1, 2, 3 & 4
 Case No. PC2016-0021

Applicant: Willie Belle Sarver, Gregory
 M. Sarver, & James B. Sarver

Owner: Willie Belle Sarver, Gregory
 M. Sarver, & James B. Sarver

Location: Janvier Road & Rue Des
 Babineaux
 Lafayette Parish



REQUEST:

- This is a request to resubdivide 14.439 acres into four (4) residential lots.

REQUESTED WAIVERS:

The applicant has requested a waiver of the following condition:

- The requirement to provide sidewalks along all public streets. (Condition #9)

RELEVANT ISSUES:

- This property is located in the unincorporated area of Lafayette Parish therefore, not zoned.
- This is a resubdivision of three (3) previously approved lots into four (4) lots.

STAFF RECOMMENDATION:

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

CONDITIONS:

1. Show Lafayette Parish Waterworks District North as the water provider. (LUS)

2. Lafayette Parish Waterworks District North is to be contacted by the developer to determine if service of potable water to the subdivision is possible. Upon 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. (LUS)
3. The entire development, approximately 14.439 acres, is located within the historical 100-year base floodplain. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year 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 100-year floodplain, 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. (Public Works Engineering) (UDC Art. 3, 89-42 (g))
4. The previously approved lot grading plan for the original plat of Mauro & Karen Aguirre Resubdivision recorded under act 2011-039868, shows the south portion of Lots 1, 2, & 3 flowing toward the pond. The new proposed plat is creating a Lot 4 which completely encompasses the pond. Therefore, a drainage agreement must be created to allow Lots 1, 2, & 3 to continue to drain to the pond through the new Lot 4; alterations can be made to redirect the water from these lots away from Lot 4. Additionally, private drainage servitudes may be needed, particularly on the pond overflow outfall along the eastern boundary of Lots 3 & 4. 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, lot grading plan, 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. (Public Works Engineering) (UDC Art.3, 89-42 (b)) & (UDC Art. 3, 89-30 (d) & (e))
5. Janvier Rd is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of 15' for future road widening plus a permanent building setback of 20' is required. (UDC (89-38 (f) b)
6. Rue Des Babineaux is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of 10' is required for future read widening plus a permanent building setback of 20' is also required. (UDC 89-38 (f) b)
7. The driveway for Lot 4 shall be included within the platted boundary or a joint access easement may be provided. (UDC 89-26 (d) (1) b)

8. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along Rue Des Babineaux outside of the existing driveway. (UDC 89-44 (b) (1))
9. Sidewalks are required along all public streets.
10. 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 to Rue Des Babineaux Road or Janvier Road, which are public streets that are maintained by the Lafayette Consolidated Government." (Lafayette Parish Health Unit)

PLAT REVISIONS:

1. Remove Atmos as the gas provider. (Atmos)
2. Addresses are assigned as follows:

Janvier Road
Lot 4 1211

Rue des Babineax
Lot 3 601
Lot 2 611
Lot 1 621

OTHER COMMENTS/SUGGESTIONS:

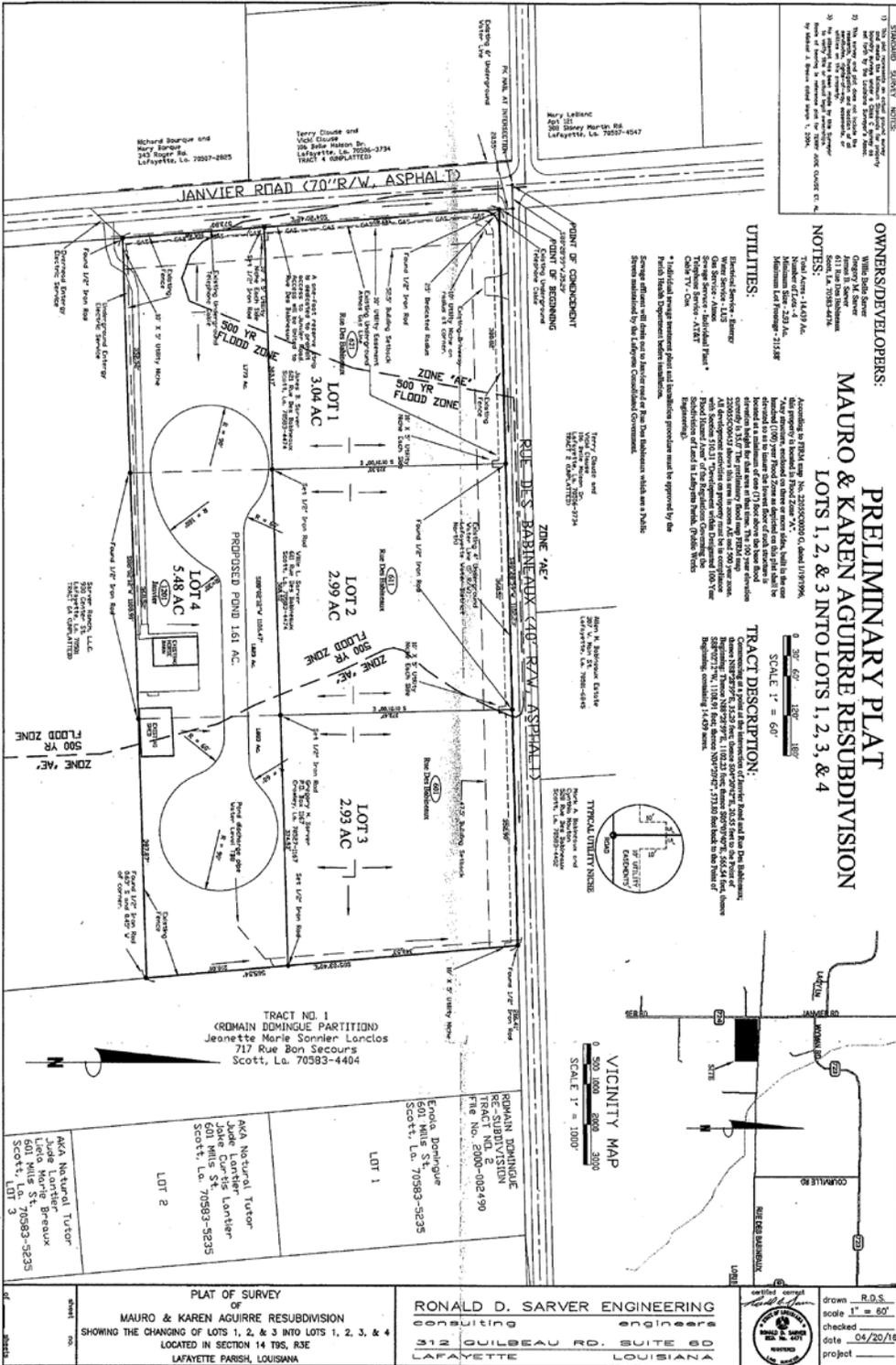
1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information 337-291-5634.
2. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.

Attachments:

Plat

Aerial Photo

Adjoining Property Owners



**ADJACENT PROPERTY OWNERS
MAURO & KAREN AGUIRRE RESUBDIVISION**

Terry Clause and Vicki Clause
106 Belle Maison Dr.
Lafayette, LA 70506-3734

Allen M. Babineaux Estate
307 W. Main St.
Lafayette, LA 70501-6845

Mark A. Babineaux and
Cynthia Mouton
528 Rue Des Babineaux
Scott, LA 70583-4402

Jeanette Sonier Lanclos
717Rue Bon Secours
Scott, LA 70583-4404

Enola Domingue
601 Mills St.
Scott, LA 70583-5235

AKA Natural Tutor Jude Lantier
Jake Curtis Lantier
601 Mills St.
Scott, LA 70583-5235

AKA Natural Tutor Jude Lantier
Liela Marie Breaux
601 Mills St.
Scott, LA 70583-5235

Sarver Ranch, L.L.C.
930 Center St.
Lafayette, La. 70501

Richard Borque and Mary Borque
343 Roger Rd.
Lafayette, LA 70507-2825

Gregory M. Sarver
PO Box 1167
Crowley, La. 70527-1167

Mary LeBlanc
Apt 121
308 Sidney Martin Rd.
Lafayette, LA 70507-4547

OWNERS/DEVELOPERS
Willie Belle Sarver, et. al.
611 Rue Des Babineaux
Scott, La. 70583-4474

PREPARED BY:
Ronald D. Sarver
305 Chastant Blvd.
Lafayette, LA 70508

4. 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. (LUS) (UDC 89-46 (c) (d))
5. Owner/Developer may be responsible for additional off-site costs resulting from necessary upgrades/improvements to the existing wastewater collection/pumping system to accommodate the flow from the development. (LUS)
6. Submittal of complete construction plans to LUS 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. (Public Works Engineering) (LUS) (UDC 89-46 (c) (d))
7. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. The Final Plat Submittal may take place at the time of building permit application. (Public Works Engineering) (UDC Art. 3, 89-25 (b))
8. 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. (Public Works Engineering) (UDC Art. 3, 89-42 (d))

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase 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. See UDC Art. 3, 89-42 (d). (Public Works Engineering)

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 (Public Works Engineering) (UDC 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 Clark and Company and Wal-Mart properties. (Public Works

Engineering) (UDC Art. 3, 89-30 (d) & (e))

11. 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, (Americana 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. (Public Works Engineering) (UDC Art. 3, 89-37)
12. Sidewalks are required along all public streets.
13. A Traffic Impact Analysis is required. The analysis shall include but not be limited to: driveway number, driveway spacing, turn lane requirements etc. (UDC 89-26 (d) (1) c)
14. The maximum density is 25 dwelling units per gross acre in a CH Zoning District. The proposed development of 438 units exceeds the allowed density. Please revise. (UDC 89-301b (17))
15. 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. Address assigned is 500 N. Pierce Street.

OTHER COMMENTS/SUGGESTIONS:

1. The owner will coordinate with the Lafayette Utilities System for all required service connections.

2. Any relocation of existing electric facilities will be at the owner/developer's expense. (LUS)
3. Provide and show on the final plat, any additional utilities servitudes needed for required utilities facilities. (LUS)
4. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
5. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 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 \$18.75. 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. (Public Works Engineering) (UDC Art. 3, 89-44 (e))
6. Public Works Traffic would like to work with the Developer to provide a bus shelter near the existing bus stop on N Buchanan at Pierce St. LCG would provide the shelter if the Developer would dedicate the right of way and provided the necessary concrete foundation.
7. This property is located in a CH (Commercial Heavy) Zoning District.

Attachments:

Plat

Aerial Photo

Adjoining Property Owners

ADJACENT PROPERTY OWNERS
BROOK POINTE, LP

Charles & Cindy Crossley
The Revocable Living Trust
PO Box 91064
Lafayette, LA 70509-1064

Clarence Skipper Jr
208 Noble St.
Lafayette, LA 70506-1108

Solid Rock Missionary Baptist Church of
Laf.- Rev. Robert Charles
PO Box 1282
Scott, LA 70583

Moore Petroleum Inc.
PO Box 362
Crowley, LA 70527-0362

Murphy Oil USA Inc.
PO Box 7000
El Dorado, AR 71731-7000

Burlington Northern Santa Fe
Railway / David Uphaus
PO Box 961089
Fort Worth, TX 76161-0089

Mike Baker Brick Co.
PO Box 51234
Lafayette, LA 70505-1234

B & G Diversified Concepts LLC
PO Box 3608
Morgan City, LA 70381-3608

Lafayette Walmart Shoppes
Latter & Blum Property MGMT Inc
128 Demanade Blvd, STE 107
Lafayette, LA 70503-2500

UT Van Nguyen
412 N Pierce Street
Lafayette, LA 70501-4248

Thuy Nguyen
412 N Pierce Street
Lafayette, LA 70501-4248

Willey Schexneider Estate
901 Agnes St.
Lafayette, LA 70506-3227

Coburn Supply Co. Inc.
Clarke & Company
13201 Northwest FWY, STE 503
Houston, TX 77040-6024

Wal Mart Stores E Inc/ Prop Tax Dept
PO Box 8050 MS 0555
Bentonville, AR 72712-8050

Willey Schexneider Estate
901 Agnes St.
Lafayette, LA 70506-3227

Shirley Coleman
118 Lincoln St
Lafayette, LA 70501-1032

Carl Coleman
118 Lincoln St
Lafayette, LA 70501-1032

Jason Laday
118 Lincoln St
Lafayette, LA 70501-1032

Jessie Thibodeaux
118 Lincoln St
Lafayette, LA 70501-1032

Kearson Arceneaux
118 Lincoln St
Lafayette, LA 70501-1032

Sheryl Brothers
118 Lincoln St
Lafayette, LA 70501-1032

Brownlee Properties Inc
301 Steiner Rd
Lafayette, LA 70508-6005

Milton Brownlee Jr
301 Steiner Rd
Lafayette, LA 70508-6005

Mary Jones
1216 S Magnolia St.
Lafayette, LA 70501-7424

Willey Schexneider Estate
901 Agnes St.
Lafayette, LA 70506-3227

Mississippi Land Co. Inc.
PO Box 564
Natchez, MS 39121-0564

Kermit Glover
207 Gauthier Rd.
Lafayette, LA 70501-8358

Willey Schexneider Estate
901 Agnes St.
Lafayette, LA 70506-3227

Gibson Arceneaux
105 Savannah St.
Lafayette, LA 70501-3539

Nancy Broussard
100 Bradbury Xing
Lafayette, LA 70508-6639

Lydia Arceneaux
105 Savannah St.
Lafayette, LA 70501-3539

Joseph Calais
401 W Gilman Rd.
Lafayette, LA 70501-2739

Romona Calais
401 W Gilman Rd.
Lafayette, LA 70501-2739

Willis Richard Estate
Renee Stevenson
313 Surrey St.
Lafayette, LA 70501-6129

Joyce Pete Estate
106 Madeline Ave.
Lafayette, LA 70501-3522

Faith Lyons
311 Mudd Ave.
Lafayette, LA 70501-4822

Cuong Chau
PO Box 90333
Lafayette, LA 70509-0333

Emilie Duhon
101 Mczeal Dr.
Lafayette, LA 70507-6230

Felton Duhon
101 Mczeal Dr.
Lafayette, LA 70507-6230

Richard Bruno
317 N Pierce St.
Lafayette, LA 70501-4245

OWNER:
Michael Hamner
Children's Class Trust #1
PO Box 2968
Lafayette, LA 70502-2968

DEVELOPER:
BROOK POINTE, LP
1469 SOUTH FOURTH STREET
LOUISVILLE, KY 40208

PREPARED BY:
Shawn MacMenamin, PLS
T. Baker Smith
107 Global Circle, STE 100
Lafayette, LA 70503

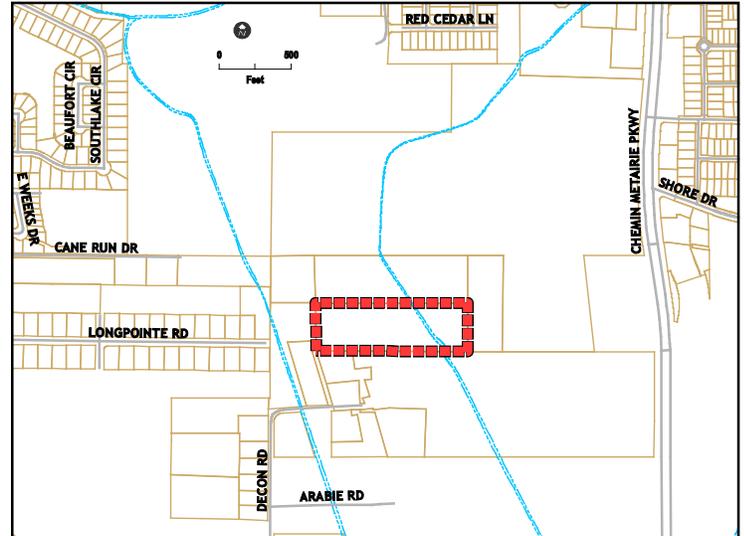
LAFAYETTE PLANNING COMMISSION
STAFF REPORT
 June 13, 2016

SUBJECT: Preliminary Plat Approval
 Lorris Savoy, Jr. Estate
 Case No. PC2016-0023

Applicant: Hunter Savoy, Jr.

Owner: Lorris Savoy, Jr.

Location: Decon Road
 Lafayette Parish



REQUEST:

- This is a request for Preliminary Plat approval to subdivide 8.072 acres into two (2) residential lots.

RELEVANT ISSUES:

- This property is located in the unincorporated area of the Lafayette Parish therefore, not zoned.
- The applicant is creating a private street off of Decon Road.

STAFF RECOMMENDATION:

Approval is recommended subject to the following conditions and all standards of the Unified Development Code.

CONDITIONS:

1. Revise the typical utility niche diagram to indicate that the niche can be located on both sides of the property line. (LUS) (UDC 89-30 (c)(2)).
2. Submittal of complete construction/ existing conditions plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan 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. (Public Works Engineering) (UDC Art. 3, 89-25 (b) & Art.

8, 89-154)

3. Approximately 6 acres of the development are located within the historical 100-year base floodplain. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year 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 100-year floodplain, 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. (Public Works Engineering) (UDC Art. 3, 89-42 (g))
4. 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. (Public Works Engineering) (UDC Art.3, 89-42 (b))
5. 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 drainage servitude from apparent high bank and inclusive of channel" on both sides of channel. (Public Works Engineering) (UDC Art. 3, 89-30 (d))
6. Include in Flood Note: "Any structure, enclosed on three or more sides, built on property in the one hundred (100) year Flood Zone as depicted on this plat shall be elevated so as to insure that the lowest floor of such structure is located at a minimum of one (1') foot above the base flood elevation height for that area at that time." (Floodplain Administration)
7. 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 to the coulee #W23 L8 which shown on the plat. The coulee is maintained by the Lafayette Consolidated Government." (Lafayette Parish Health Unit)

PLAT REVISIONS:

1. Label the Private Road, "Private Street/Utility Easement".
2. A note must be placed on the final plat stating, "Dada Road is a private street and will not be maintained by Lafayette Consolidated Government." Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.

3. The street name Dada Road has been found acceptable for use. The addresses are as follows:

Dada Road	
Lot 10B	108
Lot 10A	112

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue.
2. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.

Attachments:

Plat

Aerial Photo

Adjoining Property Owners

ADJACENT PROPERTY OWNERS**LORRIS SAVOY, JR.**

Earline Trahan Vincent
P.O. Box 174
Youngsville, LA 70592

Karen Mary Lamulle Hamilton
27 Santa Ana Avenue
Jefferson, La 70121

Susan Denais Prudhomme Matte
104 Lakeshore Drive
Youngsville, La 70592

Ascension Episcopal
School Campus
P.O. Box 3892
Lafayette, La 70502

David James Sonnier &
Shirley Savoy Sonnier
4218 Decon Road
Youngsville, La 70592

Shirley Savoy
AKA Shirley Savoy Sonnier
4218 Decon Road
Youngsville, La 70592

Jessica Bouillion Boyles
& Kenneth W. Boyles
4116 Decon Road
Youngsville, La 70592

Laura Savoy &
Laura Savoy Carlin
4206 Decon Road
Youngsville, La 70592

Cheryl Trahan Dugas
4111 Decon Road
Youngsville, La 70592

Cheryl Trahan Dugas
& Richard Dugas
4111 Decon Road
Youngsville, La 70592

Cheryl Trahan Dugas
4111 Decon Road
Youngsville, La 70592

OWNER

Lorris Savoy, Jr.
4216 Decon Road
Youngsville, LA 70592

DEVELOPER

Hunter Savoy
110 Avery Drive
Youngsville, LA 70592

PREPARED BY

S. J. Langlinais & Associates, Inc.
2413 Veterans Memorial Drive
Abbeville, LA 70510

LAFAYETTE PLANNING COMMISSION
STAFF REPORT

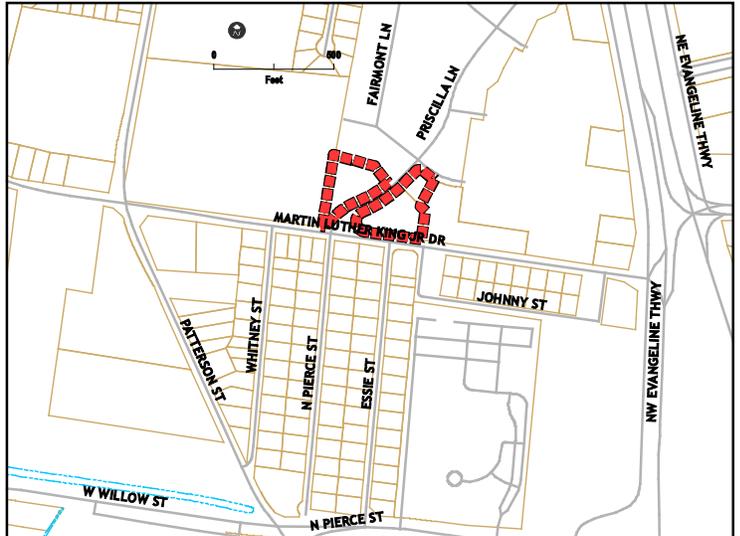
June 13, 2016

SUBJECT: Preliminary Plat Approval
 Destiny Estates Phase II
 (Resubdivision of Lot 192 &
 Commercial Lots A & B of
 Gentilly Park)
 Case No. PC2016-0025

Applicant: Destiny Kingdom
 Properties, LLC

Owner: Ronald Ritchey, Susan
 Pellegrin, & Christine Weber

Location: Priscilla Lane & Martin
 Luther King, Jr. Drive
 City of Lafayette



REQUEST:

- This is a request for Preliminary Plat approval for the resubdivision of 2.08 acres into 11 residential lots.

REQUESTED WAIVERS:

The applicant has requested a waiver of the following condition:

- The requirement to provide 15% open space. (Condition #12)

RELEVANT ISSUES:

- This is a resubdivision of Lot 192 & Commercial Lots A & B of Gentilly Park.
- This property is located in a MN-1 (c) (Mixed Use Neighborhood – Conditional) Zoning District which allows a detached single family dwelling.

STAFF RECOMMENDATION:

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

CONDITIONS:

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS. (LUS) (UDC 89-46 (e)(1))
2. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines) and provide required 10' utility easements around these facilities. (LUS) (UDC 89-30 (b)(5))
3. 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. (LUS) (UDC 89-46 (c) (d))
4. Submittal of complete construction plans to LUS 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. (LUS) (UDC 89-46 (c) (d))
5. 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. (Public works Engineering) (UDC Art. 3, 89-42 (d))

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase 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. (Public Works Engineering) (See UDC Art. 3, 89-42 (d)).

6. Upon review of 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 Parkway Plaza, Lafayette Parish School Board, Cormier, Gooding Investments, Cardinal Homes, and Carmouche properties. (Public Works Engineering) (UDC Art. 3, 89-30 (d) & (e))
7. A review of the plat indicates a retention/detention pond is an integral component of the proposed development drainage system and therefore must be located within dedicated private drainage servitude. Additionally, since the retention/detention pond incorporates the existing drainage channel, the drainage impact analysis must be approved in writing prior to beginning any construction. The drainage impact analysis for the proposed

location of the pond must utilize a 25-year design storm event. If the drainage impact analysis is not approved by Public Works, alternate designs and/or location of the pond may be required. (Public Works Engineering) (UDC Art. 3, 89-42)

8. 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. (Public Works Engineering) (UDC Art. 3, 89-37)
9. Five foot wide sidewalks are required along both sides of Priscilla Lane. (UDC 89-44 (e))
10. Five foot wide sidewalks are required along Martin Luther King Jr. Dr. (UDC 89-44 (e))
11. Lot 9 shall only have access to Priscilla Ln. A one foot reserve strip dedicated to Lafayette Consolidated Government is required along Martin Luther King Jr. Dr. within the boundary of Lot 9. (UDC 89-38 (c) (7) b)
12. Fifteen percent (15%) open space is required.
13. 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. Include reference to the revised preliminary FIRM panel 22055C0160 J dated September 6, 2011 which indicates this location in zone AH with a BFE of 42.0. (Floodplain Administration)
2. Include in Flood Note: "Any structure, enclosed on three or more sides, built on property in the one hundred (100) year Flood Zone as depicted on this plat shall be elevated so as

to insure that the lowest floor of such structure is located at a minimum of one (1') foot above the base flood elevation height for that area at that time." (Floodplain Administration)

3. Indicate the Zoning District in the General Notes section.
4. Correct the minimum lot frontage in the General Notes Section.
5. The proposed name is Destiny Estates Phase II. There is currently no record of a Phase 1. Please correct the name at final plat approval.
6. Addresses are assigned as follows:

Priscilla Lane			
Lot	No	Lot	No
9	700	1	701
8	702	2	703
7	704	3	705
6	706	4	707
5	708		

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within the 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 contact 337-291-5634.
2. The owner will coordinate with the Lafayette Utilities System for all required service connections.
3. Any relocation of existing electric facilities will be at the owner/developer's expense. (LUS)
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
5. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 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 \$18.75. 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. (Public Works Engineering) (UDC Art. 3, 89-44 (e))

7. This property was recently rezoned from a CH (Commercial Heavy) Zoning District to an MN-1 (c) (Mixed Use Neighborhood - Conditional – allowing a detached single family dwelling as a permitted use) Zoning District.

Attachments:

Plat

Aerial Photo

Adjoining Property Owners

**ADJACENT PROPERTY OWNERS
DESTINY ESTATES PHASE II**

William D Swarouth
271 Janet Rd
Eunice, La 70535-7945

Keith Carmouche
Ceise Carmouche
709 Priscilla Ln
Lafayette, La 70501-1913

Cardinal Homes LLC
3124 Johnston St
Lafayette, La 70503-3742

Gooding Investments Llc
Po Box 62563
Lafayette, La 70596-2563

Carlos Lamont Cormier
100 Carondelet Dr
Lafayette, La 70501-1902

Lafayette Parish
School Board
113 Chaplin Dr
Lafayette, La 70508

Natalie Noel Thomas
Gerald Paul Thomas
801 Fairmont Ln
Lafayette, La 70501-1911

Brian Oneil Charles
Shantrelle Charles
803 Fairmont Ln
Lafayette, La 70501-1911

Gerald T Polaski Sr
Edith Mayon Polaski
802 Fairmont Ln
Lafayette, La 70501-1912

Steven Batiste Sr
Rose Calais
800 Fairmont Ln
Lafayette, La 70501-1912

Cress Investments LLC
2851 Johnston St #543
Lafayette, La 70503-3243

Cottam Properties LLC
123 Huttingtower Ln
Lafayette, La 70508-5424

Joseph Arceneaux (Est)
Rose Carter Arceneaux
805 Priscilla Ln
Lafayette, La 70501-1915

Melvin Fontenot (Est 08)
Betty Lee Fontenot
803 Priscilla Ln
Lafayette, La 70501-1915

Rosa Boudreaux Fusilier
2315 I 49 Service Rd
Opelousas, La 70570-6856

Floyd Allen
800 Priscilla Ln
Lafayette, La 70501-1916

Sandra Ann Johnson
203 Carondelet Dr
Lafayette, La 70501-1903

Ernest Carmouche II
Tamika Carmouche
802 Priscilla Ln
Lafayette, La 70501-1916

James Anthony Jackson
Tawana Lynette Azore
900 Priscilla Ln
Lafayette, La 70501-1918

1996 Parkway Plaza
Partnership LLC
2501 N Harwood St
Ste 2600
Dallas, Tx 75201-1618

Penny Camel Duplechien Properties Inc
208 Worth Ave
Lafayette, La 70508-6633

David Geisendorff
Sarah Kamel
128 Johnny St
Lafayette, La 70501-2802

Telecia Ardoin George
1304 Martin Luther
King Jr Dr
Lafayette, La 70501-2806

Desi Jonal White
Tammara Rubin White
809 La 1252
Carencro, La 70520-5337

Charles Ardoin
Jean Lormand Ardoin
156 Johnny St
Lafayette, La 70501-2802

Mary Ann Lormand
162 Johnny St
Lafayette, La 70501-2802

Cherise Carmouche
Ruby Henderson
709 Priscilla Ln
Lafayette, La 70501-1913

Ralph Blazio
Mildred Rixner Blazio
158 Essie St
Lafayette, La 70501-2810

Leroy Melancon
Joyce Hardy Melancon
106 Lighthouse Point Cir
Youngsville, La 70592-5675

Felton Joseph Roy
163 Essie St
Lafayette, La 70501-2809

Beatrice Clay
Scotty Tolliver
161 Essie St
Lafayette, La 70501-2809

Ngu Ngoc Le
118 W 14th St
Crowley, La 70526-2802

Willie Herman Miller Jr
Dana Menard Miller
1056 Bear Creek Cir
Breau Bridge, La
70517-6741

Rose A Brothers Signal
Vanessa Signal Norwood
1024 N Pierce St
Lafayette, La 70501-2826

Edwin Lapointe Sr
Ruby Benoit Lapointe
1022 N Pierce
Lafayette, La 70501-2826

Yvette Menard Hebert
Dana Menard Miller
3856 Ridge Rd
Rayne, La 70578-2737

Tonell Bruno
Brenda August Bruno
1025 N Pierce St
Lafayette, La 70501-2825

John Fitzgerald Allison
3715 Wheeler St
Houston, Tx 77004-5533

Gladys Antoine
1006 Martin Luther
King Jr Dr
Lafayette, La 70501-1858

Mary Ann Reeves
1000 Martin Luther
King Jr Dr
Lafayette, La 70501-1858

Lena Lovenia Allen
Odell Adam Sr
136 Whitney St
Lafayette, La 70501-2828

Soloman Jackson
134 Whitney St
Lafayette, La 70501-2828

Darlene Ann Thibodeaux Melancon
300 Saint Pierre Blvd
Carencro, La 70520-3801

Esther L Castille
402 Rue Carnot
Carencro, La 70520-5323

Charles Randell Begnaud
Virgie Begnaud
137 Whitney St
Lafayette, La 70501-2827

John C Chatman
205 Hulin Rd
Broussard, La 70518-5105

OWNERS:

Ronald J Ritchey Md
Susan Ritchey Pellegrin
130 Greenbriar Cir
Lafayette, La 70503-3666

DEVELOPERS:

Destiny Kingdom Properties LLC
1900 Cameron St
Lafayette, La 70506

PREPARED BY:

Paul L Miers Engineering
104 Westmark Blvd
Lafayette, La 70506