

**LAFAYETTE CONSOLIDATED GOVERNMENT
PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JULY 11, 2016**

MINUTES OF THE JULY 11, 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
Sara Gary
Sharon Wagner

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: John Guilbeau moved to approve the July 11, 2016 agenda.
SECOND: Lynne Guy
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

June 13, 2016

MOTION: Mark Gremillion moved to approve the June 13, 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

Property of Brett Denais, Tract 3
OM Shanti OM Five, LLC
Chester D. Bex, Tract 1-A
Rufus Peck Heirs Partition, Lot 9-A
David Guilbeau Property, Parcels 2-A & 2-B
Mrs. Lillian Guidry Et Al Partition-Tract 10, Lot 2
West End Heights Block 1, Lot 10-A
Alphe Leblanc Heirs, Lot 1
Property of Martha V. Bunnell, Parcel 5-B
Property of Beverly Abshire Duhon, Tract C-1

MOTION: Mark Gremillion moved for approval of the Hearing Examiner actions.
SECOND: Thomas Hooks
VOTE: 6-0-1-0
AYES: Brown, Gremillion, Guy, Hooks, Lewis, Zeller
NAYS: None
ABSTAIN: Guilbeau
ABSENT: None

MOTION CARRIES

2. Brook Pointe, LP Lots 1 & 2 (PC2016-0022)

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

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS.
2. 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.

3. The sidewalks have been removed from the original preliminary plat. If the existing sidewalks are to remain, a 5' sidewalk/utility servitude must be provided along N. Buchanan Street with a standard 10' utility servitude behind it.
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.
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.
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.
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.
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.

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).

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.
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.

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.
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.
14. The maximum density is 25 dwelling units per gross acre in a CH Zoning District. The proposed number of units on Lot 1 exceeds the allowed density. Please revise.
15. Twenty five percent (25%) Open Space is required.
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
Lafayette, LA 70508

PLAT REVISIONS:

1. Addresses are assigned as follows:
Lot 1 610 N. Buchanan Street
Lot 2 508 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.
3. Provide and show on the final plat, any additional utilities servitudes needed for required utilities facilities.
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.
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.

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

MOTION CARRIES

3. Otis Broussard (PC2016-0026)

MOTION: John Guilbeau moved for Preliminary Plat approval subject to the following conditions:

1. Provide 10' utility servitudes along all lots bordering public and private roadways and servitude niches at all property corners including typical utility niche diagram.
2. 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.
3. 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.
4. The private street must terminate in a T-type turnaround.
5. All lots must have a minimum frontage of 60'.
6. Ensure that the private street is assigned an approved name submitted through standard procedures.
7. This plat is located in the Milton Water System District. The property owner will need to contact the Milton Water System 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.

8. The note regarding the sewer effluent drainage will need to be approved by the Board of Health.

PLAT REVISIONS:

1. Indicate the Water/Wastewater provider.
2. Label the private street, "Private Street/Utility Servitude".
3. Include reference to the revised preliminary FIRM panel 22055C0250 J dated December 19, 2014 which indicates this location in zone AE.
4. Verify the minimum lot frontage in the notes section.
5. Address assigned is 106 (Private Street Name).
6. Remove Atmos Energy as the gas provider.
7. Provide the dimensions along with the distance and bearing for the private street.
8. 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 prior to final plat approval.

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat any additional utilities easement needed for required utilities facilities.
2. Any coulee crossings for the referenced subdivision must obtain an Off Road Channelization Permit from the Department of Public Works, call 291-5604.

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. Paul H. Dronet Property Tract 6-A-2 (PC2016-0027)

MOTION: Mark Gremillion moved for Preliminary & Final Plat approval subject to the following conditions:

1. All development activities on property must be 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. Note: Less than 5 acres of the proposed development are located within the 100-year flood plain.

2. 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.
3. Sidewalks are required along West Teljean Road.
4. 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 West Teljean Road, which is a public street that is maintained by the Lafayette Consolidated Government.” (Lafayette Parish Health Unit)

PLAT REVISIONS:

1. Indicate South Water District as the water provider.
2. Address assigned is 114 West Teljean Road.

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.
3. 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: Eddie Lewis
VOTE: 7-0-0-0
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

5. Green Oaks (PC2016-0009)

MOTION: Sevie Zeller moved for Revised Preliminary Plat approval subject to the following conditions waiving the requirement to construct sidewalks along all Public Streets and granted a front setback waiver of the dwelling only from 20 feet to 15 feet:

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS.
2. 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.
3. Plot existing water main and appurtenances and show 10' utility easements for these facilities.
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.
5. Submittal of complete construction plans to LUS for review and approval is required.
6. 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.
7. 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.

8. 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.
9. Streets shall be constructed with curb and gutter unless otherwise approved by the Department of Public Works based upon the results of the drainage impact analysis and/or the requirement is waived by the Planning Commission.
10. Submittal of a drainage impact analysis to the Department of Public 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).

11. 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.
12. 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 Green, Dehart, Thistlethwaite, Reynaud, Robertson, Legendre, Florence, Martin, Begnaud, Davis/Lawrence, Tapo/Ventroy and Dugal properties. Additional area for potential drainage servitude(s) includes the existing ditch along the southeastern portion of the development.
13. Language for the coulee that traverses the property must read “20 drainage servitude from apparent high bank and inclusive of channel” on both sides of channel.
14. 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.

15. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development.
16. A sight easement may be required for the connection of Street F to Tolson Road. If determined by the Engineer then the easement shall be shown on the final plat.
17. An enhanced setback of ten feet (10') must be provided along Tolson Road.
18. An enhanced setback of five feet (5') must be provided along Green Road.
19. A Traffic Impact Analysis is required. The TIA may include but not be limited to: left turn lane evaluation on existing and proposed streets as well as evaluation of the number and location of street connections to the existing network.
20. If building setbacks are other than 20' front, 5' side and 10' rear, indicate approved setbacks on the final plat.
21. Provide the Zoning category in the notes section.
22. The north arrow must be oriented the same in the vicinity map as on the plat.
23. Twenty percent (20%) Open Space is required.
24. Front Setback waiver: Front Dwelling (Only): 20 feet to 15 feet.
25. 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 22055C0170 J dated December 19, 2014 which also indicates this location in zone X.
2. Ensure that the four roadways labeled as Street A, B, C, & F are assigned approved names submitted through standard procedures (Streets D & E will become part of Street C).
3. Correct the spelling of Green Farm Road. Records indicate it is Greenfarm Road.
4. List Atmos Energy as the gas provider.
5. Clearly label all lots.
6. A note must be placed on the final plat stating, “The private streets are not to be maintained by Lafayette Consolidated Government.” Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
7. Addresses are assigned as follows:

Street A				Street C (eliminate Streets D & E)						Street F			
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
1	102	57	203	38	100	37	101	17	225	65	102	66	103
2	104	56	205	39	102	36	103	16	301	64	104	67	105
3	200	55	207	40	104	35	105	15	303	63	106	68	107
				41	106	34	107	14	305	62	108	69	109
				42	108	33	109	13	307	61	110	70	111
Green Rd				43	202	32	111	12	309	60	112	71	113
Lot	No			44	204	31	113	11	311	59	114	72	115
SLS	214			45	206	30	115	10	313	58	116	73	117
				46	208	29	201	9	317	Park	118	DP	119
Tolson Rd				47	210	28	203						
CA1	532			48	212	27	205			Street B			
CA2	536			49	214	26	207			Lot	No	Lo	No
				50	300	25	209			4	102		
				51	302	24	211			5	104		
				52	304	23	213			6	106		
				53	306	22	215			7	108		
				54	308	21	217						
						20	219						

						19	221						
						18	223						

OTHER COMMENTS/SUGGESTIONS:

1. 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.
2. 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.
3. The Owner is required to contact LUS to determine the source of electric supply prior to construction. The Owner is directed to call the LUS Engineering division (337-291-8972).
4. The owner will coordinate with the Lafayette Utilities System for all required service connections.
5. Any relocation of existing electric facilities will be at the owner/developer's expense.
6. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
7. Provide any request for modifications and include reasons.
8. This property is located in a RS-1 (Residential Single-Family) zoning district.

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

MOTION CARRIES

V. OTHER BUSINESS

1. Presentation of the Comprehensive Plan Annual Report
2. Amendments to the Unified Development Code

MOTION: Mark Gremillion moved to approve the amendments to the Unified Development Code (UDC) as presented.

SECOND: John Guilbeau

VOTE: 7-0-0-0

AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Lewis, Zeller

NAYS: None

ABSTAIN: None

ABSENT: None

MOTION CARRIES

VI. PUBLIC COMMENTARY: GENERAL

VII. ADJOURNMENT

Mark Gremillion moved to adjourn the meeting at 6:35 p.m.

Submitted by,

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