

**LAFAYETTE CONSOLIDATED GOVERNMENT
HEARING EXAMINER
PUBLIC HEARING
FRIDAY, JANUARY 10, 2020**

MINUTES OF THE JANUARY 10, 2020 MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT HEARING EXAMINER HELD AT 8:30 A.M., 220 WEST WILLOW STREET, BUILDING B, DEVELOPMENT AND PLANNING AUDITORIUM, LAFAYETTE, LOUISIANA.

STAFF PRESENT

Kyle Faber
Sharon Wagner

I. CALL TO ORDER

Kyle Faber called the meeting to order at 8:35 a.m.

II. DEVELOPMENT REVIEW

1. Century Link Communications, LLC (HE 2020-0001)

MOTION: Sharon Wagner moved for Preliminary Plat approval subject to the following conditions and plat revisions.

CONDITIONS OF DEVELOPMENT:

1. Submittal of complete construction plans to the Department of Public Works and to LA-DOTD will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
2. Submittal of a drainage impact analysis to the Department of Public Works and to LA-DOTD for review and approval is required or as worked out with the Public Works Department. 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 (c) and (d)).

3. 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.
4. 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 Union Pacific Railroad Company & Burlington Northern Santa Fe Railroad Co.
5. If applicable, 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.
6. 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, Building 3 – Suite 100, Lafayette, LA 70508.
7. Provide a 10' utility servitude along all lots bordering public roadways. Provide utility servitude niches at all property corners bordering public roadways.
8. Plot all existing electrical facilities (cabinets, transformers, manholes, street lights, electric lines, down guys, etc.) and provide the required 10' utility servitudes around these facilities.
9. Plot all existing sanitary sewer and water facilities (manholes, force mains, lift stations, fire hydrants, valves, etc.) and provide the required 10' utility servitude around these facilities.

10. Any access to Johnston Street (LA Hwy 167) must be approved by LA-DOTD and must comply with the typical driveway standards. Platting of this parcel does not guarantee direct access to a state route. A copy of the approved permit must be provided to the Traffic & Transportation-Traffic Engineering Division prior to the approval and issuance of any building permit. This requirement must be noted on the final plat.
11. A one-foot (1') reserve strip dedicated to Lafayette Consolidated Government is required to be placed inside the property line along Sixth Street.

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along Johnston Street (LA Hwy 167) and Sixth Street prior to the issuance of the Certificate of Occupancy and also waived the Condition of Development that a double frontage lot is prohibited in the City of Lafayette unless compliance with the regulations set forth in the Unified Development Code is adhered to.

PLAT REVISIONS:

1. Revise the **Flood Insurance Map (FIRM)** effective date to **December 21, 2018**
2. Provide a **Typical Utility Note** to indicate the **Utility Providers**.
3. A note must be placed on the final plat stating that "LUS Wastewater service is not located on the development. The Owner/Developer of the development shall install LUS approved wastewater service when necessary. LCG & LUS are not responsible for the cost of any required improvements."
4. Also label Johnston Street as **LA Hwy 167**.
5. Provide the name, address and telephone number of the property owner and the applicant/developer on the final plat.
6. Provide in tabular form on the final plat, the **Total Acreage** and the **Total Number of Lots** being platted.
7. Include in the **Title Block** of the plat the **Type of Development (Commercial)**.
8. Provide on the final plat, the written scale for the plat and vicinity map.
9. Provide on the final plat, a **Lot Number** for the proposed lot.
10. Put the **Zoning Classification** of **IL (Industrial Light)** on the final plat.
11. Put the assigned address of **100 Sixth Street** on the final plat.

MOTION CARRIES

2. Extension of Letters of Credit (HE 2020-0002)

MOTION: Sharon Wagner moved that the letters of credit be extended and renewed for another year for the following subdivisions and amounts.

Summer Winds	\$39,075 for construction of sidewalks
San Sebastian	\$129,275 for the construction of sidewalks
Hamilton Estates, Lot 1	\$10,000 for the construction of streets

III. ADJOURNMENT

Kyle Faber moved to adjourn the meeting at 8:46 a.m.

Submitted by,

Anne Famoso
Development Manager
Department of Development and Planning