

**LAFAYETTE CONSOLIDATED GOVERNMENT  
HEARING EXAMINER  
PUBLIC HEARING  
FRIDAY, JANUARY 24, 2020**

MINUTES OF THE JANUARY 24, 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  
Anne Famoso

**I. CALL TO ORDER**

Kyle Faber called the meeting to order at 8:31 a.m.

**II. DEVELOPMENT REVIEW**

**1. John M. Broussard & Thurzile Dronet, Lot 9-A (HE 2020-0003)**

MOTION: Anne Famoso 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. 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 Earline Leblanc Danette Stutes Dirk Leblanc The Claude Leblanc, Jr. Testamentary Special Needs Trust, Lot 8 Jamie Soileau and The White Diamond Billards Properties.
5. Private and/or public drainage servitudes may be required to achieve proper storm water management. An area of particular interest includes the private ditch that traverses the southern boundary of the adjacent White Diamonds Billiards property.
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. 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.
8. Submittal of complete construction plan 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. Submittal may take place at the time of Codes permit application. **Building permits shall not be issued until construction plans have been approved.**
9. A cross access easement is required between the Southern Plaza, LLC property to the south and the property to the north. **This requirement must be noted on the final plat.**
10. Any access to Johnston Street (US 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. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along Johnston Street (US Hwy 167). The A.D.A. compliant sidewalks are required to be constructed prior to the issuance of a Certificate of Occupancy.

**PLAT REVISIONS:**

1. Provide a North Arrow on the final plat.
2. Provide on the final plat the names of all abutting subdivisions or if unplatted, label as “Unplatted”.
3. Show on the final plat, the lines of the incorporated areas, if within 3,000 feet or less of the nearest corporate limits of the City of Lafayette, give the exact distance.

**MOTION CARRIES**

**2. Britt Byrne & Connie Ann Hotard Byrne, Tract 8-A (HE 2020-0004)**

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

**CONDITIONS OF DEVELOPMENT:**

1. A lot/site grading plan will be required to be submitted to the Public Works Department for review and approval. **Final plats may not be recorded or permits issued until the lot/site grading plan has been approved.** 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.
2. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat stating, “Where the effluent will drain to and who maintains the area where the effluent drains to”.
3. Provide a 10’ utility servitude along all lots bordering public roadways. Provide servitude niches at all property corners bordering public roadways.
4. Racca Road is located within the Rural Area of the Lafayette Transportation Plan. An enhanced setback line of twenty-feet (20’) must be placed along Racca Road.

The Hearing Examiner waived the Condition of Development requiring that Americans with Disabilities Act (A.D.A.) compliant sidewalks be constructed along Racca Road prior to final plat approval and recordation or to provide a letter of credit for the construction of the sidewalks.

**PLAT REVISIONS:**

1. **A note must be placed on the final plat stating:** “Please be advised if greater than fifteen (15) lots are developed, a community type sewerage disposal system may be required and all lots and/or units shall be connected to said system. See O-189-2011”.
2. The boundaries for **Tract 8-A** must be drawn with a heavy line (the rear property line needs to be a heavy line). The area outside the plat boundary (Tract 8-B) shall be drawn with dashed line.
3. Revise the notation in the **Title Block** about the new tracts are herein designated as “Tract 8-A” and “Tract 8-B” to only reference Tract 8-A, since it is the only tract that can be approved.
4. Revise the statement that reads “Said property is situated in Section 22 & 27, T11S-R4E Parish of Vermillion and Lafayette, State of Louisiana” to indicate just Lafayette Parish as Tract 8-A is located only in Lafayette Parish. No reference to Vermillion Parish should be indicated.
5. Put the assigned address of **137 Racca Road** on the final plat.

**MOTION CARRIES**

**III. ADJOURNMENT**

Kyle Faber moved to adjourn the meeting at 8:45 a.m.

Submitted by,

Anne Famoso  
Development Manager  
Department of Development and Planning