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NOV 05 2021

LCG Council Office

Internal Memorandum

Development and Planning Department
Development Division (Route 9010)

TO: Veronica L. Williams

DATE: October 29, 2021

FROM: Mary Sliman

SUBJECT: Appeal of Parish Planning Commission Action
Miramar Subdivision Resubdivision of Lots 1-6
Case No. PC2021-0052

Please find enclosed an appeal of Parish Planning Commission action concerning Miramar Subdivision Resubdivision of Lots 1-6. The Parish Planning Commission granted Preliminary Plat approval to the development on October 11, 2021. An adjacent property owner has appealed the decision of the Planning Commission. The following information is included in your packet.

- Appeal Application
- Parish Planning Commission Action Letter
- Minutes
- Parish Planning Commission Staff Report

It is my understanding that the Parish Council will hear this appeal November 16, 2021. This office will notify all property owners of the Parish Council meeting date to hear the appeal.

Should you have any questions, or need any further information, please let me know.

Sincerely,

A handwritten signature in blue ink that reads 'Mary Sliman'.

Mary Sliman
Director

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OCT 18 2021

DEVELOPMENT DIVISION

APPLICATION FOR APPEAL
PLANNING COMMISSION

DEVELOPMENT AND PLANNING DEPARTMENT

Fee \$500.00

DEVELOPMENT AND PLANNING
USE ONLY

Date of Application: 10-18-21

Received by: SW

Case Name: Preliminary Plat of Resubdivision of Lots 1-6, Miramar Subdivision

Case Number: PC2021-0052 Planning Commission Meeting Date: 10-11-2021

Planning Commission Action

Being Appealed: Preliminary Approval of Resubdivision of Lots 1-6, Miramar Subdivision

Name of Appellant: Charles Credeur

Address: 103 Hiatus Lane, Lafayette LA 70508

Telephone # 337-315-1530 Fax # _____ Cell # 337-315-1530

Appellant's Standing: Owner () Developer () Adjacent Property Owner (X) Other ()
(Please Check One)

If "Other" Checked,

Please Explain: _____

Reason(s) for Appeal: Decision conflicts w/ ordinance, code or policy to limit
number of lots a Resubdivision may entail. Decision does not take into
account traffic consequences; timing consequences or impact of adjacent property
owners. Environmental impact not considered. Contrary to Comprehensive Plan.

Appellant's

Signature: [Signature] Date: 10-15-2021

Representing Charles Credeur

Note that this appeal will be placed on the next available City Parish Council Agenda.

Ramon S. Fonseca, Jr.
337-456-1163

921 Kaliste Saloom Rd.
Lafayette, LA, 70508

October 13, 2021
Dev Rev 21-407

C.P.S., Inc.
Attn: David Naomi
P. O. Box 90183
Lafayette, LA 70509

**RE: MIRAMAR SUBDIVISION RESUBDIVISION OF LOTS 1-6 into 1A-1C, 2A-2D, 3A-3C,
4A-4D, 5-A-5-D & 6A-6E (PC2021-0052)
ACTION LETTER**

Dear Mr. Naomi:

Please be advised that on Monday, October 11, 2021, the Parish Planning Commission voted to grant Preliminary Plat approval to the above referenced development subject to meeting all standards of the Lafayette Development Code and 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 standard servitude niches (10' deep by 5' wide) at all property corners including typical utility niche diagram.
2. Plot existing sanitary sewer facilities (manholes, force mains, lift stations, etc.) and provide required utility servitudes around these facilities.
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.
4. Submittal of complete construction plans to LUS for review and approval is required.
5. 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 grading, drainage and erosion control plans 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 and constructed.
6. New private streets, private alleys and private drainage systems shall conform to the applicable requirements of Subsection 89-42(a)-(g) with respect to the design and construction of the sub-surface/open ditch roadway drainage system and private drainage outfall.

7. 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.

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 David & Dina Culotta and Miramar Subdivision properties.
10. Comments are made per residential development. However, Multi-family developments (ie. townhomes, condos, etc.) are permitted as commercial developments and will require a Drainage Impact Analysis at building permit application.
11. Due to the width of the lots, the drainage model of the roadside ditches shall include all driveway culverts to verify that the proposed open ditch system will function as designed. Alternate hydraulic design models may be necessary, including sub-surface drainage system, to provide adequate drainage for the development.
12. Sidewalks are required along all public streets.
13. A 1' reserve strip shall be dedicated to the Lafayette Consolidated Government along Miramar Boulevard. Access shall be from the proposed right of passage.
14. Access to E. Milton Avenue (LA 92) shall be approved by DOTD.
15. A note must be placed on the final plat stating, "Private Street(s) are not to be maintained by Lafayette Consolidated Government." Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
16. Twenty percent (20%) open space is required and calculations must be shown on the final plat.
17. This development must be in compliance with the required setbacks as stated in the LDC.

PC2021-0052 ACTION LETTER

MIRAMAR SUBDIVISION RESUB OF LOTS 1-6 into 1A-1C, 2A-2D, 3A-3C, 4A-4D, 5-A-5-D & 6A-6E

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18. 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 pending.
2. Label the "37.5' Right of Passage as a "Private Street/Utility Easement".
3. Indicate in the plat title that this is a residential development.
4. If the residences are attached, this must be noted on the final plat.

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. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 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 \$25.00. 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. (LDC Art. 3, 89-44 (e))
7. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.

PC2021-0052 ACTION LETTER

MIRAMAR SUBDIVISION RESUB OF LOTS 1-6 into 1A-1C, 2A-2D, 3A-3C, 4A-4D, 5-A-5-D & 6A-6E

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8. If developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.

The action of the Commission may be appealed by any interested party within five (5) working days of the date of this letter. The approval granted by the Commission is in effect for a period of **two (2) years**. This approval will expire on **October 11, 2023**.

Five (5) copies of the corrected Preliminary Plat along with an electronic version emailed to **swagner@lafayettela.gov** must be submitted within ten (10) days of Commission action. Failure to submit the corrected copies will nullify all approvals granted.

Twenty-five (25) copies of the corrected final plat and the signed Act of Dedication and Private Street Maintenance Agreement must be provided for final approval.

Should you have any questions, please let me know.

Sincerely,

Sharon Wagner
Planner II

C: Development File
Travis Smith
Troy Stelly
Jason Miller
Jim Moore

J Boone Development, LLC
1416 Eraste Landry Road
Lafayette, LA 70506-1923

**LAFAYETTE CONSOLIDATED GOVERNMENT
LAFAYETTE PARISH PLANNING COMMISSION
PUBLIC HEARING
MONDAY, OCTOBER 11, 2021**

MINUTES OF THE OCTOBER 11, 2021 MEETING OF THE LAFAYETTE
CONSOLIDATED GOVERNMENT PARISH PLANNING COMMISSION HELD AT
5:00 P.M., 220 WEST WILLOW STREET, BUILDING B, DEVELOPMENT AND
PLANNING AUDITORIUM, LAFAYETTE, LOUISIANA.

STAFF PRESENT

Neil LeBouef
Mary Sliman
Sharon Wagner

MEMBERS PRESENT

Bonnie Anderson
Walter Arceneaux
Charlie Buckels
Wesley Hebert

LEGAL COUNSEL

Paul Escott

MEMBERS ABSENT

John Broussard

I. CALL TO ORDER

Charlie Buckels called the meeting to order at 5:00 p.m.

II. APPROVAL OF MEETING MINUTES

September 13, 2021

MOTION: Bonnie Anderson moved to approve the September 13, 2021 meeting minutes.
SECOND: Walter Arceneaux
VOTE: 4-0-0-1
AYES: Anderson, Arceneaux, Buckels, Hebert
NAYS: None
ABSTAIN: None
ABSENT: Broussard

MOTION CARRIES

III. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

Joseph Hebert Partition, Tract 4-C-1
Pete's Subdivision, Lots 5-A & 5-B

William Marks Partition, Tracts 1-G-1 & 1-G-2
Touchet Road Properties, LLC Tracts 1-A, 2, 3, & 4
M. Dale Doucet Property, New Lots 1 & 2
Aguilar-Armenta Estates, Tract 1A
Paula Broussard Feeney, Lot 1
Dugas Heirs, Lot 3-A
Mr. A. Andre' Amy Property, Plots 3-C-1, 3-C-2, 3-C-3, & 3-C-4

MOTION: Bonnie Anderson moved for approval of the Hearing Examiner actions.
SECOND: Walter Arceneaux
VOTE: 4-0-0-1
AYES: Anderson, Arceneaux, Buckels, Hebert
NAYS: None
ABSTAIN: None
ABSENT: Broussard

MOTION CARRIES

2. Miramar Subdivision Resubdivision of Lots 1-6 into Lots 1A – 1C, 2A – 2D, 3A – 3C, 4A – 4D, 5A – 5D, & 6A – 6E (PC2021-0052)

Sharon Wagner presented the staff report.

Trey Boone, Developer, spoke and explained the project and stated the lots are rear loaded. Chairman Buckels asked if this property was a part of the existing Miramar Homeowner's Association. Mr. Boone stated that it is not. Chairman Buckels asked how wide the entrance is. Mr. Boone stated the entrance is 20 – 22 feet wide.

Jimmy Stagg, Attorney representing Mr. Boone, spoke and explained the research he had done regarding the applicability of the restrictive covenants. He stated the property had gone into foreclosure when the developer defaulted on the loan and went to Sheriff's sale. He further stated that property purchased at Sheriff's sale under state law are free and clear of any encumbrances, including restrictive covenants. He further stated that restrictive covenants should have no bearing on the Planning Commission approval and that it is a judicial matter. He asked the Commission to approve the subdivision. Commissioner Buckels asked if legal would confirm that restrictive covenants are not a consideration of Planning Commission approval. Paul Escot, City-Parish Attorney, agreed.

Desiree Jackson, 224 Crenshaw Drive, President of HOA, stated that she would read what their attorney had "scripted" for her. She stated that there were discrepancies with Mr. Stagg's research and that they do not trust him. She stated they are opposed to the development and would like to see six homes built on the six lots, 1 on each existing lot. She stated the development would bring increased traffic.

Chairman Buckels asked Travis Smith, Traffic Engineer, if the private road would be two lane. Mr. Smith stated that it looks like it is a two lane but that a one way would not be prohibited. Chairman Buckels stated that access to LA 92 would require LA-DOTD approval. He asked Travis what the LA-DOTD would be looking for. Travis stated driveway spacing and traffic volume.

Suzanne Shean, volunteer consultant for the Miramar HOA, spoke and stated their research had resulted in findings that the Miramar Architectural Board had previously granted a variance for minimum lot size to allow townhomes and that it is recorded in the courthouse. She stated that a cash sale document notarized by Jimmy Stagg regarding the cash sale of Miramar to J Boone referred to the sale being subject to restrictive covenants.

Toby LeBlanc, 207 Hiatus Lane, stated that his home is his largest investment. He stated that he is against the development. He stated he has concerns about sewerage, increased traffic, drainage, and the residents in the proposed 2 story homes looking in his backyard.

Quinta Thompson, 103 Hiatus Ln, stated she is concerned about privacy, increased traffic, the density of the new development, the fact the homes will be 2 story.

Chairman Buckels asked Public Works to address the drainage impact analysis required. Mark Laverne, Public Works, explained the drainage study and drainage requirements in detail. He stated that his job is making sure there is no adverse impacts on the adjacent properties.

Chairman Buckels asked Sharon Wagner to explain effluent drainage. Ms. Wagner referred that Items 2, 3, 4, & 18 address the sewerage requirements. Tying into the existing system will require Board of Heath and LUS approval.

Trey Boone spoke last and addressed the drainage, and stated there will be no rear facing windows on the homes.

Chairman Buckels stated that regulation LDC 89-57 addresses the Commissions standard of approval and stated that an appeal of the Commission decision could be made to the Parish Council within five business days of the date of the Action Letter.

Commissioner Hebert asked Travis about the entrance into Miramar relating to the existing median and if there was a change to the design required who would approve the change. Travis stated that if there were only minor change it would be acceptable. Chairman Buckels asked if the developer would pay for any required changes. Travis agreed.

The following persons filled out a speaker card but either were not present when called or did not wish to speak:

Jason Jackson, 224 Crenshaw Drive, did not wish to speak.
Mary Miller, 207 Hiatus, did not wish to speak.

MOTION: Walter Arceneaux 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 standard servitude niches (10' deep by 5' wide) at all property corners including typical utility niche diagram.
2. Plot existing sanitary sewer facilities (manholes, force mains, lift stations, etc.) and provide required utility servitudes around these facilities.
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.
4. Submittal of complete construction plans to LUS for review and approval is required.
5. 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 grading, drainage and erosion control plans 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 and constructed.
6. New private streets, private alleys and private drainage systems shall conform to the applicable requirements of Subsection 89-42(a)-(g) with respect to the design and construction of the sub-surface/open ditch roadway drainage system and private drainage outfall.
7. 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.

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 David & Dina Culotta and Miramar Subdivision properties.
10. Comments are made per residential development. However, Multi-family developments (ie. townhomes, condos, etc.) are permitted as commercial developments and will require a Drainage Impact Analysis at building permit application.
11. Due to the width of the lots, the drainage model of the roadside ditches shall include all driveway culverts to verify that the proposed open ditch system will function as designed. Alternate hydraulic design models may be necessary, including sub-surface drainage system, to provide adequate drainage for the development.
12. Sidewalks are required along all public streets.
13. A 1' reserve strip shall be dedicated to the Lafayette Consolidated Government along Miramar Boulevard. Access shall be from the proposed right of passage.
14. Access to E. Milton Avenue (LA 92) shall be approved by DOTD.
15. A note must be placed on the final plat stating, "Private Street(s) are not to be maintained by Lafayette Consolidated Government." Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
16. Twenty percent (20%) open space is required and calculations must be shown on the final plat.
17. This development must be in compliance with the required setbacks as stated in the LDC.
18. 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 pending.
2. Label the "37.5' Right of Passage as a "Private Street/Utility Easement".
3. Indicate in the plat title that this is a residential development.
4. If the residences are attached, this must be noted on the final plat.

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. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 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 \$25.00. 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. (LDC Art. 3, 89-44 (e))

7. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
8. If developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.

SECOND: Wesley Hebert
VOTE: 5-0-0-0
AYES: Anderson, Arceneaux, Broussard, Buckels, Hebert
NAYS: None
ABSTAIN: None
ABSENT: None

MOTION CARRIES

3. Azelie Guidry Property Tracts A, B, C, & D (PC2021-0063)

Sharon Wagner presented the staff report.

Andre Montagnet, surveyor/engineer, spoke and explained the project. Chairman Buckels asked if they had considered providing a private street. Andre explained that they chose to do flag lots rather than a private street due to the cost of construction. Chairman Buckels asked Travis Smith what the negative affects of the multiple flag lots would be. Travis stated that multiple flag lots and driveways could be avoided with a private street being created. Commissioner Arceneaux asked about shared access. Mr. Montagnet stated that it would be a private agreement. Commissioner Hebert asked about driveway spacing. Travis stated the driveways would be required to be 30 feet apart. Chairman Buckels asked if the widening of Fatima Road could be done with a 10' enhanced setback provided and if the Parish would have to purchase the property for widening. Travis agreed.

MOTION: Bonnie Anderson moved for Preliminary Plat approval subject to the following conditions with the following waivers:

- The requirement to provide sidewalks along Fatima Road.
 - The requirement to dedicate an additional 10 feet of right of way along Fatima Road and instead require a 10 feet enhanced setback.
 - The requirement that the staff portion of the three (3) flag lots must have a maximum length of 450 feet and allow Tracts B & C a length of 785 feet and Tract D a length of 960 feet.
1. Lafayette Parish Waterworks District North (LPWDN) to be contacted by the developer to determine if service of potable water to the subdivision is possible. On 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.
 2. The LPWDN (Lafayette Parish Waterworks District North) has a waterline on part of Fatima Road. The owner/developer must contact Greg Richard with LPWDN (337-298-1960) to determine if the property in question is along the existing waterline.
 3. The following statement is required on the final plat where the LPWDN will provide water service, "The Lafayette Parish Waterworks District North does not provide sufficient flows or pressures for fire protection."
 4. A note must be placed on the final plat stating, "Please be advised that 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.
 5. All development activities on property must be in compliance with 89-42 (g) "Development within a Special Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within a Special Flood Hazard Area.
 6. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. No building permits will be issued until approval of calculations and/or a survey showing how the placement of fill will be mitigated. Upon completion of construction, a certificate of Occupancy will not be issued until a certification is received that the fill mitigation was in accordance with the approved plans. For details of this requirement, please review section 89-42 (g).

7. A lot grading plan will be required to be submitted to the Public Works Department for review and approval prior to Final Plat or permits being issued. 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, 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.
8. The proposed development is located within natural drainage features (sloping terrain) that accepts and channels storm water from adjacent properties. Special considerations must be made to insure drainage from adjacent properties is not impeded as a result of future construction and/or lot grading.
9. Upon reviewing the lot grading plan, private drainage servitudes may be required to achieve proper storm water management.
10. According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0055J dated December 21, 2018, this property is partially located in Flood Zone A, which is the zone associated with property subject to inundation by the 1% annual chance flood hazard and considered a special flood hazard area.
11. Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time.
12. Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
13. A ten feet enhanced setback must be provided along Fatima Road.
14. Tracts B, C, & D are "Flag Lots", and the following requirements apply:
 - a) The narrowest part of the flag lot (i.e., the "pole," or "staff portion") must be at least 20 feet wide, but no more than 30 feet wide.
 - b) No building, structure, wall or fence is permitted within the pole/staff portion of the lot.
 - c) The pole/staff portion of the lot must include a driveway providing access to the lot.

- d) The restrictions above must be shown on the face of the subdivision plat in the form of a notation or as part of the dedicatory language on the plat.
15. 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 Bayou Carencro W-2 (L-4) coulee shown at the rear of the property. The coulee is maintained by the Lafayette Consolidated Government."
16. 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 Fatima Road, which is a public street that is maintained by the Lafayette Consolidated Government."

PLAT REVISIONS:

1. Addresses are assigned as follows:
2. Remove Atmos Energy from the improvements notes. There is no Atmos Energy at this location.
3. Addresses are assigned as follows:

Fatima Road	
Tract	No
D	110
C	112
B	114
A	122

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. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
3. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.

4. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
5. If developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.

SECOND: Walter Arceneaux
VOTE: 4-0-0-1
AYES: Anderson, Arceneaux, Buckels, Hebert
NAYS: None
ABSTAIN: None
ABSENT: Broussard

MOTION CARRIES

4. Darrel L. Hebert Resubdivision of Lot 2 into Lots 2-A, 2-B, & 2-C (PC2021-0064)

Sharon Wagner presented the staff report.

Commissioner Buckels asked if the stub out, Cove Harbor Road, was required as part of the approval for the adjacent subdivision. Ms. Wagner agreed that it was approved as part of Landon's Cove. Commissioner Anderson asked if there was any way to extend the road without a coulee crossing. Travis Smith stated that yes and that it could curve and discussed the crossing location. A discussion ensued regarding an extension of a public street into a private street, Wolfcreek Road and the maintenance of the private street. Mark Lavergne explained that there is drainage improvement project in the works for the area and stated that another crossing would not be a problem.

Andre Montagnet, surveyor, engineer explained the project is a family partition and requested a waiver of the requirement to construct a public street. He stated that the owner's son and wife want to building a home on Lot 2-C. He stated that it would cost \$300,000 to building the street connection. He stated that if the City wanted to purchase the right of way and construct the road it would not be a problem.

MOTION: Wesley Hebert moved for Preliminary Plat approval subject to the following conditions with a waiver of the requirement to dedicate and construct Cove Harbor Road through the property to tie into Wolfcreek Road.

1. Provide standard utility servitude niches (10' deep by 5' wide) at all property corners including typical utility niche diagram.
2. Show Individual Water Well, Milton Water, or LUS as approved by LA DHH as the water provider.
3. Show Individual Package Treatment Plant as the Wastewater provider.
4. Owner/Developer shall install LUS approved Water facilities prior to final plat approval if LUS is the water provider.
5. LUS water service is contingent upon annexation of the proposed subdivision.
6. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required, if LUS is the water/wastewater provider.
7. A note must be placed on the final plat stating, "Please be advised that 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.
8. Documentation of existing private streets, rights-of-passage, and private alleys shall be submitted to verify the existing improvement functions and drains effectively.
9. The subdivision submitted has less than sixteen (16) lots but there is additional unplatted land along the private road. Therefore, the final plat must also include the following note: "If greater than fifteen (15) lots are developed along this Private Street the pavement design shall meet the requirements of Section 89-44(a)(1)(g)."
10. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. No building permits will be issued until approval of calculations and/or a survey

showing how the placement of fill will be mitigated. Upon completion of construction, a certificate of Occupancy will not be issued until a certification is received that the fill mitigation was in accordance with the approved plans. For details of this requirement, please review section 89-42 (g).

11. The development is located within a Special Flood Hazard Area. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated Special 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 Special Flood Hazard Area, 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.
12. 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.
13. Upon reviewing the lot/site grading plan, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Landon's Cove Phase 1.
14. The retention/detention pond (storm water management facility) may not incorporate the existing drainage channel.
15. 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.
16. Revise flood statement to the following, "According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0170J dated December 21, 2018, this property is partially located in Flood Zone A, AE, & AE/FLOODWAY which are the zones associated with property subject to inundation by the 1% annual chance flood hazard and considered a special flood hazard area."

17. Add note for floodway development, "No development shall take place in the mapped floodway without an engineer's certificate of no-rise including the supporting technical data which is to be approved by Public Works."
18. 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.
19. A note must be placed on the plat that states, "Effluent will drain to Anslem Coulee W-2 (L 11A), which is maintained by Lafayette Consolidated Government or Verot School Road which is a state highway that is maintained by the LA-DOTD."

PLAT REVISIONS:

1. Correct the number of lots indicated in the General Notes.
2. Addresses are assigned as follows:

Wolfcreek Road	
Lot	No
2-A	109
2-B	117
2-C	125

Note: The address of the house shown on Lot 1-A is not part of this development but should be amended to reflect an odd #'d address. Please have owner contact this office.

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. 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. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.

5. Any coulee crossings for the referenced subdivision must obtain an Off Road Channelization Permit from the Department of Public Works, contact 291-5604.
6. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
7. Any coulee crossings for the referenced subdivision must obtain an *Off Road Channelization Permit* from the Department of Public Works; call 291-5604.
8. If developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.

SECOND: Walter Arceneaux
VOTE: 4-0-0-1
AYES: Anderson, Arceneaux, Buckels, Hebert
NAYS: None
ABSTAIN: None
ABSENT: Broussard

MOTION CARRIES

5. La Pomme Grenade (PC2021-0065)

Sharon Wagner presented the staff report.

David Pelloquin, 143 Oakridge Ranch Rd, Sunset, LA, spoke and stated he is the developer for RL Montana Properties. He explained the project stating that it would be a high-end private, gated development.

John Speyrer, 203 Lafittes Landing Pass, spoke and stated that he opposes the project due to increased traffic, drainage issues, and high density. He stated that the project is bisected by a coulee. He stated that he wants the property to be donated for a park.

Chad Roussel, engineer on the project, spoke and offered to answer any questions. Chairman Buckels asked if the project would be connected to LUS services. Mr. Roussel stated yes and that they would have to annex into the City of Lafayette to obtain service. Chairman Buckels asked if Public Works could discuss the drainage. Mark Lavergne discussed the drainage requirements in detail and also explained the no net fill requirement.

MOTION: Bonnie Anderson 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 full servitude niches at all property corners including typical utility niche diagram.
3. Show LUS as the Water/Wastewater provider.
4. LUS water and wastewater service is contingent upon annexation of the proposed subdivision. Owner/Developer shall install LUS approved water and wastewater (if provided) facilities prior to final plat approval or provide a letter of credit after substantial construction have been completed. 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.
5. LUS to determine if they will be the Wastewater provider.
6. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges 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. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed.
7. New private streets, private alleys and private drainage systems shall conform to the applicable requirements of Subsection 89-42(a)-(g) with respect to the design and construction of the sub-surface/open ditch roadway drainage system and private drainage outfall. (LDC Art. 3, 89-44(d))
8. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or

modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. No building permits will be issued until approval of calculations and/or a survey showing how the placement of fill will be mitigated. Upon completion of construction, a certificate of Occupancy will not be issued until a certification is received that the fill mitigation was in accordance with the approved plans. For details of this requirement, please review section 89-42 (g).

9. All development activities on property must comply with 89-42 (g) "Development within a Special 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 a Special Flood Hazard Area.
10. 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. Final plat shall not be approved by PW 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.

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 Sarah Dee Park Phase 2, Lafitte's Landing Phase 2 and David & Christy Lannie.
13. 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.

14. Verify the coincidence of Isaac Verot Lateral 11 and the eastern property boundary. Since the water course, drainage way, channel, or stream that borders 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. Revise final plat to indicate the applicable distance between the 30 foot servitude dimension from the channel top bank and the platted property boundary.
15. 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.
16. 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.
17. Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1’) above the base flood elevation height for the area at that time.
18. Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
19. Sidewalks are required along all public streets.
20. Ensure that the roadway labeled as Street A is assigned an approved name submitted through standard procedures.

21. 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.
22. Twenty percent (20%) open space is required. The calculation must be provided on the final plat.
23. 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. The final plat must include the following in the plat title, "Resubdivision of Lavergne Land Realty Co. LLC, Lot 2".
2. Label the private street, "Private Street/Utility Easement".
3. Addresses are assigned as follows:

Private Street Name			
Lot	No	Lot	No
1	100	15	101
2	102	14	109
3	104	13	105
4	106	12	107
5	108	11	109
6	110	10	111
7	112	9	113
		8	115
CA	151 W Palermo Blvd		

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.

4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities.
5. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
6. A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved.

Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.

7. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 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 \$25.00. 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: Wesley Hebert
VOTE: 4-0-0-1
AYES: Anderson, Arceneaux, Buckels, Hebert
NAYS: None
ABSTAIN: None
ABSENT: Broussard

MOTION CARRIES

6. **Eddie Jude Lewis, Sr., Christina L. Summers Albarado, & Joyce M. Compton; Lots 1-4 (PC2021-0066)**

Sharon Wagner presented the staff report.

Wil Guidry spoke and agreed with all conditions of plat approval.

Mrs. Joyce Compton, one of the property owners spoke and stated she did not really understand what is going on and that she had been coerced to sign the required ownership documents.

Ms. Wagner found the documents from the file. Mary Sliman explained the signed paperwork to Mrs. Compton.

Wil Guidry stated that they would like to defer the project to the December 13, 2021 meeting.

Chairman Buckels asked Mrs. Compton if she agreed with Mr. Guidry and she confirmed her agreement to defer.

The Commission agreed to Mrs. Compton's deferral of the project to the December 13, 2021 meeting.

Chairman Buckels asked the Commissioners to move Agenda Item #8 up to Agenda Item #7 so that the applicant/owners and others did not have to wait through the lengthy hearing portion of West Point Estates.

MOTION: Walter Arceneaux moved to move Agenda Item #8, Rita Hoffpauir Dunaway Lot C4-A to Item #7
SECOND: Wesley Hebert
VOTE: 4-0-0-1
AYES: Anderson, Arceneaux, Buckels, Hebert
NAYS: None
ABSTAIN: None
ABSENT: Broussard

MOTION CARRIES

7. Rita Hoffpauir Dunaway, Tract C4-A (PC2021-0070)

Sharon Wagner presented the staff report.

Chairman Buckels stated that he is in favor of the private streets being a minimum width of 25 feet.

Andre Montagnet, surveyor/engineer, spoke and explained the project. He stated that the existing right of passage was granted in 1996. He stated that they are requesting a waiver

of the width of the private road from 25 feet required to 20 feet. He stated that it is a partition for a daughter of the client.

Craig Brister, owner/applicant, stated he has no comment other than what Mr. Montagnet had already stated.

Chairman Buckels asked if 25' width would require different construction. Mark Laverne stated that 16 lots would require a different compliance for private street construction. Mark further stated that 25' feet width could be put in place for whatever construction is out there now. Mark stated a certification from the engineer is required. Chairman Buckels asked if the waiver for 20' were granted, would certification apply? Mark stated that it would.

Chairman Buckels stated that he is concerned about the 20' width. Neil LeBouef, Development Manager spoke and stated that should there be a further subdivision of the property they would have to come back to the Commission and at that time the Commission could require the 25' width.

MOTION: Walter Arceneaux moved for Preliminary Plat approval subject to the following conditions with a waiver of the requirement to provide a minimum width of 25 feet for the private street and allow a minimum width of 20 feet.

1. Match utility servitude labeled on plat with typical niche diagram.
2. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and full servitude niches at all property corners including typical utility niche diagram.
3. Documentation of existing servitude-of-passage shall be submitted to verify the existing improvement functions and drains effectively.
4. The proposed development is located within natural drainage features (sloping terrain) that accepts and channels storm water from adjacent properties. Special considerations must be made to insure drainage from adjacent properties is not impeded as a result of future construction and/or lot grading.
5. 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.
6. Private drainage servitudes may be required to achieve proper storm water management.

7. Since the water course, drainage way, channel, or stream that traverses the westernmost boundary of the property is identified on the Official Drainage Map as Coulee Mine Branch, language for the coulee must read "30' drainage servitude from apparent high bank and inclusive of channel".
8. Since the water course, drainage way, channel, or stream that traverses the southernmost boundary of the property is identified on the Official Drainage Map as Coulee Mine (Stone Avenue Outfall), language for the coulee must read "30' drainage servitude from apparent high bank and inclusive of channel".
9. Ensure that the roadway labeled, Limestone Driveway, is assigned an approved name submitted through standard procedures.
10. Label the "Limestone Driveway" as "Private Street/Utility Easement."
11. 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.
12. 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 Renaud Drive, (LA Hwy 723) which is a public street that is maintained by the LA-DOTD or to the coulee Mine shown at the rear of the property. The coulee is maintained by the Lafayette Consolidated Government."

PLAT REVISIONS:

1. Add a note referencing the flood zone classification: According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0070J and 22055C0160J dated December 21, 2018; this property is located in Flood Zone X, **which is not considered a Special Flood Hazard Area.**
2. Addresses are assigned as follows:
 Tract C4-A 202 Private Street Name

 Comment: Street name must be approved thru the Lafayette Parish Communications District (E-911). The address of all residences accessing this 20' servitude of passage are to be amended once the street name is by E-911 and the cost of the street sign must be paid before the final plat is recorded.

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. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. Any coulee crossings for the referenced subdivision must obtain an Off-Road Channelization Permit from the Department of Public Works, contact 291-5604.
3. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
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. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
8. If developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.

SECOND: Wesley Hebert

VOTE: 4-0-0-1
AYES: Anderson, Arceneaux, Buckels, Hebert
NAYS: None
ABSTAIN: None
ABSENT: Broussard

MOTION CARRIES

Chairman Buckels spoke and stated that he is strongly in favor of private streets having a minimum width of 25 feet.

8. West Point Estates (PC2021-0037)

Sharon Wagner presented the staff report.

Brook Smith, Spec, LLC, representing the surveyor & developer, spoke and accepted all the conditions of approval and asked to amend condition #20 to add "as worked out with Public Works" to allow in line detention. Mark Lavergne, Public Works, stated that that would be no problem since that drainage option was recently adopted.

Kevin Savant, 3633 Mills Street, stated that he is opposed to the project. He stated that with this new subdivision along with the other new subdivisions in the area there would be over 500 new homes. He stated that he has drainage concerns.

Danny Champagne, 2318 W. Gloria Switch Road, stated that he is concerned about drainage.

Chris Meche, 825 Pope Drive, stated that he is concerned about drainage. He stated that this subdivision along with the last two subdivisions approved recently will cause flooding.

Ray Boudreaux, 2901 Mills Street, spoke and stated that they currently have a flooding problem.

Chairman Buckels asked if the percentage of retention area was sufficient. Mark Lavergne stated that it does not look like enough retention right now and that 30% of the total area is the usual percentage required. Chairman Buckels asked if it is a fact that the subdivision would not receive approval before a 15% reduction in storm water runoff was provided. Mark agreed. Mark also explained that the no net fill requirement applies and explained the requirement.

The following persons filled out a speaker card and either were not present when their name was called or they did not wish to speak:

Ray Boudreaux, 2901 Mills Street, (not present).

Linda Meche, 825 Pope Drive, against due to flooding and did not wish to speak.

Kellie Boudreaux, 2901 Mills Street, did not wish to speak.

Stan Dutill or Angela Meche, 1001 Malapart Road, not present, but filled out speaker card stating concerns about drainage and price range of homes.

Jacob Tramble, 101 Millbank Drive, (not present).

MOTION: Bonnie Anderson moved for Preliminary Plat approval subject to the following conditions with the wording of "or as worked out with Public Works for approval" added to Condition #20.

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and full servitude niches at all property corners including typical utility niche diagram.
2. Lafayette Parish Waterworks District North (LPWDN) to be contacted by the developer to determine if service of potable water to the subdivision is possible. On 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.
3. The LPWDN can provide potable water to the proposed development. As this is an area where LUS provides O&M for the LPWDN, comments from LUS are required. Water system plans must be submitted to both LUS and the LPWDN for review and comment.
4. The LPWDN requires the following statement on the final plat in areas where the LPWDN will provide water service, "The Lafayette Parish Waterworks District North does not provide sufficient flows or pressures for fire protection."
5. Plot existing electric facilities (cabinets, transformers, manholes, streetlights, electric lines, down guys) and provide required 10' utility easements around these facilities.
6. Owner/Developer shall install LUS approved wastewater facilities prior to final plat approval or provide a letter of credit after substantial construction has been completed.
7. LUS to determine if they will be the Wastewater provider.
8. 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.
9. 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 grading, drainage and erosion control plans 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 and constructed.

10. 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 and constructed.
11. 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 and constructed.
12. 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).
13. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated Special 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 Special Flood Hazard Area, 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.

Establishment of a 1% chance storm BFE will be required. Additionally, the engineer must coordinate with Public Works to establish the appropriate tailwater for this area.

14. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application.

No building permits will be issued until approval of calculations and/or a survey showing how the placement of fill will be mitigated. Upon completion of construction, a certificate of Occupancy will not be issued until a certification is received that the fill mitigation was in accordance with the approved plans. For details of this requirement, please review section 89-42 (g).

15. 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, all residential and commercial development greater than 2.5 acres in size that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase and reduce the pre-development runoff rate by 15% 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. The retention/detention facility shall retain the runoff for a 25-year design storm.

16. The proposed development is located within natural drainage features (sloping terrain) that accepts and channels storm water from adjacent properties. Special considerations must be made to insure drainage from adjacent properties is not impeded as a result of future construction and/or lot grading.
17. 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.
18. 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 Guillory Oil Company, Roy, Castille, Gauthreaux, Andrepont, Darbonne, Richard, Batiste, Dugas, Bernard and Brock Pointe properties.
19. 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.

20. The retention/detention pond (storm water management facility) may not incorporate the existing drainage channel or as otherwise worked out with Public Works Department for approval.
21. 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.
22. 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.

23. 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.
24. Streets and lots in a proposed development shall be arranged to minimize artificial drainage channel relocation. If a channel is relocated the design storm for the relocation is 100-year.
25. Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a

minimum of one foot (1') above the base flood elevation height for the area at that time.

26. Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
27. A traffic impact analysis is required.
28. Sidewalks are required along all public streets.
29. Five feet of additional right of way shall be dedicated to Lafayette Consolidated Government for one-half of a minimum 60-foot right of way on Mills Street.
30. Seven and one half (7.5') feet of additional right of way shall be dedicated to Lafayette Consolidated Government for one-half of a minimum 60-foot right of way on Malapart Road.
31. Mills Street is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of $(100' - \text{actual ROW})/2$ is required, plus a permanent building setback of 20 feet.
32. Malapart Road is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of $(100' - \text{actual ROW})/2$ is required, plus a permanent building setback of 20 feet.
33. Ensure that the twelve roadways labeled as Streets A through L are assigned approved names submitted through standard procedures. (911/Communications District)
34. Twenty percent (20%) Open Space is required. The calculations must be provided on the proposed final plat.
35. 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. A review for accuracy of the overall geometry is needed.
2. Addresses are assigned as follows:

ADDRESSES PART 1

Street A								Wexford St								Street F			
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
321	100	220	402	265	101	241	201	266	326	290	620	322	501	108	100	107	101		
320	102	221	404	264	103	240	203	267	328	291	622	323	503	109	102	106	103		
319	104	222	406	263	105	239	205	268	330	292	624	324	505	110	104	105	105		
318	106	223	408	262	107	238	207	269	332	293	626	325	507	111	106	104	107		
317	108	224	410	261	109	237	209	270	400	294	628	326	509	112	108	103	109		
316	110	225	412	260	111	236	211	271	402	295	630	327	511						
315	112	226	414	259	113	235	301	272	404	296	632	328	601						
314	114	227	416	258	115	234	303	273	406	297	634	329	603	Street E					
313	116	228	418	257	117	174	403	274	408			330	605	Lot	No	Lot	No		
312	118	229	420	256	119	173	405	275	500			331	607	188	100	215	103		
311	120	230	422	255	121	172	407	276	502			332	609	189	102	214	105		
310	122			254	123	171	409	277	504			333	611	190	104	213	107		
309	124			253	125	170	411	278	506			334	613	191	106	212	109		
308	126			252	127	169	413	279	508			335	615	192	108	211	111		
307	128			251	129	168	415	280	600			336	617	193	110	210	113		
306	130			250	131	167	417	281	602			337	619	194	112	209	115		
305	132			249	133	166	419	282	604			338	621	195	114	208	117		
304	134			248	135	165	421	283	606			339	623	196	116	207	119		
303	136			247	137	164	423	284	608			340	625	197	118	206	121		
302	138			246	139	163	425	285	610			341	627	198	120	205	123		
301	140			245	141	162	427	286	612			342	629	199	122				
300	142			244	143	161	429	287	614			343	631	200	124				
299	144			243	145	160	431	288	616			298	633						
				242	147	159	433	289	618										

ADDRESSES PART 2

Street G								Street C									
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	Lot	No
82	202	97	300	129	201	114	305	177	100	134	314	148	420	176	101	73	417
83	204	98	302	128	203	113	307	178	102	135	316	149	422	175	103	72	419
84	206	99	304	127	205	102	401	179	200	136	218	150	424	219	201	71	421
85	208	100	306	126	207	203	403	180	202	137	320	151	426	218	203	70	423
86	210	101	400	125	209	202	405	181	204	138	322			217	205	69	425
87	212	152	402	124	211	201	407	182	206	CA	400			216	207	68	427
88	214	153	404	123	213	204	501	183	208	139	402			CA	303	67	429
89	216	154	406	122	215	233	503	184	210	140	404			81	401	66	431
90	218	155	500	121	217	232	505	185	300	141	406			80	403		
91	220	156	502	120	219	231	507	186	302	142	408			79	405		
92	222	157	504	119	221			187	304	143	410			78	407		
93	224	158	506	118	223			130	306	144	412			77	409		
94	226			117	225			131	308	145	414			76	411		
95	228			116	301			132	310	146	416			75	413		
96	230			115	303			133	312	147	418			74	415		
Street J						Street K				W Gloria Switch Rd							
Lot	No	Lot	No	Lot	No	Lot	No	Lot	No	CA	2309						
65	100	1	101	21	303			43	100	44	101						
64	102	2	103	22	305			42	102	45	103						
63	104	3	105	23	307			41	104	46	105						
62	106	4	107	24	309			40	106	47	107						
61	108	5	109	25	311			39	108	48	109						
60	110	6	111	26	313			38	110	49	111						
59	300	7	113	27	315			37	112	50	113						
58	302	8	115	28	317			36	114	51	115						
57	304	9	117	29	319			35	116								
56	306	10	119					34	200								
55	308	11	121					33	202								
54	310	12	201					32	204								
53	312	13	203					31	206								
52	314	14	205														
		15	207														
		16	209														

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. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
5. If developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 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 \$25.00. 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. (LDC Art. 3, 89-44 (e))
7. Consider Traffic calming roundabouts along Streets C & I. (Traffic, Roads & Bridges)

SECOND: Walter Arceneaux
VOTE: 4-0-0-1
AYES: Anderson, Arceneaux, Buckels, Hebert
NAYS: None
ABSTAIN: None

ABSENT: Broussard

MOTION CARRIES

9. Psalm Gardens (PC2005-0022)

Sharon Wagner presented the staff report.

MOTION: Wesley Hebert moved for Acceptance of Perpetual Maintenance.
SECOND: Walter Arceneaux
VOTE: 4-0-0-1
AYES: Anderson, Arceneaux, Buckels, Hebert
NAYS: None
ABSTAIN: None
ABSENT: Broussard

MOTION CARRIES

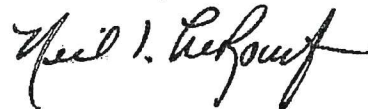
IV. OTHER BUSINESS

V. ANNOUNCEMENTS

VI. ADJOURNMENT

Walter Arceneaux moved to adjourn the meeting at 8:05 p.m.

Submitted by,



Neil LeBouef
Development Manager
Community Development and
Planning Department

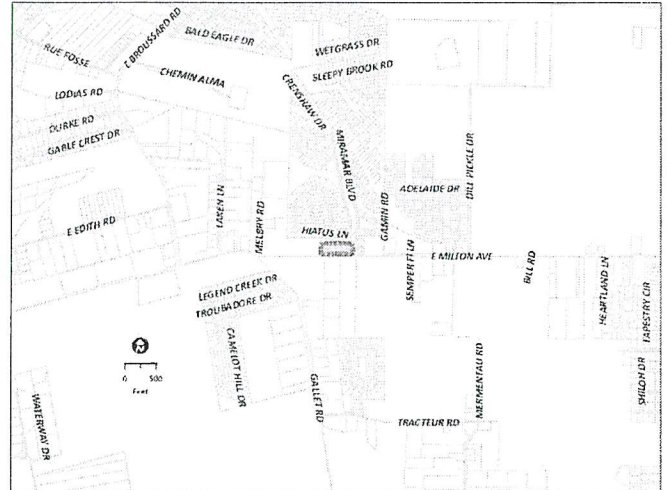
LAFAYETTE PARISH PLANNING COMMISSION
STAFF REPORT
 October 11, 2021

SUBJECT: Preliminary Plat Approval
 Miramar Subdivision
 Resubdivision of Lots 1-6
 into Lots 1A-1C, 2A-2D, 3A-3C,
 4A-4D, 5A-5D & 6A-6E
 Case No. PC2021-0052

Applicant: J. Boone Development, LLC

Owner: J. Boone Development, LLC

Location: East Milton Avenue &
 Miramar Boulevard
 Lafayette Parish



REQUEST:

- This is a request for Preliminary Plat approval to resubdivide 1.791 acres into 19 residential lots with four (4) common area lots.

RELEVANT ISSUES:

- This project was deferred for one month by the developer's representative at the August 9, 2021 meeting.
- The project was deferred again in September by LCG after consulting with legal counsel since the required development sign did not have the correct date shown at the required time.
- The developer is proposing attached townhomes.
- Proposed private street access is from East Milton Avenue and Miramar Boulevard.
- Access to each lot will be from a private street located along the rear of the lots.
- A drainage impact analysis is required.
- Access to East Milton Avenue must be approved by the LA-DOTD.

STAFF RECOMMENDATION:

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

CONDITIONS:

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and standard servitude niches (10' deep by 5' wide) at all property corners including typical utility niche diagram. (LUS) (LDC 89-30(c)(2))
2. Plot existing sanitary sewer facilities (manholes, force mains, lift stations, etc.) and provide required utility servitudes around these facilities. (LDC 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) (LDC 89-46(c) (d))
4. Submittal of complete construction plans to LUS for review and approval is required. (LUS) (LDC 89-46 (c) (d))
5. 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 grading, drainage and erosion control plans 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 and constructed. (LDC Art. 3, 89-25 (b))
6. New private streets, private alleys and private drainage systems shall conform to the applicable requirements of Subsection 89-42(a)-(g) with respect to the design and construction of the sub-surface/open ditch roadway drainage system and private drainage outfall. (LDC Art. 3, 89-44(d))
7. 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. (LDC Art. 3, 89-42 (c) and (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 LDC Art. 3, 89-42 (c) and (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 (LDC Art. 3, 89-42 (d)).

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 David & Dina Culotta and Miramar Subdivision properties. (LDC Art. 3, 89-30 (d) & (e))
10. Comments are made per residential development. However, Multi-family developments (ie. townhomes, condos, etc.) are permitted as commercial developments and will require a Drainage Impact Analysis at building permit application.
11. Due to the width of the lots, the drainage model of the roadside ditches shall include all driveway culverts to verify that the proposed open ditch system will function as designed. Alternate hydraulic design models may be necessary, including sub-surface drainage system, to provide adequate drainage for the development. (LDC Art. 3, 89-42 (e))
12. Sidewalks are required along all public streets. (LDC 89-44(e))
13. A 1' reserve strip shall be dedicated to the Lafayette Consolidated Government along Miramar Boulevard. Access shall be from the proposed right of passage. (LDC 89-44(b)(1))
14. Access to E. Milton Avenue (LA 92) shall be approved by DOTD. (LDC 89-26(a)(2))
15. A note must be placed on the final plat stating, "Private Street(s) are not to be maintained by Lafayette Consolidated Government." Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
16. Twenty percent (20%) open space is required and calculations must be shown on the final plat.
17. This development must be in compliance with the required setbacks as stated in the LDC.
18. 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 pending.

2. Label the "37.5' Right of Passage as a "Private Street/Utility Easement".
3. Indicate in the plat title that this is a residential development.
4. If the residences are attached, this must be noted on the final plat.

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. (LUS)
4. Provide and show on the final plat, any additional utilities easements needed for required utilities facilities. (LUS)
5. The Postal Service has determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should have determined Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new delivery (development). All new delivery must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 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 \$25.00. 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. (LDC Art. 3, 89-44 (e))
7. It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.
8. If developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if more than one acre of land will be disturbed or if site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or

more of total land area is disturbed or if site is part of a larger development. If a NOI is required prior to final plat approval, EQ must receive a copy of the NOI before final plat will be approved. Erosion control measures should be installed immediately once clearing and grading commences. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued. (Environmental Quality)

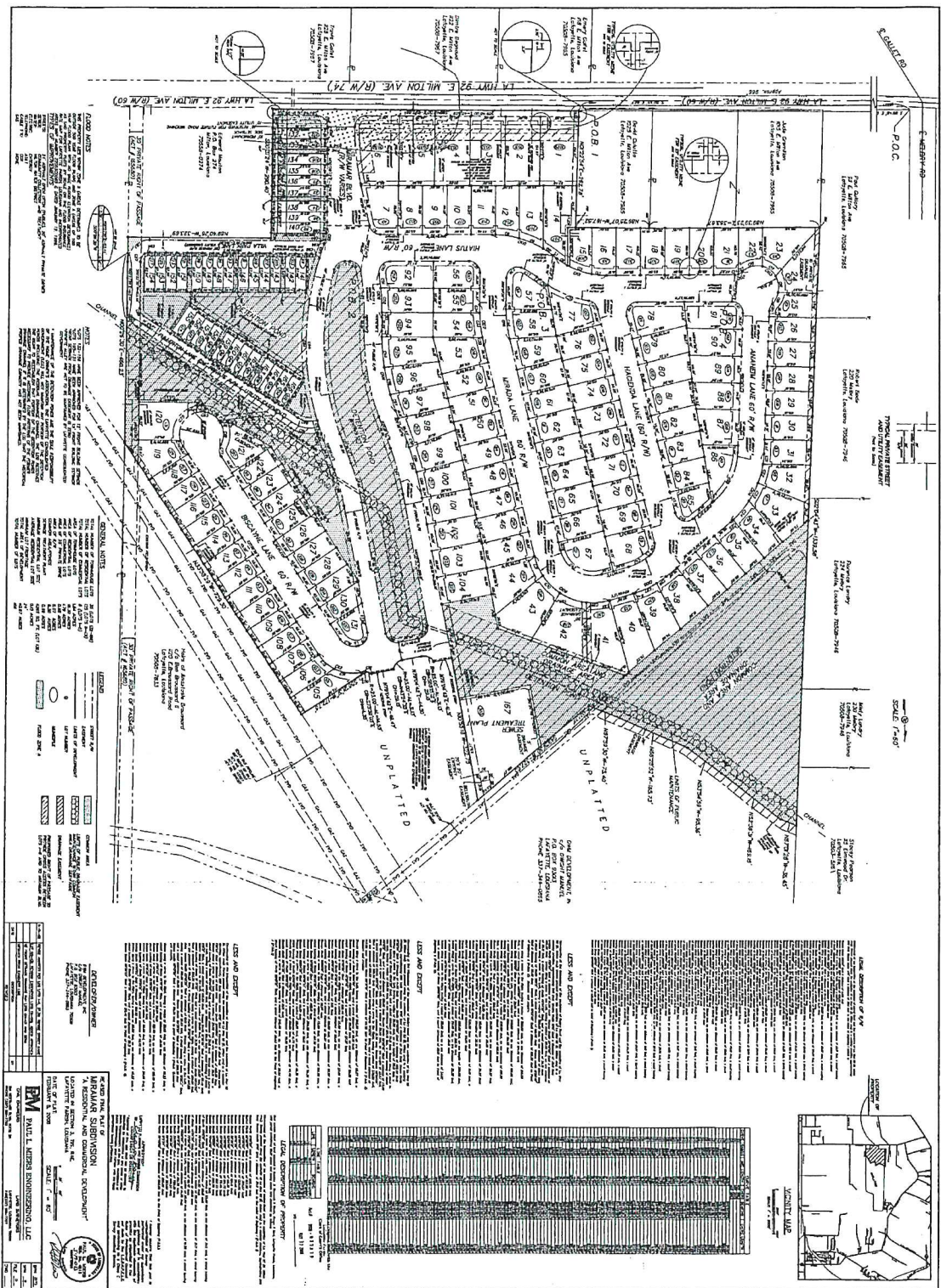
Attachments:

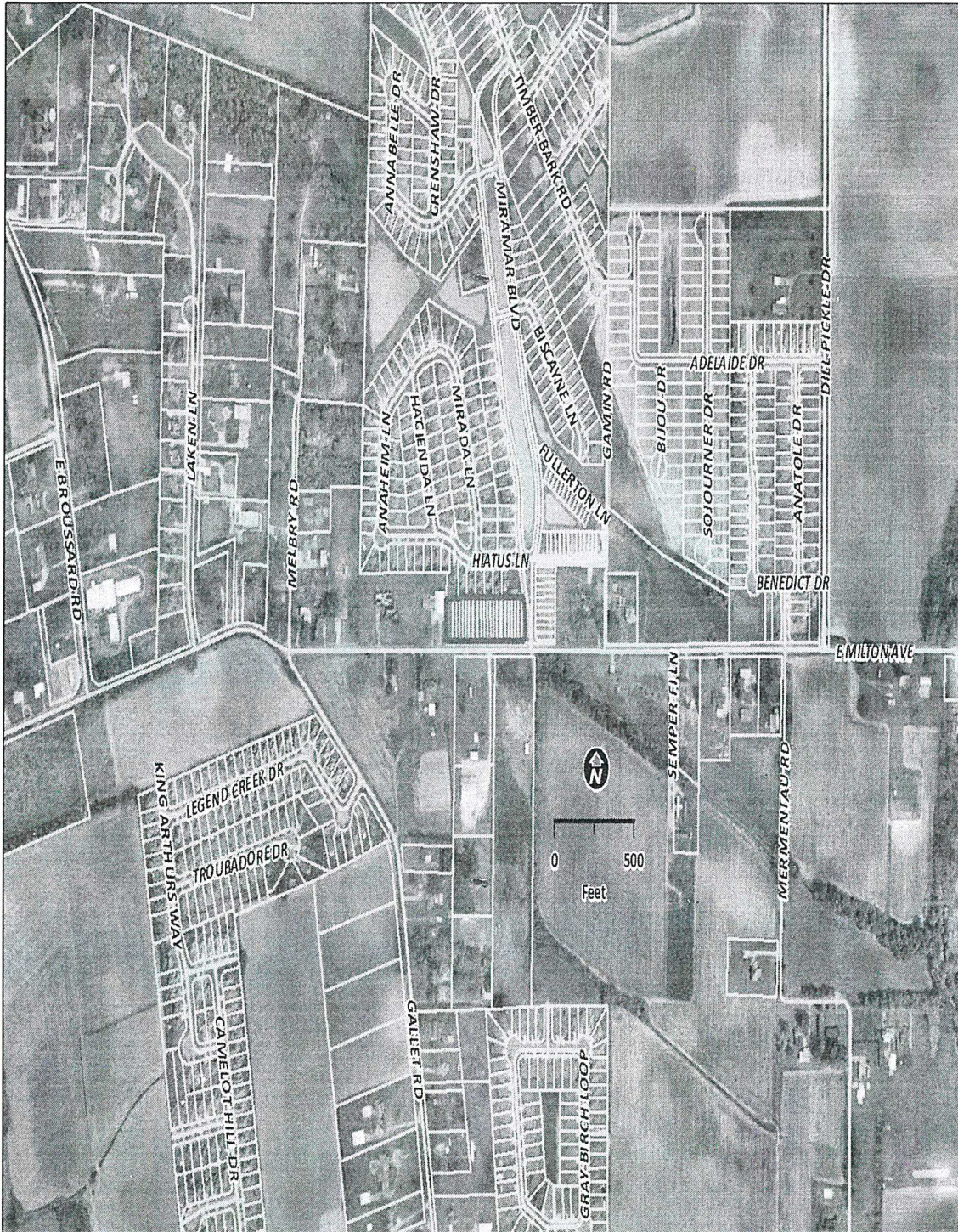
Plat

Original Plat for Miramar

Aerial Photo

Adjoining Property Owners





**ADJACENT PROPERTY OWNERS
MIRAMAR SUBDIVISION RESUBDIVISION OF LOTS 1 – 6
10-11-2021**

POURCIAU ASHLEY J
ARMENTOR ASHLEY POURCIAU
205 HIATUS LN
LAFAYETTE, LA 70508-8062

INMAN WILLIAM LEONARD II
GOLD HAYLEY CARYL
203 HIATUS LN
LAFAYETTE, LA 70508-8062

FBL IRREVOCABLE LIVING TRUST
726 W LASTIE ST
ERATH, LA 70533-3210

LANGLINAIS DERRICK JOSEPH
LANGLINAIS PATSY RICHARD
107 HIATUS LN
LAFAYETTE, LA 70508-8074

BROUSSARD MARY HELEN
BROUSSARD MARY HELEN
BOUDREAUX SIMON
105 HIATUS LN
LAFAYETTE, LA 70508-8074

CREDEUR EDWARD CHARLES
103 HIATUS LN
LAFAYETTE, LA 70508-8074

FREDERICK LYNN DEE FRY
100 MIRADA LN
LAFAYETTE, LA 70508-8060

LANDRY CHRISTOPHER DARREN II
102 MIRADA LN
LAFAYETTE, LA 70508-8060

TATUM ELMER D JR
14255 OREGON TRL
PRAIRIEVILLE, LA 70769-4453

PRIVAT ROLAND FRANK
201 MIRAMAR BLVD
LAFAYETTE, LA 70508-8073

KIDDER BROCK LOUIS
203 MIRAMAR BLVD
LAFAYETTE, LA 70508-8073

TRAHAN PAUL MARTIN II
205 MIRAMAR BLVD
LAFAYETTE, LA 70508-8073

L B H ENTERPRISES LLC
113 GRANDVIEW TERRACE DR
YOUNGSVILLE, LA 70592-5536

UNDERWOOD KERI
ELIZABETH VILTZ
103 VILLA PARK LN
LAFAYETTE, LA 70508-8078

ETHAN JONES
110 CRENSHAW DRIVE
LAFAYETTE, LA 70508

KRISTIAN MAYON
220 CRENSHAW DRIVE
LAFAYETTE, LA 70508

DESIREE JACKSON
224 CRENSHAW DRIVE
LAFAYETTE, LA 70508

BOOHEA PROPERTIES LLC
PARISH ADJUDICATION 2016
516 CYPRESS CV
YOUNGSVILLE, LA 70592-5129

CORNER AMY LEBLANC
118 MIRAMAR BLVD
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112 MIRAMAR BLVD
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110 MIRAMAR BLVD
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KOHL IVY LYNN
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DENNIES LACY MILLER
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LAFAYETTE, LA 70508-8059

TENA SERGIO
309 HIATUS LN
LAFAYETTE, LA 70508-8076

HUNT CODY A HUNT PATRICIA
307 HIATUS LN
LAFAYETTE, LA 70508-8076

CHARGOIS AMY
305 HIATUS LN
LAFAYETTE, LA 70508-8076

BOUDREAUX NICOLE RENEE
303 HIATUS LN
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LEJEUNE PRESTON ROBERT JR
YOUNG MAGGI MARIE
301 HIATUS LN
LAFAYETTE, LA 70508-8076

CHAN MAN CHUNG
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100 HACIENDA LN
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