

Internal Memorandum

Community Development and Planning Department
Development Division (Route 9010)

TO: Veronica L. Williams

DATE: July 8, 2022

FROM: Mary Sliman

SUBJECT: Appeal of City Planning Commission Action
Westbend Ridge
Case No. 2022-22-PC

Please find enclosed an appeal of City Planning Commission Action concerning Westbend Ridge. The City Planning Commission granted Preliminary Plat approval to the development on May 16, 2022. An adjacent property owner has appealed the decision of the Planning Commission. The following information is included in your packet.

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

It is my understanding that the City Council will hear this appeal July 19, 2022. This office will notify all property owners of the City Council meeting date to hear the appeal.

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

Sincerely,



Mary Sliman
Director

**APPLICATION FOR APPEAL
PLANNING COMMISSION
COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT**

Fee \$500.00

RECEIVED
MAY 23 2022
DEVELOPMENT DIVISION

DEVELOPMENT USE ONLY	
Date of Application:	<u>5/23/2022</u>
Received by:	<u>[Signature]</u>

Case Name: Westbend Ridge (2022-22-PC)

Case Number: 2022-22-PC

Planning Commission Meeting Date: 5-16-2022

Planning Commission Action

Being Appealed: Preliminary Plat Approval and Clarification and/or Objection to Specific Conditions Outlined in May 18, 2022 Action Letter

Name of Appellant: Marjorie R. Brooks and Arthur J. Brooks (Landowner)

Address: 2002 Renaud Drive, Scott, LA 70583 (Marjorie) 209 Plateau Road, Lafayette, LA 70508 (Arthur)

Telephone: 337-591-0712 (cell) Fax # N/A

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

If "Other" Checked,

Please Explain: Relative of Adjacent Property Owner and will inherit property upon landowner's death

Reason(s) for Appeal: 1) Received concerns from adjacent landowners who cannot afford \$500.00 appeal fee; 2) Appellant and family STRONGLY object to proposed development precluding FULL use and enjoyment of our property and family business; and 3) Objection to, Clarification of and/or Notification regarding items 6, 8, 8, 11, 12, 13, 16, 18, 19, 20. Under Comments/Suggestions: Items 3, 9 and 10.

Appellant

Signature: [Signature: Marjorie Brooks] **Date:** May 23, 2022

[Signature: Arthur J. Brooks] **Date:** May 23, 2022

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

Arthur J. Brooks
Marjorie R. Brooks
209 Plateau Road
Lafayette, LA 70508
(337) 591-0712
(337) 232-1168

May 23, 2022

Dear Fellow Landowner:

Attached is a copy of a letter dated May 18, 2022 from the Lafayette Development Division granting preliminary approval for the above referenced project. I have filed an appeal and paid the required \$500.00 fee. I was advised by the Lafayette Development Division that any of you can be added to the appeal without having to pay an additional \$500.00 fee.

I have already spoken to several of you and have already made note of your concerns. If any of you would like to add your specific concerns, please e-mail me at marjorierbrooks@gmail.com or contact me via telephone at 337-591-0712.

If you don't have concerns, but would like to be advised of developments in the appeal process, please let me know and I will do the same. On a personal note, I am determined to maintain the **full** use and enjoyment of the property my family has owned since 1967 and I hope you will join me in this endeavor.

Most Sincerely,

MARJORIE R. BROOKS

ARTHUR J. BROOKS

/mrbr

cc: Neil Leboeuf, Lafayette Development Division
Tenique S. Briscoe, Lafayette Development Division
Tekton Development Group, LLC
Triad Holdings, LLC

Attachment

APPLICATION FOR APPEAL
PLANNING COMMISSION
COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT

Fee \$500.00

DEVELOPMENT USE ONLY	
Date of Application:	5/25/2022
Received by:	J. Browne

Case Name: West bend Ridge
Case Number: 2022-22-PC Planning Commission Meeting Date: May 16, 2022
Planning Commission Action: And Action #16
Being Appealed: Approval of Preliminary Plat; #12 drainage
Name of Appellant: Richard Burra & Karin Broussard; * Aubrey Morales
Address: 210 West bend Road; 110 Barracuda St.
Lafayette, La. 70508 Lafayette, LA 703
Telephone # 337-288-6723 Fax # _____ Cell # 337-233-3526

Appellant Standing: Owner () Developer () Adjacent Property Owner (☒) Other ()
(Please Check One)

If "Other" Checked,
Please Explain: _____

Reason(s) for Appeal: See attached

Appellant
Signature: Karin B. Broussard Date: May 24, 2022

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

* Should K. Broussard be out of town for meeting
Mr. Morales will step in.

Additional Appellants :

Richard Barra

Samantha Blondiau

Pat Danborg

Doug and Debra Doucet

Tate Landry

Aubrey & Virginia Morales

Joshua and Annie Vallot

Don Wolf

Tate Landry

Westbend P. 2

REASONS FOR APPEAL:

Residents either presently residing, owning or have interest in property near the Westbend Ridge Development OPPOSE the construction of the project.

First and foremost, the proposed Westbend Ridge Development (the "Development") as per the Development Standards of the Comprehensive Plan DOES NOT mitigate impact on this small, originally two country road neighborhood where most of current residents have been there from 15- 40 yrs. Furthermore, it DOES NOT ensure best practices for public safety, community design, drainage guarantees, etc. **Art. 3; 89-25 Purpose, 89-44 Purpose, 89-44(1) 2**

1). The newly proposed development is too Dense for such a small area with only one outlet to a major corridor street, Verot School Road. All vehicles have only one ingress and egress as Plateau and Westbend are both dead ends and this intersection with Verot School Rd. is already dangerous and hard to traverse when taking a left. In addition, it is already a heavily congested area with Garden View Assisted Living on the right corner and offices on the left, the already established neighborhoods cars, and the public school bus drop off at that corner. Several cars now park on Westbend on the street (which will be the frontage of the new Development) due to lack of parking already. **Art. 3; 89-26 (c)**

2). The extra 105 vehicles will create an unsafe environment for current residents and new ones, as in some places, two cars cannot cross on the narrow road at the same time. Delivery trucks also cannot fit unless car pulls over. Garbage bins already have to all be placed on the same side of the road for All of Westbend Rd., as it is too narrow for garbage trucks, fire trucks, etc. to turn around, it is a blunt dead end. This is a quiet residential area with many walkers and dog walkers, with only three blocks to walk. Students stand on corner at Verot School Rd. to catch the bus. With all the extra vehicles/traffic from the new development, it will potentially cause delay in life saving emergency vehicles. It will also increase the traffic to the dead end of Westbend Ridge to those visitors looking for a different way out. Plateau Rd., from its corner with Westbend Rdg. to the only outlet, Verot School Rd., can only support 15 cars and that is including blocking driveways. At the Hearing Travis said the traffic issue was "borderline" and the so many "trips" application was "theoretical". Travis only addressed new development and not traffic from already existing neighborhood. Attached are 2 pictures to show reality & not theoretical. **Art. 3; 89-26 (c)**

3). In reference to #12 of action letter, other areas of drainage concern because of past flooding history and current issues are residents along Barracuda St. in neighboring subdivision (Pilette Heights) and should be included in any drainage study. **Art. 3, 89-25 (b) (4), 89-42 (10)**

4). Besides volume of vehicles, Westbend Ridge and Plateau are not big city streets. They are small, narrow country roads and therefore, do not meet the standard of 20' width. **Art. 3, 89-44 (1), 89-44 (3) (d), 89-44 (6) (d) (1) (i)**

5). Opposition to # 16, a cul de sac will not add or solve anything as vehicular traffic from the development is entering and exiting on Westbend Ridge and taking a left on Plateau to Verot.

The newly proposed cul de sac is to the right, and of no significance in traffic control as there is no traffic needing to go to the dead end "cul de sac".

6.) It is zoned Rm-1 now. Very few of us received a Zoning Change Request Letter and the sign is somewhat hidden. We would have been at the Zoning meeting if we knew about it. We oppose any Commercial business to be developed as well. **(See photo of placement of zoning request sign on telephone pole past area to be rezoned and turned backwards.)**

7.) In speaking with Fire Dept. standard requirement is a min. of 20ft of hard surface to support 75,000 lbs. Westbend Rdge. Roadway is questionable where the ingress and egress to townhomes will be.

Finally, this is an old neighborhood, that always been mostly occupied by the same families for 40 + years. This neighborhood has begun a revitalization of the area of fixing up, flipping, some of the older homes but all staying in the framework of how it has always been. To stick 70 townhomes and 105 more cars in the middle of this neighborhood of single family homes, which is on its way to being revitalized within the personality of its established community, is not within the confines of the meaning, purpose or goal of Plan Lafayette which was adopted by its citizens and the Consolidated Govt. The proposed Westbend Development should not be granted permission to proceed.

May 18, 2022
Dev Rev 22-157

Shawn MacMenamin, PLS
206 Rivergrass Drive
Lafayette, La 70508

**RE: WESTBEND RIDGE (2022-22-PC)
ACTION LETTER**

Dear Shawn:

Please be advised that on Monday, May 16, 2022, the City 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. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS (Attach Residential, Commercial and Multi-family Procedures) or as otherwise worked out with LUS.
2. Provide 10' utility servitudes along all lots bordering public and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram.
3. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys) and provide required 10' utility servitudes around these facilities.
4. Show LUS as electric provider.
5. Provide 10' utility servitudes along all lots bordering public and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners and include typical utility niche diagram. Coordinate with LUS for all utility easements.
6. 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.
7. Submittal of complete construction plans to the Lafayette Utilities System 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.

8. Submittal of complete construction plans to the Public Works Departments and Traffic, Roads, and Bridges Department will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application.
9. 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 Public Works Department. Building permits shall not be issued until the analysis has been approved.
10. 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.
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 Arthur Brooks, Andrew Vo and Sandra McCann properties.
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. 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.
15. Sidewalks are required along all public streets.

16. A cul de sac is required to be dedicated and constructed at the end of Plateau Road.
17. Twenty-five foot right of way radii are required at all public street intersections.
18. A 1' reserve strip shall be dedicated along Plateau Road and Westbend Ridge.
19. Ten feet of additional right of way for one half of a minimum 60' right of way shall be dedicated to Lafayette Consolidated Government along Plateau Road.
20. Ten feet of additional right of way for one half of a minimum 60' right of way shall be dedicated to Lafayette Consolidated Government along Westbend Ridge.
21. A traffic impact analysis is required if greater than 100 trips are anticipated in one hour.
22. 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. Show the names of abutting subdivisions and in the case of abutting unplatted property, the notation "Unplatted".
2. Show Density Calculations for RM-1 on final plat "RM-1 = 25 dwelling units per acre".
3. Show minimum Class A, B or C stamped survey (see La. Adm. Code tit. 43, § 2901 for survey classifications).
4. Please note the following addresses: Private street names must be approved by the Lafayette Parish Communications District prior to final plat approval

Private ROW#1				Private ROW #2				Westbend Ridge	
Lot	No	Lot	No	Lot	No	Lot	No	CA	No
21	102	1	103	53	102	52	103	1	101
22	104	2	105	54	104	51	105	2	105
23	106	3	107	55	106	50	107	4	111
24	108	4	109	56	108	49	109		
25	110	5	111	57	110	48	111		
26	112	6	113	58	112	47	113		
27	114	7	115	59	114	46	115		
28	116	8	117	60	116	45	117		
29	120	9	119	61	118	44	121		
30	122	10	121	62	120	43	123		
31	124	11	123	63	122	42	125		

32	126	12	125	64	124	41	127		
33	128	13	127	65	126	40	129		
34	130	14	129	66	128	39	131		
35	132	15	131	67	130	38	133		
36	134	16	133	68	132	37	135		
CA3	202	17	135	69	134				
		18	137	70	136				
		19	139						
		20	141						

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue.
2. 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.
3. 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.
4. The Owner is required to contact LUS Commercial design division (337-291-5846) prior to construction regarding installation of underground facilities.
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. Add location & footprint of existing and proposed buildings on Final Plat.
8. This property is located in the RM-1 Zoning District per the following re-zonings: 2.46 acres RM-1(O-096-2019) and 2.258 acres recently re-zoned from RS-1 to RM-1 (O-039-2022).

9. This plat/development must comply all standard regulations within the Lafayette Development Code.
10. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
11. 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.

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 **May 16, 2024**.

Five (5) copies of the corrected Preliminary Plat along with an electronic version emailed to **tbriscoe@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 must be provided for final approval.

Should you have any questions, please let me know.

Sincerely,

Tenique S Briscoe
Development Planner II

C: Sharon Wagner
Travis Smith
Troy Stelly
Jason Miller
Jim Moore

Tekton Development Group, LLC
c/o Jacob Landru
111 Industrial Pkwy., Ste. A
Lafayette, La 70508

Triad Holdings, LLC
401 Presbyterie Pkwy
Lafayette, LA 70503-603

5. Westbend Ridge (2022-22-PC)

Tenique Briscoe presented the staff report. Jimmy Ricks –engineer of record – stated the developer asked for no waivers and performed a drainage analysis on the property. He stated the project would only work if public outfall is improved.

Virginia Morales- 110 Barracuda St- property line dispute drainage issue retention pond shown on the preliminary plat is not adequate for the development

Karin Broussard- 210 Westbend Ridge-issue with notification and existing traffic congestion in the area. This development is too dense for the area.

Debra Doucet- 205 Westbend Ridge- heavy traffic issues development too dense for area

Don Wolfe-106 Plateau Road- traffic concerns Verot School Rd doesn't have enough turn lanes. High traffic area. Making a left turn is almost impossible Flooding in the area is also an issue.

Doug Doucet-205 Westbend Ridge is a dead end Rd High Traffic area

Patricia Danborg 102 Westbend Ridge-left turn is impossible off Verot School Rd. School Bus cannot come down Westbend Rd- Kids wait on Plateau to catch the bus. High Traffic area. Poor location for this development. Not enough places to park. Concerned about the extra cars parking along an already narrow street, Traffic congestion.

Adrienne David-108 Westbend Ridge- Against the development-The seclusion of the area was a deciding factor in the purchase of the home.

Chairman Pritchard asked for more clarification on Traffic's conditions of plat approval.

Travis Smith TR&B went thru Traffic's conditions and explained the 1' reserve strip is condition to monitor the number of driveway along a segment of roadway. The developer is responsible for the construction of a cul de sac at the end of Plateau Rd. Travis explained the developer owns enough property to construct the cul de sac and provide the additional 10-feet of right of way along Plateau & Westbend Ridge for road widening. Traffic Impact Analysis is recommended if they meet the 100 trips in an hour threshold.

Commissioner Doise asked about the required width of a cul de sac. A required right of way is 50 feet with a pavement of thirty-seven & half feet (37.5) of pavement width.

Chairman Pritchard asked if the proposed cul de sac construction wide enough for a school bus or garbage truck to turn their vehicles around. Mr. Smith advised the size is sufficient for neighborhood use.

Mr. Ricks- engineer of record- states there is sufficient room for cul de sac. The common area shown of the plat has significant amount of oak trees with the intent to save as many as possible. Will work with Public Works and Traffic Engineering to come up with the best design plan. Property boundary conflicts- all boundary issues with the Railroad right of way will be verified

prior to final plat approval. He stated the current drainage conditions are being mitigated and that Public Works conditions will be resolved. He stated the general rule for Traffic Impact Analysis is 100 trips per hour with the development being seventy (70) lots or seventy (70) trips per hour. He stated that the development exceeds the number of required two (2) parking spaces per unit. Stated the developer is providing the additional right of way along Westbend Ridge and Plateau road to meet the required right of way width.

Karin Broussard- 210 Westbend Ridge – stated the amount of trips per hour should not be limited to this development but to the entire area including the recently built townhomes by the developer, the number of cars per the adjacent property owner and the businesses along Plateau Road.

Chairman Pritchard stated he would be in favor of a Traffic Impact Analysis (TIA) and asked Travis Smith-Traffic Road & Bridges to comment on the possible recommendations the TIA. Travis Smith stated the intersection of Verot School @ Pillette Road would potentially be included in the study. As we get farther away from the initial development how much of the existing traffic issues should be mitigated by of the developer. Chairman Pritchard agreed, but also noted this development will directly impact traffic in the area

Commissioner Hebert stated the Planning Commission a few month ago requested a TIA on a development and stated he regretted the decision of requiring a developer to mitigate above what the Lafayette Development Code requires. He does not agree to require a TIA stating it would make the development cost- prohibitive

Neil LeBouef –Development Manager-explained the process for submitted an appeal to the City Council. The deadline for the appeal is five working days after the date of the Action Letter on May 18, 2022.

MOTION: Alzina Dural 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 (Attach Residential, Commercial and Multi-family Procedures) or as otherwise worked out with LUS.
2. Provide 10' utility servitudes along all lots bordering public and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram.
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PLAT REVISIONS:

1. Show the names of abutting subdivisions and in the case of abutting unplatted property, the notation "Unplatted".
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4. Please note the following addresses: Private street names must be approved by the Lafayette Parish Communications District prior to final plat approval

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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.

4. The Owner is required to contact LUS Commercial design division (337-291-5846) prior to construction regarding installation of underground facilities.
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. Add location & footprint of existing and proposed buildings on Final Plat.
8. This property is located in the RM-1 Zoning District per the following re-zonings: 2.46 acres RM-1(O-096-2019) and 2.258 acres recently re-zoned from RS-1 to RM-1 (O-039-2022).
9. This plat/development must comply all standard regulations within the Lafayette Development Code.
10. Submit preliminary construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for commercial plan review/building permits.
11. 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.

SECOND: Steven Hebert
VOTE: 3-1-0-1
AYES: Doise, Dural, Hebert
NAYS: Pritchard
ABSTAIN: None
ABSENT: Green

MOTION CARRIES

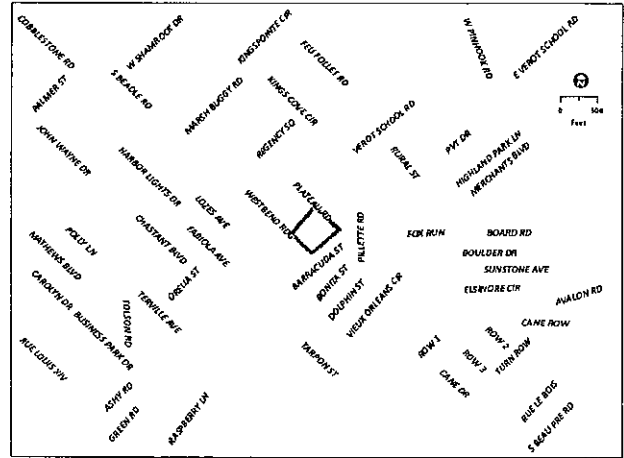
LAFAYETTE CITY PLANNING COMMISSION
STAFF REPORT
MAY 16, 2022

SUBJECT: Preliminary Plat Approval
 Westbend Ridge
 Case No. 2022-22-PC

Applicant: Tekton Development Group, LLC
 c/o Jacob Landry

Owner: Triad Holdings, LLC

Location: Westbend Ridge & Plateau Road



REQUEST:

- The applicant requests Preliminary Plat approval for the subdivision of 4.753 acres of property into seventy (70) lots for residential use.

RELEVANT ISSUES:

- This property is located in the RM-1 Zoning District per the following re-zonings: 2.46 acres RM-1(O-096-2019) and 2.258 acres recently re-zoned from RS-1 to RM-1 (O-039-2022).

STAFF RECOMMENDATION:

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

1. Owner/Developer shall install underground electric facilities at his/her expense prior to final plat approval by LUS (Attach Residential, Commercial and Multi-family Procedures) or as otherwise worked out with LUS. (LDC 89-46 (e)(1)).
2. Provide 10' utility servitudes along all lots bordering public and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property comers including typical utility niche diagram (LDC 89-30 (c)(2)).
3. Plot existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys) and provide required 10' utility servitudes around these facilities (LDC 89-30 (b)(4)).

4. Show LUS as electric provider.
5. Provide 10' utility servitudes along all lots bordering public and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners and include typical utility niche diagram. Coordinate with LUS for all utility easements. (UDC 89-30 (c) (2)).
6. 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. (UDC 89-46 (c) (d)).
7. Submittal of complete construction plans to the Lafayette Utilities System 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 (UDC 89-46 (c) (d)).
8. 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. Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b))
9. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d))
10. 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. (See LDC Art. 3, 89-42 (c) and (d)).
11. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development (LDC Art. 3, 89-42 (d)).
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 Arthur Brooks, Andrew Vo and Snadra McCann properties. (LDC Art. 3, 89-30 (d) & (e))

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. 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))
15. Sidewalks are required along all public streets. LDC 89-44 (e)
16. A cul de sac is required to be dedicated and constructed at the end of Plateau Road. LDC 89-44 (b)(5)
17. Twenty-five foot right of way radii are required at all public street intersections. LDC 89-44(a)(2)c4
18. A 1' reserve strip shall be dedicated along Plateau Road and Westbend Ridge. LDC 89-44 (b) (1) & 89-26 (a) (2)
19. Ten feet of additional right of way for one half of a minimum 60' right of way shall be dedicated to Lafayette Consolidated Government along Plateau Road. LDC 89-44 (a) (1) h. & 89-42 (e) (3) a.
20. Ten feet of additional right of way for one half of a minimum 60' right of way shall be dedicated to Lafayette Consolidated Government along Westbend Ridge. LDC 89-44 (a) (1) h. & 89-42 (e) (3) a.
21. A traffic impact analysis is required if greater than 100 trips are anticipated in one hour. LDC 89-26 (d)1(c)
22. 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. Show the names of abutting subdivisions and in the case of abutting unplatted property, the notation "Unplatted".
2. Show Density Calculations for RM-1 on final plat " RM-1 = 25 dwelling units per acre".
3. Show minimum Class A, B or C stamped survey (see La. Adm. Code tit. 43, § 2901 for survey classifications).
4. Please note the following addresses: Private street names must be approved by the Lafayette Parish Communications District prior to final plat approval

Private ROW#1				Private ROW #2				Westbend Rdg	
Lot	No	Lot	No	Lot	No	Lot	No	CA	No
21	102	1	103	53	102	52	103	1	101
22	104	2	105	54	104	51	105	2	105
23	106	3	107	55	106	50	107	4	111
24	108	4	109	56	108	49	109		
25	110	5	111	57	110	48	111		
26	112	6	113	58	112	47	113		
27	114	7	115	59	114	46	115		
28	116	8	117	60	116	45	117		
29	120	9	119	61	118	44	121		
30	122	10	121	62	120	43	123		
31	124	11	123	63	122	42	125		
32	126	12	125	64	124	41	127		
33	128	13	127	65	126	40	129		
34	130	14	129	66	128	39	131		
35	132	15	131	67	130	38	133		
36	134	16	133	68	132	37	135		
CA3	202	17	135	69	134				
		18	137	70	136				
		19	139						
		20	141						

OTHER COMMENTS/SUGGESTIONS:

1. All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue.
2. 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.

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Attachments:

Plat

Aerial Photo

Adjoining Property Owners



ADJACENT PROPERTY OWNERS WESTBEND RIDGE

HEATH PATTY
RUTSON J BERNARD
190 RONALD BLVD
LAFAYETTE LA 70503-2738

CRAIG HIMEL
609 TANGER DR
MANDEVILLE LA 70448

SOUTHEAST ENGINEERING, LLC
345 DOUCET RD SUITE 102
LAFAYETTE LA 70503

GERARD A DUHON
105 BARRACUDA ST
LAFAYETTE LA 70508-5001

JOSHUA VALLOT
203 WESTBEND RDG
LAFAYETTE LA 70508-5011

WOLF DONALD ROBERT
106 PLATEAU RD
LAFAYETTE LA 70508-5020

THE OAKS AT GARDENVIEW
LLC
144 W MAIN ST
NEW IBERIA LA 70560-3733

ARTHUR JOSEPH BROOKS
209 PLATEAU RD
LAFAYETTE LA 70508-5021

SALEEMA A BROUSSARD
107 BARRACUDA ST
LAFAYETTE LA 70508-5001

SMITH ERIC CHRISTOPHER
114 BARRACUDA ST
LAFAYETTE LA 70508-5002

BLONDIAU SAMANTHA
108 WESTBEND RDG
LAFAYETTE LA 70508-5032

PERRY VINCENT CECIL (ESTATE)
600 GOLDEN GRAIN RD
DUSON LA 70529-4208

WOOD PROPERTIES LLC
215 DARBONNE RD
LAFAYETTE LA 70508-5303

XIA VAN TRAN
300 SYLVESTER DR
YOUNGSVILLE LA 70592

TATE PATRICK,
MARGARET ANN MILLER LANDRY
108 BARRACUDA ST
LAFAYETTE LA 70508-5002

SANDRA KAYE MCCANN
111 WESTBEND RDG
LAFAYETTE LA 70508-5031

ELSIE JONES AZARE
101 BARRACUDA ST
LAFAYETTE LA 70508-5001

NICKY LEE MARTIN
115 BELLOT ST
LAFAYETTE LA 70501-4301

AUBREY & VIRGINIA
MORALES
110 BARRACUDA ST
LAFAYETTE LA 70508

ANDREW RYAN VO
111B WESTBEND RDG
LAFAYETTE LA 70508-5031

GLENN & MELISSA MENARD
101 HUNTERS HOLW
LAFAYETTE LA 70508

WILTON BOUTIN
AURELIA KOETTING
103 BARRACUDA ST
LAFAYETTE LA 70508

SEPAN PROPERTIES LLC
515A VEROT SCHOOL RD
LAFAYETTE LA 70508

JUDY MILLER REED (ESTATE)
112 BARRACUDA ST
LAFAYETTE LA 70508

SPENCER NIOLON JR
109 BARRACUDA ST
LAFAYETTE LA 70508

ROY ROGERS
120 BARRACUDA ST
LAFAYETTE LA 70508

ATMAC LLC
PO BOX 80645
LAFAYETTE LA 70598

JOHN WILBERT BOURQUE
REBECCA WILLINGHAM
106 BARRACUDA ST
LAFAYETTE LA 70508-5002

DONAL WOLF
106 PLATEAU RD
LAFAYETTE LA 70508

OLS MANAGEMENT LLC
301 SOUTH AUDUBON BLVD
LAFAYETTE LA 70503

JOAN BOUDREAUX
FARID GHALILI
1011 REDDY FARM RD
GRAYSON GA 30017-1754

AARON HAMILTONBOSTICK
302 BEVERLY DR
LAFAYETTE LA 70503-3110

KENNETH J BOUTTE
5503 HIGHWAY 90 W
NEW IBERIA LA 70560-7642

ANTHONY, CHRISTINA
ARDOIN
513 VEROT SCHOOL RD UN 5
LAFAYETTE LA 70508-5150

JOYCE BAKER JOHNSON
513 VEROT SCHOOL RD APT 7
LAFAYETTE LA 70508-5150

ERIC P PHAM
513 VEROT SCHOOL RD APT 6
LAFAYETTE LA 70508-5150

KARA WADE RUSSELL
RYAN LEONARDS
114 HOMAS RD
LAFAYETTE LA 70501-7719

G & S PROPERTIES LLC
736 ALBERTSONS PKWY STE A
BROUSSARD LA 70518-4945

UNIONPACIFICRAILROAD CO
UNIONPACIFIC RR CO/PROPERTY
TAX 1400 DOUGLAS ST STOP 1640
OMAHA NE 68179-1001

CHRISTOPHER REGIS SOILEAU
102 OAK PLAINS ALY
LAFAYETTE LA 70508-5451

RODNEY ANTHONY DUGAS,
FAYE LANDRY
118 BARRACUDA ST
LAFAYETTE LA 70508-5002

ANDREA MITCHELL
100 OAK PLAINS ALY
LAFAYETTE LA 70508-5451

BRANDON & MARTHA THIBEAUX
103 OAK PLAINS ALY
LAFAYETTE LA 70508

HOT BINH TRAN
104 OAK PLAINS ALY
LAFAYETTE LA 70508-5451

BROOKS ARTHUR JOSEPH 209
PLATEAU RD
LAFAYETTE LA 70508-5021

OWNER:
TRIAD HOLDINGS LLC
401 PRESBYTERE PKWY
LAFAYETTE LA 70503-6039

DEVELOPER :
TEKTON DEVELOPMENT
GROUP, LLC
C/O JACOB LANDRY
111 INDUSTRIAL PKWY.,
STE. A
LAFAYETTE LA 70508

PREPARED BY :
SHAWN MACMENAMIN, PLS
206 RIVER GRASS DR
LAFAYETTE LA 70508