



Internal Memorandum

Community Development and Planning Department
Development Division (Route 9010)

TO: Veronica L. Arceneaux **DATE:** January 11, 2023

FROM: Mary Sliman

SUBJECT: **Appeal of City Planning Commission Action**
West End Heights – Lot 22-A, Block 14
Case No. 2022-103-HE

Please find enclosed an appeal of City Planning Commission Action concerning West End Heights – Lot 22A, Block 14. The City Planning Commission denied Preliminary Plat approval for the development on December 19, 2022. The applicant/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
- Draft Minutes
- City Planning Commission Staff Report

It is my understanding that the City Council will hear this appeal on February 1, 2023. 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,

A handwritten signature in black ink that reads "Mary Sliman".

Mary Sliman
Director

APPLICATION FOR APPEAL
PLANNING COMMISSION
DEPARTMENT OF PLANNING, ZONING & DEVELOPMENT

Fee \$500.00

PZD USE ONLY
Date of Application: <u>12/27/2022</u>
Received by: <u>[Signature]</u>

Case Name: West End Heights - Lot 22-A, Block 14

Case Number: 2022-103-HE Planning Commission Meeting Date: December 19, 2022

Planning Commission Action
 Being Appealed: Denial of Preliminary Plat Approval
Glomax, LLC

Name of Appellant: _____
402 West First Street, Derrider, LA 70834

Address: _____
(409) 600-1158

Telephone # _____ Fax # _____ Cell # _____

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

If "Other" Checked,
 Please Explain: _____
See attached document.

Reason(s) for Appeal: _____

Appellant's Signature: [Signature: Muhammad Chaudry] Date: 12/27/2022

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

REASONS FOR APPEAL
2022-103-HE

The preliminary plat application requesting approval of a 1.14 acre lot in the CM-1 zoning district complies with all requirements of the Lafayette Development Code and is consistent with the comprehensive plan along a highway corridor. The application should have been granted approval pursuant to Code Secs. 89-55, et seq. One reason for denial was "misuse of the property." The intended use is stated as "commercial" which is allowed by right in the CM-1 zoning district. Another reason given was "its negative impact on the community and University Corridor plan." Many similar-size developments exist nearby, and this property is not part of the University Avenue Overlay District. The last reason for denial was "concerns of residents." Residents did not express concerns about the proposed 1.14 acre lot. Their concerns specifically addressed the potential use as a convenience store with gasoline sales. Lastly, 89-57(g) prohibits the applicant from reapplying for planning commission approval of the 1.14 acre lot in the future to sell the property or to develop the property for a commercial use other than a convenience store with gasoline sales. This prevents future development by the owner.



December 21, 2022
Dev Rev 22-353

Andre Montagnet
Montagnet & Domingue, Inc.
136 Clara Von Drive
Lafayette, LA 70503

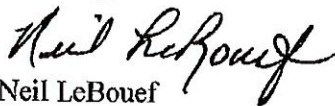
**RE: WEST END HEIGHTS, LOT 22-A, BLOCK 14 (2022-103-HE)
ACTION LETTER**

Dear Andre:

Please be advised that on Monday, December 19, 2022, the City Planning Commission voted to deny Preliminary Plat approval to the above referenced development based on the following:

The misuse of the property, its negative impact to the neighboring community and University Corridor plan, and the concerns of residents.

Sincerely,


Neil LeBouef
Development Manager

c: Tenique Briscoe
Travis Smith
Troy Stelly
Jason Miller
Jim Moore

**Glomax, LLC
Attn: Muhammad Chaudry
402 W. First Street
Deridder, LA 70634**

**LAFAYETTE CONSOLIDATED GOVERNMENT
CITY PLANNING COMMISSION
PUBLIC HEARING
DECEMBER 19, 2022**

MINUTES OF THE DECEMBER 19, 2022 MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT CITY PLANNING COMMISSION HELD AT 5:00 P.M., 220 WEST WILLOW STREET, BUILDING C, TOWN HALL AUDITORIUM, LAFAYETTE, LOUISIANA.

STAFF PRESENT

Mary Sliman
Neil LeBouef
Tenique Briscoe

MEMBERS PRESENT

Blair Green
Jared Doise
Mark Pritchard
Steven Hebert

LEGAL COUNSEL

Paul Escott

MEMBERS ABSENT

Alzina Dural

I. CALL TO ORDER

Mark Pritchard called the meeting to order at 5:05 p.m.

II. APPROVAL OF MEETING MINUTES

November 21, 2022

MOTION: Blair Green moved to approve the November 21, 2022 meeting minutes.
SECOND: Jared Doise
VOTE: 4-0-0-1
AYES: Doise, Green, Hebert Pritchard
NAYS: None
ABSTAIN: None
ABSENT: Dural

MOTION CARRIES

III. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

1. Brookwood-Verot School Road & E. Farrel Road
2. Iberia Comprehensive Community Health Center, Inc.

City Planning Commission Meeting – December 19, 2022

3. Olde Tyme Grocery, Lot 1
4. Fred J. Landry, Tract 3-1
5. Bayou Oaks Subdivision, Resubdivision of Lot 1
6. Devin Louviere, Lot 4

Chairman Pritchard asked if there were speaker cards for the ratifications. Neil LeBouef, Development Manager, stated that there were speaker cards.

Andre Montagnet- explained the nature of the proposed addition was to add more storage for the business.

Mario Benoit-did not wish to speak.

Bruce Sawvel -221 Dunreath St. asked about a survey that does not involve the adjacent property owned by UL and traffic mitigation between Brooks and Calder Street(s)

Kim Nehrbass- 300 Calder Street- issues with delivery trucks blocking traffic

Becca Kennedy- 218 W Saint Mary Street-stated the developer would take the neighbor's concerns under advisement.

Libby Smith Nehrbass-300 Calder-stated she has met with Becca Kennedy. She stated the neighbor's traffic concerns were not addressed.

Josh Duhon- does not wish to speak.

Chairman Pritchard asked Travis Smith- Traffic Engineering to explain the existing issues Mr. Smith stated a Traffic Impact Analysis is recommended when a development generates more than 100 trips per hour. It states that the existing one-way street creates better traffic mitigation. Chairman Pritchard asked how the neighbors could contact someone in the Traffic Department about their concerns. Travis stated they could contact his department or thru their City Councilman to determine if a traffic study is needed.

Commissioner Hebert stated it would be difficult to address any of the neighbor's concerns without re-hearing the case. He stated that the Office of Hearing Examiner does a thorough job in reviewing these cases.

Neil Lebouef, Development Manager, stated he was the Hearing Examiner for that case. Those in attendance were not against the business but were concerned with traffic mitigation. He stated most of the questions were about the permits obtained for this business, which is beyond the scope of plat review for the development. He stated the Office of Examiner was created to review and approve smaller developments. This development was approved by the Office of Hearing Examiner and is awaiting ratification by the City Planning Commission.

Commissioner Hebert asked would the Planning Commission hear the case if the Commission approved another motion denying the ratification of this item. Neil Lebouef

City Planning Commission Meeting – December 19, 2022

stated yes, the City Planning Commission would review the case if the ratification was denied.

MOTION: Steven Hebert moved for approval of the Hearing Examiner actions.
SECOND: Blair Green
VOTE: 4-0-0-1
AYES: Doise, Green, Hebert Pritchard
NAYS: None
ABSTAIN: None
ABSENT: Dural

MOTION CARRIES

2. West End Heights, Lots 22-A, Block 14 (2022-103-HE)

Tenique Briscoe presented the staff report. Andre Montagnet explained the purpose of the development and requested a waiver of Condition No. 15-prohibiting double fronted lots.

Anna Laura Edminston- opposes the project stating the project goes against the guidelines set in the University Avenue Corridor Plan. She read a letter she wrote pleading with city government to invest in Lafayette.

Frances Trepanier-223 Duclos St- opposes the development. States the development will bring light & noise pollution. The proposed business will not improve the area. She provided a copy as a petition with the signatures of 57 from residents and 27 signatures from Myrtle Place School. Expressed concerns about the impact of the neighborhood's historic & cultural significance to the city of Lafayette.

Margaret Voorhies-228 Duclos Street-opposed to a gas station. Cited environmental & respiratory hazards of living within 500 feet from a gas station.

Elemi Brown-2206 W Saint Mary Boulevard- opposed to the gas station. Travels all over the country with his job. Better development needed for the area.

Gisele Menard-2018 W Saint Mary Boulevard—opposed to the development -life-long resident and an advocate for blighted areas and urban revitalization. She feels a gas station would be a detriment to the area.

Herman Mhire-1500 Myrtle Place-opposed to development cites environmental hazards-chemical benzene and its link to leukemia and other diseases.

Jalissa Benjamin-318 Short Street-opposed to a convenience store.

Frank Kincel-206 Duclos Street- opposed to the development due to increased traffic.

Jill Laroussiti-1208 Jeanne St- opposed to the development. Potential for increased crime and sexual assaults.

Ross Murphree-opposed to the development. Does not wish to speak.

Noel Olivier-504 White Oak Drive-opposed to the development. Cites increased noise pollution and increased crime.

Samuel Olivier-419 E Saint Louis Street –Opposed to the development

Gary Richard-206 Colonial Drive- opposed to the development. Cites loud music and loud traffic and increased crime.

Commissioner Hebert- asked about the request for a Traffic Impact Analysis (TIA) for this development. Travis Smith states that a TIA is required for gas stations with five or more gas pump machines.

Matthew Foster-Attorney Glomax-1100 Poydras Street, New Orleans La-states the proposed development meets the criteria for the CM-1 zoning district.

Emails received opposed to the development:

Katie Lennie	Susana Garcia	Bryan Bellelo	Chuck Aberly
Heather Trosclair	Anna Laura Edminston	Tyler Perrin	Victoria Theriot
Susan Singleton	Donna Denny	Herman Mhire	Liam Cheramie
France Trepanier	Denise Champagne McClure	Virginia Walker	
Margaret Voorhies	Gisele Menard	Tyler Perrin	
Ross Murphee	Thomas Bruneau	Shelia Robert	

Andre Montagnet spoke on the blighted properties along the University Avenue Stated this development would be a good investment in the area.

Chairman Pritchard closed the public comment.

Commission Green asked about the 500 ft buffer requirement for new gas stations near residential areas. Neil LeBouef stated that the requirement is not part of the plat approval for this development. LCG buffer requirements are regulated between opposing land use and zoning districts. What is required are landscape strips and minor buffers. Any issues regarding the use of the development will be addressed during the commercial plan review

Chairman Pritchard- stated to the public that the purpose of this commission is the re-platting of this property only. The allowed uses of the property are already assigned by the zoning classification

Commissioner Steven Hebert-asked if there was any reference in the Lafayette Development Code about the preservation of oak trees.

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Neil LeBouef stated that part of the Lafayette Development Code's landscape requirements grants tree credits for the preservation of existing trees.

Commissioner Hebert asked Travis Smith –TR&B to explain when a Traffic Impact Analysis be required if this were a proposed gas station. Mr. Smith stated if there were five or more fuel pump machines on site.

Commissioner Green asked about the waiver of double fronted lots. Neil LeBouef stated the waiver would grant access from Duclos Street & Jeanne Street and W University Ave. Travis Smith stated W University Ave. is LCG owned and that the access to University Ave. is limited. He states if the waiver if granted, access from Jeanne Street would be the more ideal than Duclos Street.

Chairman Pritchard asked if this plat review application is denied, what are the developer's options? Neil LeBouef advised that current LDC regulations require these multiple lots to be reconfigured into lots large enough for the proposed commercial development.

Commissioner Hebert- stated the previous development was built over multiple lots. Asked if the re-platting of lots based on the building footprint is a new regulation? Neil LeBouef answered the former bank building built over multiple lot lines is considered a grandfathered non- conformity as long as the footprint remains the same. If the footprint of said build changes, the building loses its grandfathered status and any new structure must meet all current plat review requirements for new construction.

Commission Hebert asked how long has the current zoning been in effect. Neil LeBouef stated for a number of years.

Chairman Pritchard stated there are potential changes to CM-1 to be discussed during the Zoning Commission meeting. Director Sliman redirected the conversation and stated any changes to the zoning classification at the Zoning Commission meeting may affect future developments in CM-1, but will not affect tonight's development meeting.

Commissioner Green stated that this case poses many hurdles: the development's proximity to the University Ave. Corridor and the impact on the neighborhood who opposes it. She states the consideration of responsible development and the lack of the developer to attend the meeting to explain what the intended use.

Commission Hebert states what the property owner has rights to develop the property within the parameters of the zoning district. Denying the plat review is denying the owner the right to develop the land within the parameters of the zoning district.

Chairman Pritchard - as it currently stands these multiple lots are being re-platted as one lot.

MOTION: Jared Doise moved to deny Preliminary Plat approval subject to the following conditions. Motion to deny was based on the following: the misuse of the property, its negative impact to the neighboring community and the University Corridor and the concerns of the residents.

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

MOTION DENIED

3. Eden Estates (2022-65-PC)

Tenique Briscoe presented the staff report. David Naomi- engineer of record- accepts all conditions of preliminary plat approval.

MOTION: Blair Green 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. 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.
3. LUS water and wastewater service is contingent upon annexation of the proposed subdivision.
4. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required.
5. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site 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. 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.
7. 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. (LDC Art. 4, 89-59 (f))

8. The existing asphalt pavement surface of Monique Drive is heavily worn and past the end of its usable life. Therefore, the roadway will at least need to be milled and overlaid, and it may need full reconstruction, to be determined by the required geotechnical investigation. Additionally, unless it can be proven to PW that a sub-surface drainage system cannot effectively drain storm water from this development, open ditch drainage is no longer allowed along public roadways.
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. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed.

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.

10. 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.
11. 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 Cornerstone Village, Brandon Roberie, Acadian Acres and Annette Harding properties.
12. Amend the drainage servitude for Acorn Drive Coulee (Lateral 1), near the northern boundary of Lots 6 – 10. Since this Lateral is identified on the Official Drainage Map, language for the coulee 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.
13. 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.
14. Sidewalks are required along all public streets.
15. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.

16. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

Office of Public Health
 Acadian Regional Office
 825 Kaliste Saloom Road, Suite 100
 Lafayette, LA 70508

PLAT REVISIONS:

1. Amend the Zoning Classification on Final Plat to RS-1 per CO-156-2022
2. 20% Open space must be shown on Final Plat.
3. Add the notation 5-foot to sidewalk comment in legend
4. Addresses for this development:

Monique Drive			
Lot	No	Lot	No
6	100	1	101
7	104	2	105
8	108	3	109
9	112	4	113
10	116	5	117

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 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. Add location & footprint of existing and proposed buildings on Final Plat.
8. This property is located in the RS-1 Zoning District per CO O-156-2022.
9. Final plat approval shall be contingent upon a Letter of Credit and Maintenance Agreement ensuring the improvements in the subdivision are constructed according to the approved plans. Please refer to LDC 89-58 (f)(4) for further description of the requirement.
10. This plat/development must comply all standard regulations within the Lafayette Development Code.
11. 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.
12. 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: Jared Doise
 VOTE: 4-0-0-1
 AYES: Doise, Green, Hebert Pritchard
 NAYS: None
 ABSTAIN: None
 ABSENT: Dural

MOTION CARRIES

4. Ambassador Town Center Resubdivision of Tract B-1 (2022-70-PC)

Tenique Briscoe presented the staff report. Brent Hollier-engineer of record- accepts all conditions of preliminary plat approval.

MOTION: Blair Green 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 full servitude niches at all property corners including typical utility niche diagram.
2. 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.
3. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. Construction plans shall include plans or 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.
4. Contact LUS to determine if the following note on the final plat stating that "LUS water and wastewater facilities are not located on "Name of Lots/Tracts". The Owner/Developer of "Name of Lots/Tracts" shall install LUS approved water and wastewater facilities prior to issuing building permits. LCG/LUS is not responsible for the cost of any required improvements." satisfies water and wastewater requirements.
5. Submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site 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.
6. Submittal of a drainage impact analysis to the Department of Public Works for review and approval will be required. Please note, submittal may be required by LA DOTD regardless of compliance with the approved master plan. If applicable, 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.

7. 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.
8. 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 ditches that traverse Lots 20, 20A & 20B.
9. Special considerations must be made to insure drainage from adjacent properties is not impeded as a result of future construction and/or lot grading.

10. 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.
11. 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.
12. Cross access easements are required between all adjacent property boundaries.
13. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.
14. If any private driveway related to the development causes traffic to queue onto any public roadway, including but not limited to Ambassador Caffery Parkway, then the owner/developer will coordinate with the city to develop appropriate mitigation measures to avoid the traffic spill back on to the public roadway. Failure to resolve the queuing issue by the developer will result in the closure of the subject driveway.
15. Driveway spacing must be a minimum of 165' based on a 25-mph speed limit.
16. A 1' reserve strip dedicated to the Lafayette Consolidated Government is required along Meadow Farm Road.
17. 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. Names, addresses, and contact information of property owner, developer, applicant and agent.
2. Minimum lot size must be shown in notes on Final Plat.
3. Proposed number of lots must be shown on Final Plat.
4. Minimum lot frontage and area must be shown on Final Plat.

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5. The location and width of all sidewalks within or adjacent to the tract.
6. Addresses for this development:

Spring Farm Rd	
Lot	No
20A	109
20	111
20B	201

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 (Environmental Quality).
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. (LUS)
7. Add location & footprint of existing and proposed buildings on Final Plat.
8. This property is located in the CH (Commercial Heavy) Zoning District.
9. Final plat approval shall be contingent upon a Letter of Credit and Maintenance Agreement ensuring the improvements in the subdivision are constructed according to the approved plans.
10. This plat/development must comply all standard regulations within the Lafayette Development Code.
11. 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.

12. 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: Jared Doise
VOTE: 4-0-0-1
AYES: Doise, Green, Hebert Pritchard
NAYS: None
ABSTAIN: None
ABSENT: Dural

MOTION CARRIES

5. Pine Farms, Lots 7-9 (PC2020-006)

Tenique Briscoe presented the staff report.

MOTION: Jared Doise moved for 1- Yr. Preliminary Plat extension subject to the following conditions.

SECOND: Blair Green
VOTE: 4-0-0-1
AYES: Doise, Green, Hebert Pritchard
NAYS: None
ABSTAIN: None
ABSENT: Dural

MOTION CARRIES

IV. OTHER BUSINESS

1. Approval of the City Planning Commission 2023 Calendar

MOTION: Hebert moved for Preliminary Plat approval subject to the following conditions.

SECOND: Doise
VOTE: 4-0-0-1
AYES: Doise, Green, Hebert Pritchard
NAYS: None

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ABSTAIN: None
ABSENT: Dural

MOTION CARRIES

2. Approval of the Proposed Lafayette Development Code (LDC) Amendments

Mary Sliman, Director of Community Development & Planning, presented the amendments and offered to answer questions.

MOTION: Blair Green moved to recommend that the City Council approve the proposed amendments to the Lafayette Development Code as presented

SECOND: Steven Hebert
VOTE: 4-0-0-1
AYES: Doise, Green, Hebert Pritchard
NAYS: None
ABSTAIN: None
ABSENT: Dural

MOTION CARRIES

V. PUBLIC COMMENTARY: GENERAL

VI. ADJOURNMENT

Mark Pritchard adjourned the meeting at 7:00 p.m.

Submitted by,

Neil LeBouef
Development Manager
Community Development and Planning Department

LAFAYETTE CITY PLANNING COMMISSION**STAFF REPORT**

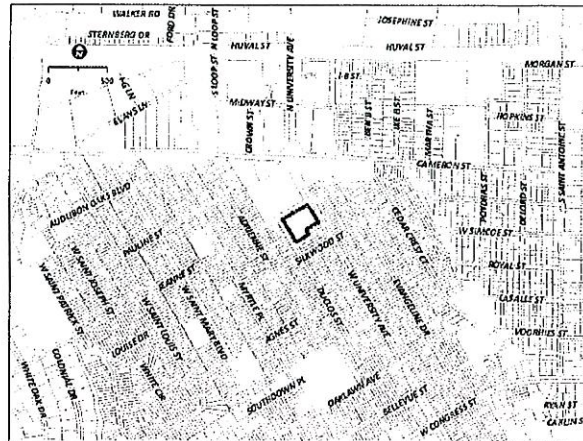
December 19, 2022

SUBJECT: Preliminary Plat Approval
West End Heights
Lot 22-A, Block 14
Case No.2022-103-HE

Applicant: Glomax, LLC

Owner: Glomax, LLC

Location: 1927 W University Ave

**REQUEST:**

- The applicant requests Preliminary Plat approval for the subdivision of 1.14 acres of property into 1 lot for commercial use.

REQUESTED WAIVER:

- Prohibition of double fronted Lots (Condition #16)

RELEVANT ISSUES:

- Subject property is CM-1 (Commercial Mixed) Zoning District

STAFF RECOMMENDATION:

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

CONDITIONS:

1. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges-Traffic Engineering 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. (Development)(LDC Art. 3, 89-25 (b))
2. If construction is planned, submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. The 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. Submittal may take place at the time of building permit application. (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). (Public Works)

3. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development. (Public Works)(LDC Art. 3, 89-42 (d))
4. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent West End Heights Subdivision Lots 10 & 11 and Lots 18-21. (Public Works)(LDC Art. 3, 89-30 (d) & (e))
5. If applicable, any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense. (Public Works)(LDC Art. 3, 89-44 (a))
6. **A note must be placed on the final plat that states:** "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." (Public Works)
7. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before

construction is begun. Submit plans to: Office of Public Health, Acadian Regional Office, 825 Kaliste Saloom Road, Building 3 – Suite 100, Lafayette, LA 70508. (Lafayette Parish Health Unit)

8. Provide a 10' utility servitude along all lots bordering public roadways and a 15' utility servitude along all lots bordering private roadways. Provide servitude niches at all property corners bordering public or private roadways. (LUS)(LDC 89-30 (c)(2))
9. Plot all existing electric facilities (cabinets, transformers, manholes, street lights, electric lines, down guys, etc.) and provide the required 10' utility servitude around these facilities. (LUS)(LDC 89-30 (b)(4))
10. Owner/Developer is required to contact the LUS Commercial Design Division (337-291-5846) prior to the start of construction regarding the installation of underground electric facilities. (LUS)
11. A twenty-five foot (25') right-of-way radius must be shown on the final plat and dedicated to Lafayette Consolidated Government at the intersection of Duclos Street and Jeanne Street. (Traffic, Roads & Bridges-Traffic Engineering)(LDC 89-44 (a)(2))
12. A one-foot (1') reserve strip dedicated to Lafayette Consolidated Government is required to be placed along West University Avenue, Jeanne Street and Duclos Street. (Traffic, Roads & Bridges-Traffic Engineering)(LDC 89-44 (b)(1))
13. Commercial driveways must be at least 150' from a public street intersection. Access to Lot 22-A will be addressed at the time of commercial plan review. (Traffic, Roads & Bridges-Traffic Engineering)(LDC 89-26 (d)(4))
14. Sidewalks are required to be constructed along Jeanne Street and Duclos Street. The A.D.A. compliant sidewalks are required to be constructed prior to final plat approval and recordation or provide a letter of credit for the construction of the sidewalks. (Traffic, Roads & Bridges-Traffic Engineering)(LDC 89-44 (e))
15. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. (Traffic, Roads & Bridges-Traffic Engineering)(LDC 89-26 (d)(c))
16. Double frontage lots are prohibited unless the following shall be provided along the lines of the lots abutting each street and a statement dissolving the right of access of the individual lot to a collector street is placed on the final plat:
 - A Type A buffer (see LDC 89-36(6)(c))
 - The planting screen shall provide no right of access (Development)(LDC 89-38 (c)(10)(b)(d))

PLAT REVISIONS:

1. The North Arrow on the Vicinity Map and the Survey Area of the plat are not aligned in the same direction. (Development)(LDC 89-301(b) (23)(19))
2. Label the lot numbers of the platted subdivisions. (Development)(LDC 89-301(b)(19)(26))
3. Put the assigned address of 1927 West University Avenue in the survey area of the lot. (Development)(LDC 89-301(b)(19))

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. For more information, call (337) 291-5634.
2. It is recommended that the finished floor elevation of any structure enclosed on three or more sides be at minimum one-foot (1') higher than the centerline of the adjacent road.
3. If developing the property, a Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more 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. Erosion control measures must be installed prior to the commencement of clearing and grading activities. 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. 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 with the Subdivision Improvements Agreements, the minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included with the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.
5. The Owner/Developer will coordinate with LUS for all required service connections.
6. Existing utility easements/servitudes have not been abandoned and are not affected by this platting.
7. Any abandonment of existing utility easements/servitudes or relocation of existing utility facilities will be at the Owner/Developer's expense.

8. Provide and show on the final plat, any additional utility servitudes needed for the required utility facilities.
9. It is recommended that the developer submit construction plans showing compliance with the Lafayette Development Code to the Development Division for review prior to application for any building permit.
10. This property is located in a CM-1 (Commercial Mixed) Zoning District and is subject to the requirements and regulations of this Zoning District as per the Lafayette Development Code Regulations

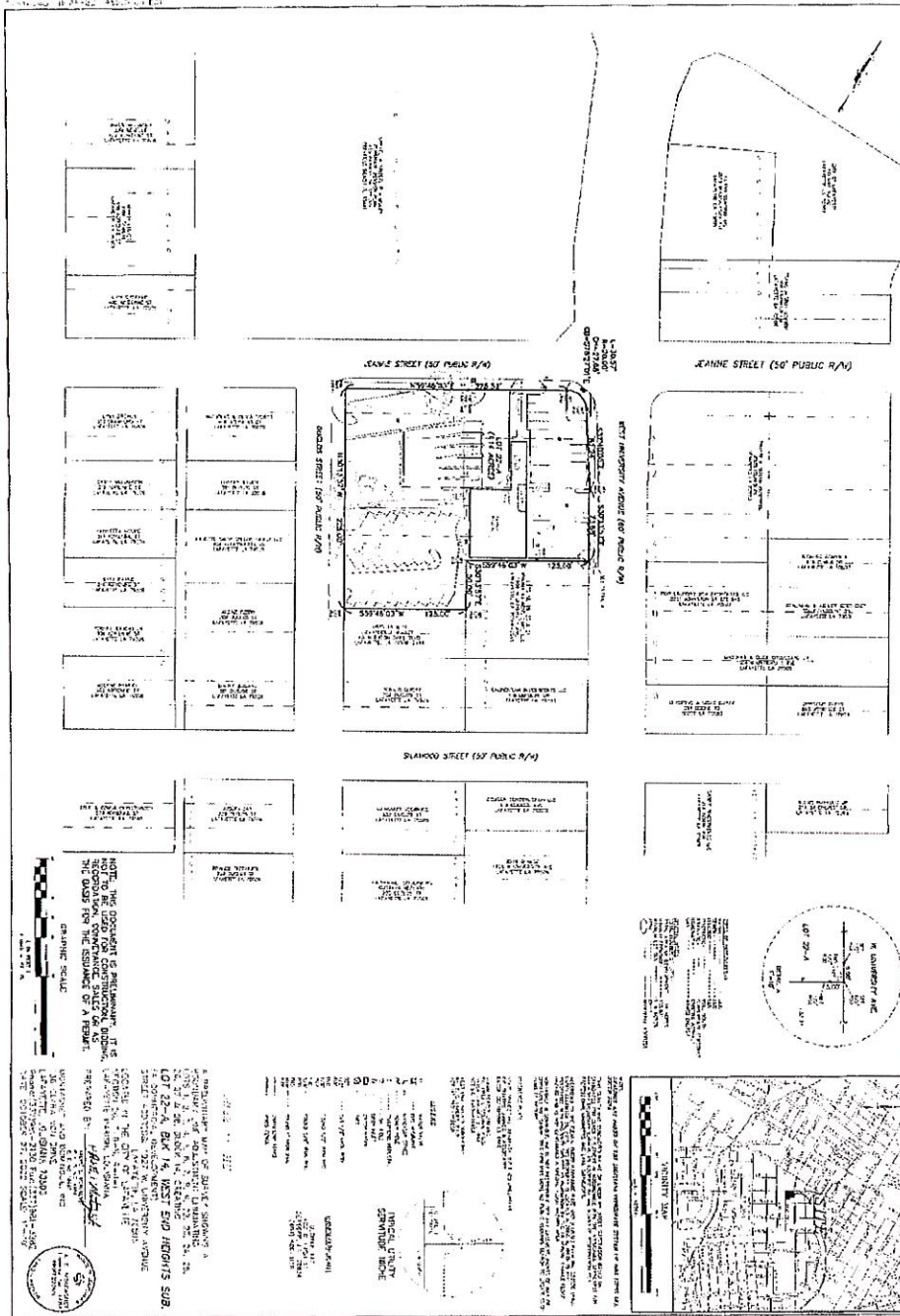
Attachments:

Plat

Aerial Photo

Adjoining Property Owners

1:2000 SCALE



NOT TO THE DISTANCE OF PRESENTMENT, THIS REPRODUCTION, COMPANION SHEETS OR ANY PART THEREOF, SHALL BE VALID OR BINDING IN ANY MANNER OR FOR THE PURPOSES OF A RECORD.

A REPRODUCTION OF THIS DOCUMENT, WITHOUT THE ORIGINAL, SHALL BE INVALID AND VOID. ANY REPRODUCTION OF THIS DOCUMENT, WITHOUT THE ORIGINAL, SHALL BE INVALID AND VOID.

APPROVED:
 [Signature]
 [Title]

REVISIONS:
 1. [Description of change]
 2. [Description of change]

LEGEND:
 1. [Symbol] [Description]
 2. [Symbol] [Description]

NOTES:
 1. [Text]
 2. [Text]

SCALE:
 1" = 20'





**ADJACENT PROPERTY OWNERS
WEST END HEIGHTS – LOT 22-A, BLOCK 14**

City of Lafayette
PO Box 4017C
Lafayette, LA 70502

Kevin's Seafood, Inc.
2018 W. University Ave.
Lafayette, LA 70506

Trang & Vinh Nguyen
108 Franklin Ln.
Lafayette, LA 70506

Truett & Susan Anderson
8035 Island Rd.
Ventress, LA 70783

Spiegel & Speigel P A
Money
Purchase Pension Plan
455 Fairway Dr., Ste. 301
Deerfield Beach, FL 33441

James Belanger & Lori
Lemelle
420 Adrienne St.
Lafayette, LA 70506

Mandy Miguez & Karl
Schott
408 Adrienne St.
Lafayette, LA 70506

Lian Cheramie
400 Adrienne St.
Lafayette, LA 70506

Richard Rowan, II
610 Elwick Dr.
Lafayette, LA 70507

Benjamin & Ashley
Berthelot
711 Evangeline Dr.
Lafayette, LA 70501

Coin Laundry USA
Properties, LLC
2851 Johnston St., Ste. 543
Lafayette, LA 70503

Madonna & Olies Broussard,
Jr.
1904 W. University Ave.
Lafayette, LA 70506

Christine & Louis Dupuy
211 Boone Rd.
Scott, LA 70583

Christine Dupuy
813 Voorhies St.
Lafayette, LA 70501

Alexis Mahfouz, Jr.
214 Sandhurst Dr.
Lafayette, LA 70508

Cabby Investments, LLC
213 Worth Ave.
Lafayette, LA 70508

Magnolias Home Care, LLC
1909 W. University Ave.
Lafayette, LA 70506

Laurentian Investments,
LLC
116 LeFleur Cir.
Lafayette, LA 70503

Cougar Construction, LLC
113 Bernice Ave.
Lafayette, LA 70503

John Glaude
1825 W. University Ave.
Lafayette, LA 70506

Charles Mallet
40 Audubon Oaks Blvd.
Lafayette, LA 70506

Donald Guidry
302 Duclos St.
Lafayette, LA 70506

Margaret Voorhies
228 Duclos St.
Lafayette, LA 70506

Katherine Funderburg &
Gustavo Rezende
220 Duclos St.
Lafayette, LA 70506

Nicholas & Olivia Talbot
408 Stephens St.
Lafayette, LA 70506

Lindsey Tharpe
321 Duclos St.
Lafayette, LA 70506

Annette Smith Greene
Family, LLC
104 Honeysuckle Ln.
Lafayette, LA 70508

Nadine Perry
309 Duclos St.
Lafayette, LA 70506

Barry LeBlanc
301 Duclos St.
Lafayette, LA 70506

Joseph Day
229 Duclos St.
Lafayette, LA 70506

France Trepanier
223 Duclos St.
Lafayette, LA 70506

Lynn Breaux
313 Crawford St.
Lafayette, LA 70506

Cathy Williamson
318 Adrienne St.
Lafayette, LA 70506

Henriette Moore
314 Adrienne St.
Lafayette, LA 70506

Mary Payne
310 Adrienne St.
Lafayette, LA 70506

Robert Jenkins, Jr.
306 Adrienne St.
Lafayette, LA 70506

Melanie Hebert
300 Adrienne St.
Lafayette, LA 70506

Erik & Donna Christianson
230 Adrienne St.
Lafayette, LA 70506

OWNER / DEVELOPER:

Glomax, LLC
Attn: Muhammad Chaudry
402 W. First St.
Deridder, LA 70634

PREPARED BY:

Montagnet & Domingue,
Inc.
136 Clara Von Dr.
Lafayette, LA 70503

From: Tenique Briscoe
To: DP; "denise@coffeeweecottage.com"
Cc: Neil T. Lebouef
Subject: RE: 1927 W University Ave
Date: Thursday, December 15, 2022 12:24:00 PM
Attachments: image001.png

Good Afternoon,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S . Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayettela.gov

LCG_fullcolor_logo.jpg



From: Leticia LeBlanc <leticia@LafayetteLA.gov> **On Behalf Of** DP
Sent: Thursday, December 15, 2022 7:05 AM
To: Tenique Briscoe <tbriscoe@LafayetteLA.gov>
Cc: DP <DP@LafayetteLA.gov>
Subject: FW: 1927 W University Ave

From: Denise Champagne-McClure <denise@coffeeweecottage.com>
Sent: Wednesday, December 14, 2022 5:41 PM
To: DP <DP@LafayetteLA.gov>; Andy Naquin, City Council District 2 <AndyNaquin@LafayetteLA.gov>; Liz Hebert, City Council District 3 <lizhebert@LafayetteLA.gov>; Glenn Lazard, City Council District 5 <GlennLazard@LafayetteLA.gov>; Patrick Lewis, City Council District 1 <PatrickLewis@LafayetteLA.gov>; Nanette Cook, City Council District 4 <nanettecook@LafayetteLA.gov>
Subject: 1927 W University Ave

**** **EXTERNAL EMAIL** ****

DO NOT click on any links or attachments unless you know the content is safe.

DO NOT input your username and password.

To whom it may concern,
I am writing today in opposition to the replatting of the former Chase Bank property located at 1927 W. University Ave. Our community surrounding this property strongly believes any decision by the Planning and Zoning Commission should be deferred due to the following:

1- Existence of the Oaklawn Subdivision and West End Heights Subdivision covenant affecting all properties facing Duclos, Adrienne, Myrtle and St. Mary dated September 19, 1939, which mandate that all properties be "residential; either "one or two-story detached, single-family dwellings" . (see attached). We request that this document be researched in its entirety prior to any action by the planning and zoning commission.

2- Convenience stores increase traffic and congestion on small residential streets designed and constructed in the 1930's causing nearby residents, schools and churches to have limited or severely

restricted access to their home and property .

3- Environmental hazards posed to all residents surrounding the property as Benzene is a scientifically-shown carcinogen which is emitted by gas stations.

4- The proposed convenience store/gas station poses a threat to our neighborhood quality of life due to noise and light pollution, extended hours of operation, and loitering.

We support and urge all departments of LCG to adhere to the Plan Lafayette 2035 Vision Statement: “reverse blight... targeted initiatives to restore, revitalize, and rebuild along older Highway corridor, nodes and interstate gateways into the community.”

To proceed without these considerations would be detrimental to the health, safety and well-being of your fellow citizens of Lafayette. We look forward to presenting our points in greater detail on December 19, 2022 and providing suggestions of business options we would support in order to help Lafayette and Lafayette Consolidated Government meet the needs of our great

community.

Denise Champagne-McClure
Coffeeweed Cottage
410 Poydras St | Lafayette, LA | 70501
337.298.5426

From: Tenique Briscoe
To: "Tyler Perrin - Bellelo"; DP
Cc: bryan bellelo; Neil T. Lebouef
Subject: RE: 1927 West University Ave.
Date: Thursday, December 15, 2022 12:18:00 PM
Attachments: image001.png

Good Afternoon,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S . Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayettela.gov

LCG_fullcolor_logo.jpg



From: Tyler Perrin - Bellelo <tylerperrinbellelo@gmail.com>
Sent: Tuesday, December 13, 2022 7:19 PM
To: DP <DP@LafayetteLA.gov>; Liz Hebert, City Council District 3 <lizhebert@LafayetteLA.gov>; Andy Naquin, City Council District 2 <AndyNaquin@LafayetteLA.gov>; Patrick Lewis, City Council District 1 <PatrickLewis@LafayetteLA.gov>; Glenn Lazard, City Council District 5 <GlennLazard@LafayetteLA.gov>; Patrick Lewis, City Council District 1 <PatrickLewis@LafayetteLA.gov>
Cc: bryan bellelo <bryanbellelo@gmail.com>
Subject: 1927 West University Ave.

**** **EXTERNAL EMAIL** ****

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To whom it may concern,

I am writing today in opposition to the re-platting of the former Chase Bank property located at 1927 W. University Ave.

Our community surrounding this property strongly believes any decision by the Planning and Zoning Commission should be deferred due to the following:

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- 2- Convenience store increases traffic and congestion on small residential streets designed and constructed in the 1930’s causing nearby residents, schools and churches to have limited or severely restricted access to their home and property .
- 3- Environmental hazards posed to all residents surrounding the property as Benzene is a scientifically-shown carcinogen which is emitted by gas stations.
- 4- The proposed convenience store/gas station poses a threat to our neighborhood quality of life due to noise and light pollution, extended hours of operation, loitering.

We support and urge all departments of LCG to adhere to the Plan Lafayette 2035 Vision Statement: “reverse blight... targeted initiatives to restore, revitalize, and rebuild along older Highway corridor, nodes and interstate gateways into the community.” To proceed without these considerations would be detrimental to the health, safety and well-being of your fellow citizens of Lafayette. We look forward to presenting our points in greater detail on December 19, 2022 and providing suggestion of business options we would support in order help Lafayette and Lafayette Consolidated Government meet the needs of our great community.

Sincerely,

Tyler M. Perrin- Bellelo, M.D. and Bryan Kerry Bellelo
Residents of 1424 Myrtle Place

Department Chair of Medicine Ochsner Lafayette General Health
459 Heymann Blvd.
Lafayette, LA 70503

From: Tenique Briscoe
To: "Tyler Perrin - Bellelo"
Cc: DP; Neil T. Lebouef
Subject: RE: 1927 West University Ave. ATTACHMENT
Date: Thursday, December 15, 2022 12:16:00 PM
Attachments: image001.png

Good Afternoon,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S. Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayetteLA.gov

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From: Tyler Perrin - Bellelo <tylerperrinbellelo@gmail.com>
Sent: Tuesday, December 13, 2022 9:39 PM
To: MayorPresidentsOffice <mayorpresidentsoffice@LafayetteLA.gov>
Cc: DP <DP@LafayetteLA.gov>; Liz Hebert, City Council District 3 <lizhebert@LafayetteLA.gov>; Andy Naquin, City Council District 2 <AndyNaquin@LafayetteLA.gov>; Patrick Lewis, City Council District 1 <PatrickLewis@LafayetteLA.gov>; Glenn Lazard, City Council District 5 <GlennLazard@LafayetteLA.gov>; bryan bellelo <bryanbellelo@gmail.com>
Subject: Re: 1927 West University Ave. ATTACHMENT

**** **EXTERNAL EMAIL** ****

DO NOT click on any links or attachments unless you know the content is safe.
DO NOT input your username and password.

My apologies I forgot to include the attachment in my previous email! Here you go!

From: Tenique Briscoe
To: "bryan bellelo"; DP
Cc: Neil T. Lebouef
Subject: RE: 1927 west university ave
Date: Thursday, December 15, 2022 12:18:00 PM
Attachments: image001.png

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P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayetteLA.gov

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From: bryan bellelo <bryanbellelo@gmail.com>
Sent: Tuesday, December 13, 2022 7:19 PM
To: DP <DP@LafayetteLA.gov>
Subject: 1927 west university ave

**** **EXTERNAL EMAIL** ****

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To whom it may concern,
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- 2- Convenience store increases traffic and congestion on small residential streets designed and constructed in the 1930's causing nearby residents, schools and churches to have limited or severely restricted access to their home and property .
- 3- Environmental hazards posed to all residents surrounding the property as Benzene is a scientifically-shown carcinogen which is emitted by gas stations.
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To proceed without these considerations would be detrimental to the health, safety and well-being of your fellow citizens of Lafayette. We look forward to presenting our points in greater detail on December 19, 2022 and providing suggestion of business options we would support in order help Lafayette and Lafayette Consolidated Government meet the needs of our great community.

Sincerely,

Please send to Planning and Zoning and Council Members in opposition.

DP@LafayetteLA.gov

AndyNaquin@LafayetteLA.gov

LizHebert@LafayetteLA.gov

GlennLazard@LafayetteLA.gov

PatrickLewis@LafayetteLA.gov

NanetteCook@LafayetteLA.gov

From: [Tenique Briscoe](#)
To: ["Ross Murphree"](#)
Cc: [DP; Neil T. Lebouef](#)
Subject: RE: Chase Bank Property Zoning Meeting
Date: Friday, December 16, 2022 10:02:00 AM
Attachments: [image001.png](#)

Good Morning,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S. Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayetteLA.gov

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From: Ross Murphree <murphree.ross@gmail.com>
Sent: Friday, December 16, 2022 9:09 AM
To: Tenique Briscoe <tbriscoe@LafayetteLA.gov>
Subject: Chase Bank Property Zoning Meeting

***** EXTERNAL EMAIL *****
DO NOT click on any links or attachments unless you know the content is safe.
DO NOT input your username and password.

Good Morning,

I have been following the thread from the Oaklawn subdivision page. They shared an email from you requesting we contact you with concerns prior to the meeting Monday.

I own the property at 310 Duclos, which is adjacent to the back part of the Chase bank property. My property is probably the most affected by this all. I bought it in March of 2022 under the impression that the city is revitalizing the whole area and that it would be a good rental property for years to come. Obviously, a gas station/convenience store is not ideal for any of us in the area, and I share many of the concerns with the neighbors who have no doubt been calling you constantly.

I spoke to Andy Naquin. He mentioned that he didn't see this matter on the zoning board

meeting agenda for Monday, but your email states to be there at 5pm. He also informed me about the boundaries of the "revitalization plan". As a business owner, I am pro business, and understand that increased tax revenues are good for the city. I just hope that we can come to a reasonable settlement that protects the nearest neighbors and the integrity of the neighborhood while not interfering with economic development. If the new owner is allowed to build, I would request that the city help me request that he build a significant privacy fence between our two lots.

Thanks,

Ross Murphree
337-288-9047

From: [Tenique Briscoe](#)
To: "[Chuck Aberly](#)"; [DP](#)
Cc: [Neil T. Lebouef](#)
Subject: RE: Chase bank property
Date: Thursday, December 15, 2022 12:13:00 PM
Attachments: [image001.png](#)

Good Afternoon,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S . Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
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P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayettela.gov

LCG_fullcolor_logo.jpg



From: Chuck Aberly <ccaberly@gmail.com>
Sent: Wednesday, December 14, 2022 8:30 AM
To: DP <DP@LafayetteLA.gov>; Andy Naquin, City Council District 2 <AndyNaquin@LafayetteLA.gov>; Liz Hebert, City Council District 3 <lizhebert@LafayetteLA.gov>; Glenn Lazard, City Council District 5 <GlennLazard@LafayetteLA.gov>; Patrick Lewis, City Council District 1 <PatrickLewis@LafayetteLA.gov>; Nanette Cook, City Council District 4 <nanettecook@LafayetteLA.gov>
Subject: Chase bank property

**** **EXTERNAL EMAIL** ****

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To whom it may
concern,
I am writing today in
opposition to the re-
platting of the former
Chase Bank property
located at 1927 W.
University Ave.
Our community

surrounding this property strongly believes any decision by the Planning and Zoning Commission should be deferred due to the following:

- 1- Existence of the Oaklawn Subdivision and West End Heights Subdivision covenant affecting all properties facing Duclos, Adrienne, Myrtle and St. Mary dated September 19, 1939, which mandate that all properties be "residential; either "one or two-story detached, single-family dwellings" . (see attached). We request that this document be researched in its entirety prior to any action by the planning and zoning commission.
- 2- Convenience store increases traffic and congestion on small residential streets designed and constructed in the 1930's causing nearby residents, schools and churches to have limited or severely restricted access to their home and property .
- 3- Environmental hazards posed to all residents surrounding the property as Benzene is a scientifically-shown carcinogen which is emitted by gas stations.
- 4- The proposed convenience store/gas station poses a threat to our neighborhood quality of life due to noise and light pollution, extended hours of operation, loitering.

We support and urge all departments of LCG to adhere to the Plan Lafayette 2035 Vision Statement: “reverse blight... targeted initiatives to restore, revitalize, and rebuild along older Highway corridor, nodes and interstate gateways into the community.”

To proceed without these considerations would be detrimental to the health, safety and well-being of your fellow citizens of Lafayette. We look forward to presenting our points in greater detail on December 19, 2022 and providing suggestion of business options we would support in order help Lafayette and Lafayette Consolidated Government meet the needs of our great community.

Sincerely,

Chuck Aberly

Chuch<https://mail.google.com/mail/u/0?ui=2&ik=9b4fd3b9ad&attid=0.1.1&permmsgid=msg-f:1752153754837443329&th=1850e68e84f3e301&view=att&disp=inline> Aberly

From: [Tenique Briscoe](mailto:Tenique.Briscoe)
To: "edmistonprofessional@gmail.com"
Cc: [Neil T. Lebouef](mailto:Neil.T.Lebouef); DP
Subject: RE: Former Chase Bank 1927 W. University
Date: Thursday, December 15, 2022 2:05:00 PM
Attachments: [image001.png](#)

Good Afternoon,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S . Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayettela.gov

LCG_fullcolor_logo.jpg



From: Leticia LeBlanc <leticial@LafayetteLA.gov> **On Behalf Of** DP
Sent: Thursday, December 15, 2022 2:04 PM
To: Tenique Briscoe <tbriscoe@LafayetteLA.gov>; Neil T. Lebouef <NLebouef@LafayetteLA.gov>
Cc: DP <DP@LafayetteLA.gov>
Subject: FW: Former Chase Bank 1927 W. University

From: Anna Laura Edmiston <edmistonprofessional@gmail.com>
Sent: Thursday, December 15, 2022 11:25 AM
To: DP <DP@LafayetteLA.gov>
Subject: Former Chase Bank 1927 W. University

****** EXTERNAL EMAIL ******

DO NOT click on any links or attachments unless you know the content is safe.

DO NOT input your username and password.

To whom it may concern,

I am writing today in opposition to the re-platting of the former Chase Bank property located at 1927

W. University Ave.

Our community surrounding this property strongly believes any decision by the Planning and Zoning Commission should be deferred due to the following:

- 1- Existence of the Oaklawn Subdivision and West End Heights Subdivision covenant affecting all properties facing Duclos, Adrienne, Myrtle and St. Mary dated September 19, 1939, which mandate that all properties be "residential; either "one or two-story detached, single-family dwellings." We request that this document be researched in its entirety prior to any action by the planning and zoning commission.
- 2- Convenience store increases traffic and congestion on small residential streets designed and constructed in the 1930's causing nearby residents, schools and churches to have limited or severely restricted access to their home and property .
- 3- Environmental hazards posed to all residents surrounding the property as Benzene is a scientifically-shown carcinogen which is emitted by gas stations.
- 4- The proposed convenience store/gas station poses a threat to our neighborhood quality of life due to noise and light pollution, extended hours of operation, loitering.

We support and urge all departments of LCG to adhere to the Plan Lafayette 2035 Vision Statement: "reverse blight... targeted initiatives to restore, revitalize, and rebuild along older Highway corridor, nodes and interstate gateways into the community."

To proceed without these considerations would be detrimental to the health, safety and well-being of your fellow citizens of Lafayette. We look forward to presenting our points in greater detail on December 19, 2022 and providing suggestion of business options we would support in order help Lafayette and Lafayette Consolidated Government meet the needs of our great community.

Sincerely,--

Anna-Laura Edmiston
Certified ScrumMaster® (CSM®)
Strategic Communications Specialist
Professional Writer
French/English (Oral and Written)
337-298-5018

From: [Tenique Briscoe](#)
To: "[Lian Cheramie](#)"
Subject: RE: Meeting Dec 19 5pm
Date: Thursday, December 15, 2022 12:04:00 PM
Attachments: [image001.png](#)

Thank you for your interest in this Development review process. Meeting begins at 5pm.
Please come a few minutes early to fill out a speaker card to address the Planning Commission with your questions and concerns.

Thanking you in advance ,

Tenique S . Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayettela.gov

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From: Lian Cheramie <liancheramie@gmail.com>
Sent: Thursday, December 15, 2022 10:50 AM
To: Tenique Briscoe <tbriscoe@LafayetteLA.gov>
Subject: Meeting Dec 19 5pm

****** EXTERNAL EMAIL ******
DO NOT click on any links or attachments unless you know the content is safe.
DO NOT input your username and password.

Good Morning-

I hope you are well. I am emailing in response to the letter I received in the mail yesterday about West End Heights- LOT 22-A, Block 14. The letter recommended, due to Covid 19, that I email before attending the meeting.

I will be attending the meeting on Monday Dec 19 at 5pm due to concerns I have as a resident who lives close to this property in question.

Thank you,
Lian Cheramie

From: [Tenique Briscoe](#)
To: ["Change.org"; DP](#)
Cc: [Neil T. Lebouef](#)
Subject: RE: New petition to you: No Liquor Store / Gas Station at University and Jeanne
Date: Thursday, December 15, 2022 12:16:00 PM
Attachments: [image001.png](#)

Good Afternoon,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S. Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayettela.gov

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From: Samuel Oliver via Change.org <change@t.change.org>
Sent: Tuesday, December 13, 2022 11:52 PM
To: DP <DP@LafayetteLA.gov>
Subject: New petition to you: No Liquor Store / Gas Station at University and Jeanne

****** EXTERNAL EMAIL ******

DO NOT click on any links or attachments unless you know the content is safe.
DO NOT input your username and password.



**Alzina Dural: you've been listed as a
decision maker**

Samuel Oliver started a petition on Change.org and listed you as a

decision maker. Learn more about Samuel Oliver's petition and how you can respond:



Samuel Oliver is petitioning Alzina Dural (City of Lafayette Planning and Zoning Commission)

No Liquor Store / Gas Station at University and Jeanne

To whom it may concern, We, the residents of the surrounding Lafayette, LA, neighborhoods (LaPlace, Oaklawn, Fightinville, and the Saint Streets) are writing today in opposition to the re-platting of the former Chase Bank property located at 1927 W. University...

[View the petition](#)

WHAT YOU CAN DO

1. View the petition: [Learn about the petition and its supporters.](#)
You will receive updates as new supporters sign the petition so you can see who is signing and why.

2. Respond to the petition: [Post a response](#) to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

3. Continue the dialogue: Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. [Learn more.](#)

This notification was sent to dp@lafayetteca.gov, the address listed as a decision maker.

This is a one-time notification to the email address listed above. You will not receive any further notifications regarding this petition from us.

[Privacy policy](#)

We'd love to hear from you! [Contact us](#) through our help center.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

From: Tenique Briscoe
To: "Herman P Mhire"; DP
Cc: Neil T. Lebouef
Subject: RE: No "Big Daddy" Gas Station at University and Jeanne
Date: Thursday, December 15, 2022 12:17:00 PM
Attachments: image001.png

Good Afternoon,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S. Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayettela.gov

LCG_fullcolor_logo.jpg



From: Herman P Mhire <hpm23@lusfiber.net>
Sent: Tuesday, December 13, 2022 8:37 PM
To: DP <DP@LafayetteLA.gov>; Andy Naquin, City Council District 2 <AndyNaquin@LafayetteLA.gov>; Liz Hebert, City Council District 3 <lizhebert@LafayetteLA.gov>; Glenn Lazard, City Council District 5 <GlennLazard@LafayetteLA.gov>; Patrick Lewis, City Council District 1 <PatrickLewis@LafayetteLA.gov>; Nanette Cook, City Council District 4 <nanettecook@LafayetteLA.gov>
Subject: No "Big Daddy" Gas Station at University and Jeanne

****** EXTERNAL EMAIL ******

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DO NOT input your username and password.

<https://chng.it/wkvrX7gVcy>

From: [Tenique Briscoe](#)
To: "[Gisele Menard](#)"; [DP](#)
Cc: [Neil T. Lebouef](#)
Subject: RE: Old Chase Bank
Date: Thursday, December 15, 2022 12:19:00 PM
Attachments: [image001.png](#)

Good Afternoon,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S . Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayettela.gov

LCG_fullcolor_logo.jpg



From: Gisele Menard <gsmenard@gmail.com>
Sent: Tuesday, December 13, 2022 5:03 PM
To: DP <DP@LafayetteLA.gov>; Andy Naquin, City Council District 2 <AndyNaquin@LafayetteLA.gov>; City Council/Pat Lewis <PatrickLewis@LafayetteLa.com>; Glenn Lazard, City Council District 5 <GlennLazard@LafayetteLA.gov>; Liz Hebert, City Council District 3 <lizhebert@LafayetteLA.gov>; Nanette Cook, City Council District 4 <nanettecook@LafayetteLA.gov>
Subject: Old Chase Bank

****** EXTERNAL EMAIL ******
DO NOT click on any links or attachments unless you know the content is safe.
DO NOT input your username and password.

To whom it may concern,
I am writing today in opposition to

the re-platting of the former Chase Bank property located at 1927 W. University Ave.

Our community surrounding this property strongly believes any decision by the Planning and Zoning Commission should be deferred due to the following:

- 1- Existence of the Oaklawn Subdivision and West End Heights Subdivision covenant affecting all properties facing Duclos, Adrienne, Myrtle and St. Mary dated September 19, 1939, which mandate that all properties be "residential; either "one or two-story detached, single-family dwellings" . (see attached). We request that this document be researched in its entirety prior to any action by the planning and zoning commission.
- 2- Convenience store increases traffic and congestion on small residential streets designed and constructed in the 1930's causing nearby residents, schools and churches to have limited or severely restricted access to their home and property .
- 3- Environmental hazards posed to all residents surrounding the property as Benzene is a scientifically-shown carcinogen which is emitted by gas stations.
- 4- The proposed convenience store/gas station poses a threat to our neighborhood quality of life due to noise and light pollution, extended hours of operation, loitering.

We support and urge all departments of LCG to adhere to the Plan Lafayette 2035 Vision Statement: "reverse blight... targeted initiatives to restore, revitalize, and rebuild along older Highway corridor, nodes and interstate gateways into the community."

To proceed without these considerations would be detrimental to the health, safety and well-being of your fellow citizens of Lafayette. We look forward to presenting our points in greater detail on December 19, 2022 and providing

suggestion of business options we
would support in order help
Lafayette and Lafayette
Consolidated Government meet the
needs of our great community.

Sincerely,

Kenny and Gisele Menard
2018 W St Mary Blvd
Lafayette La 70506

From: Tenique Briscoe
To: "Susanna Garcia"
Cc: DP; Neil T. Lebouef
Subject: RE: OPPOSE the re-platting of property at 1927 W. University Ave.
Date: Thursday, December 15, 2022 4:23:00 PM
Attachments: [image001.png](#)

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S . Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayettela.gov

LCG_fullcolor_logo.jpg



From: Susanna Garcia <spg6611@hotmail.com>
Sent: Thursday, December 15, 2022 2:51 PM
To: Susanna Garcia <spg6611@hotmail.com>
Cc: DP <DP@LafayetteLA.gov>; Andy Naquin, City Council District 2 <AndyNaquin@LafayetteLA.gov>; Liz Hebert, City Council District 3 <lizhebert@LafayetteLA.gov>; Glenn Lazard, City Council District 5 <GlennLazard@LafayetteLA.gov>; Patrick Lewis, City Council District 1 <PatrickLewis@LafayetteLA.gov>; Nanette Cook, City Council District 4 <nanettecook@LafayetteLA.gov>
Subject: OPPOSE the re-platting of property at 1927 W. University Ave.

***** EXTERNAL EMAIL *****
DO NOT click on any links or attachments unless you know the content is safe.
DO NOT input your username and password.

To whom it may concern,
I am writing today in opposition to the re-platting of the former Chase Bank property located at 1927 W. University Ave.
Our community surrounding this property strongly believes any decision by the Planning and Zoning Commission should be deferred due to the following:

- 1- Existence of the Oaklawn Subdivision and West End Heights Subdivision covenant affecting all properties facing Duclos, Adrienne, Myrtle and St. Mary dated September 19, 1939, which mandate that all properties be "residential; either "one or two-story detached,

single-family dwellings”. We request that this document be researched in its entirety prior to any action by the planning and zoning .

2- Convenience stores increase traffic and congestion on small residential streets designed and constructed in the 1930’s, causing nearby residents, schools and churches to have limited or severely restricted access to their home and property.

3- Environmental hazards are posed to all residents surrounding the property as Benzene is a scientifically-shown carcinogen which is emitted by gas stations.

4- The proposed convenience store/gas station poses a threat to our neighborhood’s quality of life due to noise and light pollution, extended hours of operation, and loitering.

We support and urge all departments of LCG to adhere to the Plan Lafayette 2035 Vision Statement: “reverse blight... targeted initiatives to restore, revitalize, and rebuild along older Highway corridor, nodes and interstate gateways into the community.”

To proceed without these considerations would be detrimental to the health, safety and well-being of your fellow citizens of Lafayette. We look forward to presenting our points in greater detail on December 19, 2022 and providing suggestion of business options we would support in order help Lafayette and Lafayette Consolidated Government meet the needs of our great community.

Sincerely,
Susanna Garcia
2223 W. St Mary Blvd.
Lafayette, LA 70506

From: [Tenique Briscoe](mailto:sherob553@gmail.com)
To: "sherob553@gmail.com"; DP
Cc: [Neil T. Lebouef](mailto:Neil.T.Lebouef)
Subject: RE: Opposition to re-platting at 1927 W. University Ave.
Date: Thursday, December 15, 2022 12:15:00 PM

Good Afternoon,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S . Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayettela.gov

-----Original Message-----

From: sherob553@gmail.com <sherob553@gmail.com>
Sent: Wednesday, December 14, 2022 2:40 AM
To: DP <DP@LafayetteLA.gov>
Subject: Opposition to re-platting at 1927 W. University Ave.

**** EXTERNAL EMAIL **** DO NOT click on any links or attachments unless you know the content is safe. DO NOT input your username and password.

To whom it may concern,

I am writing today in opposition to the re-platting of the former Chase Bank property located at 1927 W. University Ave.

Our community surrounding this property strongly believes any decision by the Planning and Zoning Commission should be deferred due to the following:

- 1- Existence of the Oaklawn Subdivision and West End Heights Subdivision covenant affecting all properties facing Duclos, Adrienne, Myrtle and St. Mary dated September 19, 1939, which mandate that all properties be "residential; either "one or two-story detached, single-family dwellings". (see attached) We request that this document be researched in its entirety prior to any action by the planning and zoning .
- 2- Convenience store increases traffic and congestion on small residential streets designed and constructed in the 1930's causing nearby residents, schools and churches to have limited or severely restricted access to their home and property .
- 3- Environmental hazards posed to all residents surrounding the property as Benzene is a scientifically-shown carcinogen which is emitted by gas stations.
- 4- The proposed convenience store/gas station poses a threat to our neighborhood quality of life due to noise and light pollution, extended hours of operation, loitering.

We support and urge all departments of LCG to adhere to the Plan Lafayette 2035 Vision Statement: "reverse blight... targeted initiatives to restore, revitalize, and rebuild along older Highway corridor, nodes and interstate gateways into the community."

To proceed without these considerations would be detrimental to the health, safety and well-being of your fellow citizens of Lafayette. We look forward to presenting our points in greater detail on December 19, 2022 and providing suggestion of business options we would support in order help Lafayette and Lafayette Consolidated Government meet the needs of our great community.

Sincerely,
Sheila Robert

Sent from my iPhone

From: [Tenique Briscoe](#)
To: "victoriavtheriot@gmail.com"
Cc: [DP](#)
Bcc: [Neil T. Lebouef](#)
Subject: RE: Opposition to Replatting of 1927 W. University Ave
Date: Thursday, December 15, 2022 12:11:00 PM
Attachments: [image001.png](#)

Good Afternoon,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S . Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayettela.gov

LCG_fullcolor_logo.jpg



From: Leticia LeBlanc <leticial@LafayetteLA.gov> **On Behalf Of** DP
Sent: Wednesday, December 14, 2022 9:15 AM
To: Tenique Briscoe <tbriscoe@LafayetteLA.gov>
Cc: DP <DP@LafayetteLA.gov>
Subject: FW: Opposition to Replatting of 1927 W. University Ave

From: Victoria Theriot <victoriavtheriot@gmail.com>
Sent: Wednesday, December 14, 2022 9:14 AM
To: DP <DP@LafayetteLA.gov>; MayorPresidentsOffice <mayorpresidentsoffice@LafayetteLA.gov>; Andy Naquin, City Council District 2 <AndyNaquin@LafayetteLA.gov>; Liz Hebert, City Council District 3 <lizhebert@LafayetteLA.gov>; Glenn Lazard, City Council District 5 <GlennLazard@LafayetteLA.gov>; Patrick Lewis, City Council District 1 <PatrickLewis@LafayetteLA.gov>; Nanette Cook, City Council District 4 <nanettecook@LafayetteLA.gov>
Subject: Opposition to Replatting of 1927 W. University Ave

**** EXTERNAL EMAIL ****

DO NOT click on any links or attachments unless you know the content is safe.

DO NOT input your username and password.

Good morning, Mayor President, Council Members, and Planning and Zoning Commission.

As a resident of Oaklawn Subdivision and parent of a Myrtle Place Elementary student, I'm writing to join the chorus of neighbors who oppose the replatting of the former Chase Bank property located at 1927 W. University Ave.

I suspect you've received numerous emails outlining our opposition, and I am restating here:

Our community surrounding this property strongly believes any decision by the Planning and Zoning Commission should be deferred due to the following:

1- Existence of the Oaklawn Subdivision and West End Heights Subdivision covenant affecting all properties facing Duclos, Adrienne, Myrtle and St. Mary dated September 19, 1939, which mandate that all properties be "residential; either "one or two-story detached, single-family dwellings." We request that this document be researched in its entirety prior to any action by the planning and zoning.

2- Convenience store increases traffic and congestion on small residential streets designed and constructed in the 1930's causing nearby residents, schools and churches to have limited or severely restricted access to their home and property .

3- Environmental hazards posed to all residents surrounding the property as Benzene is a scientifically-shown carcinogen which is emitted by gas stations.

4- The proposed convenience store/gas station poses a threat to our neighborhood quality of life due to noise and light pollution, extended hours of operation, loitering.

We support and urge all departments of LCG to adhere to the Plan Lafayette 2035 Vision Statement: "reverse blight... targeted initiatives to restore, revitalize, and rebuild along older Highway corridor,

nodes and interstate gateways into the community.”

To proceed without these considerations would be detrimental to the health, safety and well-being of your fellow citizens of Lafayette. We look forward to presenting our points in greater detail on December 19, 2022 and providing suggestion of business options we would support in order help Lafayette and Lafayette Consolidated Government meet the needs of our great community.

Thank you for hearing our concerns and opposition.

Sincerely,

Victoria Theriot

110 Sidney St.

Lafayette, LA 70506

Cell: (337) 580-4234

From: [Tenique Briscoe](#)
To: [DP](#); "[donnadenny@live.com](#)"
Cc: [Neil T. Lebouef](#)
Subject: RE: Planning and Zoning: 1927 West University Avenue
Date: Thursday, December 15, 2022 12:25:00 PM
Attachments: [image001.png](#)

Good Afternoon,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S . Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayettela.gov

LCG_fullcolor_logo.jpg



From: Leticia LeBlanc <leticia@LafayetteLA.gov> **On Behalf Of** DP
Sent: Thursday, December 15, 2022 7:06 AM
To: Tenique Briscoe <tbriscoe@LafayetteLA.gov>
Cc: DP <DP@LafayetteLA.gov>
Subject: FW: Planning and Zoning: 1927 West University Avenue

From: Donna Denny <donnadenny@live.com>
Sent: Wednesday, December 14, 2022 10:02 AM
To: Andy Naquin, City Council District 2 <AndyNaquin@LafayetteLA.gov>; Liz Hebert, City Council District 3 <lizhebert@LafayetteLA.gov>; DP <DP@LafayetteLA.gov>; Patrick Lewis, City Council District 1 <patricklewis@LafayetteLA.gov>; Nanette Cook, City Council District 4 <nanettecook@LafayetteLA.gov>; MayorPresidentsOffice <mayorpresidentsoffice@LafayetteLA.gov>; Glenn Lazard, City Council District 5 <glennlazard@LafayetteLA.gov>
Subject: Planning and Zoning: 1927 West University Avenue

**** **EXTERNAL EMAIL** ****

DO NOT click on any links or attachments unless you know the content is safe.
DO NOT input your username and password.

To our elected public officials,

I am writing today in opposition to the re-platting of the former Chase Bank property located at 1927 West University Avenue.

Our community surrounding this property strongly proposes any decision by the Planning and Zoning Commission be deferred due to the following:

1- Existence of the Oaklawn Subdivision and West End Heights Subdivision covenant affecting all properties facing Duclos, Adrienne, Myrtle and St. Mary dated September 19, 1939, which mandate that all properties be "residential, either "one or two-story detached, single-family dwellings". We request that this document be researched in its entirety prior to any action by Planning and Zoning.

2- A convenience store would increase traffic and congestion on small residential streets designed and constructed in the 1930's causing nearby residents, schools, and churches to have limited or severely restricted access to their home and property.

3- Environmental hazards posed to all residents surrounding the property as Benzene is a scientifically shown carcinogen which is emitted by gas stations.

4- The proposed convenience store/gas station poses a threat to our neighborhood quality of life due to noise and light pollution, extended hours of operation, and loitering.

We support and urge all departments of LCG to adhere to the Plan Lafayette 2035 Vision Statement:

"reverse blight... targeted initiatives to restore, revitalize, and rebuild along older Highway corridor, nodes and interstate gateways into the community."

To proceed without these considerations would be detrimental to the health, safety, and well-being of your fellow citizens of Lafayette. We look forward to presenting our points of discussion in greater detail on December 19, 2022, and to providing suggestions of business options we would support to help Lafayette and Lafayette Consolidated Government meet the needs of our great community.

Sincerely,
Donna R. Denny

From: [Tenique Briscoe](#)
To: "Thomas Bruneau"; DP
Cc: [Neil T. Lebouef](#)
Subject: RE: Re-Platting the former chase bank 1927 W. University
Date: Thursday, December 15, 2022 12:19:00 PM
Attachments: [image001.png](#)

Good Afternoon,

Thank you for your email regarding the proposed development. We will forward your concerns to the City Planning Commissioners for their review.

Thanking you in advance ,

Tenique S . Briscoe, Planner II-Development Division
Lafayette Consolidated Government
Community Development & Planning Department
220 West Willow Street / Building B / Lafayette, LA 70501
P.O. Box 4017-C / Lafayette, LA 70502
Phone: 291-8449/ Fax: 291-8492 Email: tbriscoe@lafayetteLA.gov

LCG_fullcolor_logo.jpg



From: Thomas Bruneau <tbruneau68@gmail.com>
Sent: Tuesday, December 13, 2022 5:44 PM
To: Andy Naquin, City Council District 2 <AndyNaquin@LafayetteLA.gov>; DP <DP@LafayetteLA.gov>; Glenn Lazard, City Council District 5 <GlennLazard@LafayetteLA.gov>; Liz Hebert, City Council District 3 <lizhebert@LafayetteLA.gov>; Nanette Cook, City Council District 4 <nanettecook@LafayetteLA.gov>; Patrick Lewis, City Council District 1 <PatrickLewis@LafayetteLA.gov>
Subject: Re-Platting the former chase bank 1927 W. University

***** EXTERNAL EMAIL *****

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DO NOT input your username and password.**

To whom it may concern,

I am writing today in opposition to the re-platting of the former Chase Bank property located at 1927 W. University Ave.

Our community surrounding this property strongly believes any decision by the Planning and Zoning Commission should be deferred due to the following:

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1939, which mandate that all properties be “residential; either “one or two-story detached, single-family dwellings”. (see attached) We request that this document be researched in its entirety prior to any action by the planning and zoning .

2- Convenience store increases traffic and congestion on small residential streets designed and constructed in the 1930’s causing nearby residents, schools and churches to have limited or severely restricted access to their home and property .

3- Environmental hazards posed to all residents surrounding the property as Benzene is a scientifically-shown carcinogen which is emitted by gas stations.

4- The proposed convenience store/gas station poses a threat to our neighborhood quality of life due to noise and light pollution, extended hours of operation, loitering.

We support and urge all departments of LCG to adhere to the Plan Lafayette 2035 Vision Statement: “reverse blight... targeted initiatives to restore, revitalize, and rebuild along older Highway corridor, nodes and interstate gateways into the community.”

To proceed without these considerations would be detrimental to the health, safety and well-being of your fellow citizens of Lafayette. We look forward to presenting our points in greater detail on December 19, 2022 and providing suggestion of business options we would support in order help Lafayette and Lafayette Consolidated Government meet the needs of our great community.

Sincerely,
Thomas Bruneau
17 Audubon Oaks Blvd,
Lafayette, LA 70506

DP@LafayetteLA.gov
AndyNaquin@LafayetteLA.gov
LizHebert@LafayetteLA.gov
GlennLazard@LafayetteLA.gov
PatrickLewis@LafayetteLA.gov
NanetteCook@LafayetteLA.gov

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Thomas Bruneau