



## Internal Memorandum

Community Development and Planning Department  
Development Division (Route 9010)

**TO:** Veronica L. Arceneaux      **DATE:** November 3, 2023

**FROM:** Mary Sliman

**SUBJECT:** Appeal of Parish Planning Commission Action  
KDL Land LLC, Subdivision of Tract 1-B Creating Lots 1-6  
Case No. 2023-53-PC

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Please find enclosed an appeal of Parish Planning Commission Action concerning KDL Land LLC, Subdivision of Tract 1-B Creating Lots 1-6. The Parish Planning Commission denied the Preliminary Plat at its October 9, 2023, meeting. The owner/developer is appealing the denial of preliminary plat. The following information is included in your packet.

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

It is my understanding that the Parish Council will hear this appeal on November 21, 2023. This office will notify all property owners of the Parish Council meeting date to hear the appeal.

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

Sincerely,

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

**Mary Sliman**  
Director



**Lafayette**  
**Commission Appeal**  
2023-8-CAPL

Submitted by Dexter Istre  
distre@istreengineering.com  
(337) 522-1018

Address of Proposed Work: **200 & 300 Blk of Breaux Rd**

City: **Lafayette** State: **LA** Zip: **70503**

**Contact Information**

**Applicant's Contact Information**

Title: First Name: **Dexter** Last Name: **Istre** Suffix:

Business Name: **Istre Engineering Services, Inc**

Mailing Address: **5721 Percy Rd**

City: **Kaplan** State: **LA** Zip: **70548**

Email Address: **distre@istreengineering.com**

Cell Phone: **(337) 522-1015** Work Phone: Home Phone: **(337) 522-1018**

**Application Questionnaire** (\* denotes required question)

**Commission Appeal**

**Please provide the following:**  
Telephone, Fax, and Cellphone number

Expand

**Case Name:**

KDL Land, LLC Subdivision of Tract 1-B  
Creating Lots 1-6

**Reason(s) for Appeal:**

a) During the course of the meeting, it was  
brought up that site work was performed prior  
to the preliminary plat approval and the work  
appears to have been performed without  
proper permitting. The Engineer for the



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project representing the property owner explained that the work was performed on the full site and not tied to the proposed plat division and the work was submitted through the LCG online system properly with submittals, included grading/drainage plan and no-net-fill calculations. No Drainage Impact analysis was required for this site work and all required submittal were provided. The proper permitting procedure was followed, the review completed by Public Works Engineering as well as Flood Plain Management, was approved by both, resulting in a permit and community acknowledgement form being issued. Project has been completed and closed out as of June 2023. It was unfortunate to the property owner that this was brought up beings the LCG system was not available for the meeting to verify that a permit was in-fact issued and LCG procedures were followed beings it ultimately played a large role in the denying of the preliminary plat and effectively hindered the discussion of exemption from sidewalk and driveway spacing requirements. Based on the fact that all work performed prior to submitting for preliminary plat approval was performed following proper procedures, submittal, reviews and approvals from LCG, we request that the prior work not be a reason to decline the preliminary plat approval.

b) Sidewalks are not currently present in this area. It can be seen in aerial photos that no sidewalks exist in the area of the project or withing miles of the project.

c) Minimum driveway spacing of 340ft is being required due to a posted 40mph speed limit on Breaux Rd. The location of the driveways



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are being proposed at a section of Breaux rd that is between two curves which are spaced approximately 700ft apart. The suggested speed limit coming into each curve is 15mph. We are requesting that the spacing be based on the reduced speed of 15mph. 340ft spacing requirements effectively would make dividing these lots as shown not possible. The East property line of the property is the low side of the lots and used for drainage access. This leaves the West side and road access side the most effective and drainage friendly location. A reduced posted speed limit is also being requested for this area to reduce the speed from 40mph to 15mph or 20mph from the start of each curve.

**Planning Commission Meeting Date:** 10/09/2023

**Note that this appeal will be placed on the next available City or Parish Council Agenda** 56985

**Case Number:** 2023-53-PC

**Telephone number:**

**Address** 200 & 300 Blk of Breaux Rd  
Lafayette, La 70503

**Fax Number:**



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**Planning Commission Action Being Appealed**

- a. Preliminary Plat Denied
- b. Sidewalks Exemption Denied
- c. Driveway Spacing Exemption Denied

**Appellant Standing:**

Other(Please Explain)

**Cellphone Number:**

337-522-1015

**Electronic Signature:**

Please type Full Name.

Dexter Istre

**Documents Uploaded**

The following documents are attached to the Application.

**23-043 prelim plat-rev1.pdf**

**2023-53-pc-adrc report-kdl land, llc, lots 1-6.pdf**

**2023-53-pc-kdl land, llc subdivision of tract 1-b  
creating lots 1-6 2023-53-pc denial letter.pdf**

**breaux rd development\_2022803.pdf**



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Development Division

October 11, 2023  
Dev Rev 23-228

Primeaux, Touchet & Associates, LLC  
c/o Jeremy Soirez  
PO Box 579  
Abbeville, LA 70511

**RE: KDL LAND, LLC, SUBDIVISION OF TRACT 1-B CREATING LOTS 1-6 (2023-53-PC)  
DENIAL LETTER**

Dear Mr. Soirez:

Please be advised that on Monday, October 9, 2023, the Parish Planning Commission voted to deny Preliminary Plat approval to the above referenced development based on the following:

The drainage impact analysis was done prior to the Parish Planning Commission seeing the project, the applicant did not provide documents to the Parish Planning Commission for the dirt work they have completed and the waiver request for required driveway spacing along Breaux Road.

Should you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "April LaCombe".

April LaCombe  
Planner II

C: Development File  
Travis Smith  
Chad Reason  
Jason Miller  
Jim Moore

**KDL Land, LLC  
c/o Karl Laviolette  
201 Brookshire Gardens Dr  
Lafayette, LA 70503**

**Istre Engineering Services, LLC  
c/o Dexter Istre  
5750 Johnston Street  
Lafayette, LA 70508**



**LAFAYETTE CONSOLIDATED GOVERNMENT  
LAFAYETTE PARISH PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, OCTOBER 9, 2023**

MINUTES OF THE OCTOBER 9, 2023 MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT PARISH 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  
April LaCombe

**MEMBERS PRESENT**

Walter Arceneaux  
John Broussard  
Charlie Buckels  
Brad Duhon

**LEGAL COUNSEL**

Paul Escott

**MEMBERS ABSENT**

Bonnie Anderson

**I. CALL TO ORDER**

Walter Arceneaux called the meeting to order at 5:00 p.m.

**II. APPROVAL OF MEETING MINUTES**

September 11, 2023

MOTION: John Broussard moved to approve the September 11, 2023, meeting minutes.

SECOND: Brad Duhon

VOTE: 4-0-0-1

AYES: Arceneaux, Broussard, Buckels, Duhon

NAYS: None

ABSTAIN: None

ABSENT: Anderson

MOTION CARRIES

**III. DEVELOPMENT REVIEW**

1. Ratification of Hearing Examiner Actions

Lafayette Parish Planning Commission Meeting – October 9, 2023

No speaker cards presented.

Pierre Martin Estate, Plot 1A  
Jeanette A. Guilbeau Property, Lot 5  
Estate of Leodis Trahan, Tracts I-1A, I-1B & I-1C  
Laura T. Viator, Tracts 1A & 1B  
Mr. A. Andre Amy Property, Plot 3-A  
Servin Estates - Lots 1, 2 & 3  
James L. Prejean, Tracts 3-A & 3-B  
Blaine Carriere - Tracts 1A, 1B & 1C  
Pete's Subdivision, New Lots 24-A & 24-B

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

MOTION CARRIES

## **2. Edmond Guidry (2023-47-PC)**

April LaCombe presented the staff report.

One (1) speaker card turned in.

FOR: 1  
AGAINST: -0-

MOTION: John Broussard moved for Preliminary Plat approval with the following waivers and modification (as listed below) and subject to the following conditions.

- A waiver of the requirement to provide sidewalks along all public streets
  - Modify Condition #4 regarding the lot grading plan to include "or as worked out with Public Works".
1. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)
  2. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development

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

3. Approximately > 5 acres of the development are located within a Special Flood Hazard Area. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated Special Flood Hazard Area" of Article 3 of the Lafayette Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the Special Flood Hazard Area, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis. (LDC Art. 3, 89-42 (g))
4. A lot/site grading plan will be required to be submitted to the Public Works Department for review and approval prior to Final Plat for residential or permits being issued for commercial, or as worked out with Public Works. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, lot grading plan, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. (LDC Art.3, 89-42 (b))
5. Upon reviewing the lot grading plan, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e))
6. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks. (LDC Art.

3, 89-44 (e))

7. A note on the final plat stating "Please be advised if greater than fifteen (15) lots are developed a community type sewerage disposal system may be required and all lots and/or units shall be connected to said system. See 0-189-2011"
8. Access to LA 720 shall be approved by DOTD. 89-26(a)(2).

**PLAT REVISIONS:**

1. North arrow (in the same orientation as the plat) and scale (written and graphic) for the plat and vicinity map (1" = 3,000') showing the location of the proposed subdivision or development and the entire subject property.
2. Address assigned as: 326 La 720

**OTHER COMMENTS/SUGGESTIONS:**

1. If Developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if the 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. EQ must receive a copy of the NOI before final plat will be approved and/or prior to commencement of any clearing and grading activities 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.
2. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, its agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
3. NOTE: 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. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.



4. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.

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

MOTION CARRIES

**3. Variance of the Buffer and Landscape Strip requirements for the proposed More 4 Less at the Estate of Stephen Toutcheque, Tract B-1 (2023-48-PC)**

April LaCombe presented the staff report.

One (1) speaker card turned in.

FOR: 1  
AGAINST: -0-

MOTION: Brad Duhon moved to deny the variances.  
SECOND: None

MOTION FAILS

MOTION: Charlie Buckels moved to approve the following variances as requested.

1. Variance of the 25-foot D Buffer along the southern property boundary from 25 feet required to 5 feet proposed.
2. Variance of the 10-foot Landscape Strip along the western property boundary from 10 feet required to 5 feet proposed.

SECOND: John Broussard  
VOTE: 3-1-0-1  
AYES: Arceneaux, Broussard, Buckels  
NAYS: Duhon  
ABSTAIN: None  
ABSENT: Anderson

MOTION CARRIES

**4. Lonnie Malcombe, Tracts A-1 & B-1 (2023-49-PC)**

April LaCombe presented the staff report.

Lafayette Parish Planning Commission Meeting – October 9, 2023

Two (2) speaker card turned in.

FOR: 2  
AGAINST: -0-

MOTION: Charlie Buckels moved for Preliminary Plat approval with the following waivers and subject to the following conditions:

- A waiver of the requirement to provide sidewalks along all public streets
  - A waiver that a 60' wide right of way for Glenfield Drive shall be dedicated to the eastern property line.
1. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to Decon Road which is a public ROW maintained by the Lafayette Consolidated Government.
  2. According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0250J dated December 21, 2018, this property is located in Flood Zone A, which is the zone associated with property subject to inundation by the 1% annual chance flood hazard and considered a special flood hazard area, and Zone X, which is not considered a Special Flood Hazard Area.
  3. Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time.
  4. Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
  5. Provide 10' utility servitudes along all lots bordering public and private roadways and servitude niches at all property corners including typical utility niche diagram.
  6. **A note must be placed on the final plat that states:** "Please be advised that permanent structures and/or trees are not permitted within the Texas Gas Pipeline Easement. Texas Gas, LLC shall be notified (337-856-5971) prior to any work to be performed on or near the pipeline easement." (Texas Gas)
  7. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development

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

8. All development activities on property must be in compliance with 89-42 (g) "Development within a Special Flood Hazard Area" of Article 3 of the Lafayette Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within a Special Flood Hazard Area. (LDC Art. 3, 89-42 (g))
9. A lot/site grading plan will be required to be submitted to the Public Works Department for review and approval prior to Final Plat for residential or permits being issued for commercial. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, lot grading plan, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. (LDC Art.3, 89-42 (b))
10. Upon reviewing the lot grading plan, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e))
11. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks. (LDC Art. 3, 89-44 (e))
12. Decon Road is located within the Rural Area of the Lafayette Transportation Plan. An enhanced building setback of 30' is required. LDC 89-38(e)8

#### **PLAT REVISIONS:**

1. The names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation "Unplatted".
2. All public and private easements showing width and purpose including associated recordation number.
3. Addresses area assigned as follows:

Tract A-1      4516 Decon Rd  
 Tract B-1      4508 & 4510 (existing)

**OTHER COMMENTS/SUGGESTIONS:**

1. If Developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if the 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. EQ must receive a copy of the NOI before final plat will be approved and/or prior to commencement of any clearing and grading activities. 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.
2. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, its agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
3. **NOTE:** 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.
4. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.

SECOND:      John Broussard  
 VOTE:        4-0-0-1  
 AYES:        Arceneaux, Broussard, Buckels, Duhon

Lafayette Parish Planning Commission Meeting – October 9, 2023

NAYS: None  
ABSTAIN: None  
ABSENT: Anderson

MOTION CARRIES

**5. ESTATE OF MR & MRS GLENN D BAKER, LOTS 1-4 (2023-50-PC)**

April LaCombe presented the staff report.

Four (4) speaker cards turned in.

FOR: 1  
AGAINST: -0-  
OTHER: 3

MOTION: Charlie Buckels moved for Preliminary Plat approval with the following waivers and modification (as listed below) and subject to the following conditions:

- **The requirement to provide sidewalks along all public streets.**
- **The requirement a 1-foot reserve strip shall be dedicated to Lafayette Consolidated Government along Marteau Road.**
- **Modify condition #12 to require a 10' enhanced building setback in addition to the 20' permanent building setback.**

1. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)
2. Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time.
3. Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
4. No development shall take place in the mapped floodway without an engineer's certificate of no-rise including the supporting technical data, which is to be approved by Public Works.
5. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development

activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications.

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

6. A portion of the development is located within a Special Flood Hazard Area, including a designated Floodway. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within a Special Flood Hazard Area" of Article 3 of the Lafayette Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). Please note that all proposed development activities within the designated Floodway must satisfy all requirements of a "No Rise Certification." However, due to potential impact of the development within a Special Flood Hazard Area, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis. (LDC Art. 3, 89-42 (g))
7. A lot/site grading plan will be required to be submitted to the Public Works Department for review and approval prior to Final Plat for residential or permits being issued for commercial. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, lot grading plan, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. (LDC Art.3, 89-42 (b))
8. Upon reviewing the lot grading plan, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e))
9. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction

required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks. (LDC Art. 3, 89-44 (e))

10. Amend the drainage servitude language for Coulee Lasalle (A) (Cypress), which traverses Lots 1 and 2. Drainage servitude language should read "30' public drainage servitude from apparent top bank and inclusive of channel".
11. Marteau Road is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of 10 feet is required, plus a permanent building setback of 20 feet. LDC 89-38(e)8
12. Young Street is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of 10 feet is required, plus a permanent building setback of 20 feet. LDC 89-38(e)8
13. Access to LA 92 (Young Street) shall be approved by DOTD. 89-26(a)(2).
14. A cross access easement may be needed between Lots 1 and 2 from Marteau Road. Driveway access to Lots 1 and 2 on Young Street would be within a Floodway. 89-31 (f)

**PLAT REVISIONS:**

1. The title block shall indicate the name of the plat as: Estate of Mr. & Mrs. Glenn D Baker Subdivision.
2. The title block shall indicate this is a proposed Residential development.
3. Addresses are to be assigned as followed:

<u>Young Street</u>	
Lot 1	1401
Lot 2	1409
Lot 3	1421*
Lot 4	1421*

Comments: Lots 3 & 4 of this development must amend their current addresses to comply with the existing address scheme, prior to final plat approval

**OTHER COMMENTS/SUGGESTIONS:**

1. If Developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if the 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. EQ must receive a copy of the NOI before final plat will be approved and/or prior to commencement of any clearing and grading activities. 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.

2. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, its agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
3. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
4. **NOTE:** 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. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.
5. **NOTE:** Any coulee crossings for the referenced subdivision must obtain an *Off Road Channelization Permit* from the Department of Public Works; call 291-5604

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

MOTION CARRIES

#### **6. Landqwest, LLC, Tracts A-1 & A-2 (2023-51-PC)**

April LaCombe presented the staff report.

One (1) speaker card turned in.

Lafayette Parish Planning Commission Meeting – October 9, 2023



FOR: 1  
AGAINST: -0-

MOTION: Brad Duhon moved for Preliminary Plat approval subject to the below waiver and the following conditions:

- A waiver of the requirement to provide sidewalks along all public streets.
1. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)
  2. Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time.
  3. Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
  4. A note on the final plat stating "Please be advised if greater than fifteen (15) lots are developed a community type sewerage disposal system may be required and all lots and/or units shall be connected to said system. See 0-189-2011"
  5. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed (LDC Art. 3, 89-25 (b))
  6. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. No building permits will be issued until approval of calculations and/or a survey showing how the placement of fill will be mitigated. Upon completion of construction, a certificate of Occupancy will not be issued until a certification is received that the fill mitigation was in accordance with the approved plans. For details of this requirement, please review section 89-42 (g).
  7. All development activities on property must be in compliance with 89-42 (g)

“Development within a Special Flood Hazard Area” of Article 3 of the Lafayette Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within a Special Flood Hazard Area. (LDC Art. 3, 89-42 (g))

8. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the lot/site grading plan has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development (LDC Art. 3, 89-42 (d)).
9. Upon reviewing the lot/site grading plan, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent D1 Holdings LLC and Westland Estates Subdivision Phase I properties. (LDC Art. 3, 89-30 (d) & (e))
10. Since the water courses, drainage ways, channels, or streams that traverse the property are identified on the Official Drainage Map as Kilchrist Road Outfall #2 and Kilchrist Road Outfall #2A, language for these coulees that traverse the property must read “30’ public drainage servitude from apparent high bank and inclusive of channel” on both sides of these channels. (LDC Art. 3, 89-30 (d))
11. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks. (LDC Art. 3, 89-44 (e))
12. A traffic impact analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d)1(c)

#### **PLAT REVISIONS:**

1. Verify minimum lot size under General Notes.
2. The names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation “Unplatted”.
3. Plat boundaries must be drawn with solid bold lines.
4. Addresses will be assigned as followed:

Kilchrist Road  
Tract A-1      330

**OTHER COMMENTS/SUGGESTIONS:**

1. If Developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if the 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. EQ must receive a copy of the NOI before final plat will be approved and/or prior to commencement of any clearing and grading activities. 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.
2. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, its agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
3. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
4. **NOTE:** 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.
5. **NOTE:** 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.

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

MOTION CARRIES

**7. KDL Land, LLC Subdivision of Tract 1-B, Creating Lots 1-6 (2023-53-PC)**

April LaCombe presented the staff report.

Three (3) speaker cards turned in.

FOR: 1  
AGAINST: 2

MOTION: John Broussard moved to deny preliminary plat approval.  
SECOND: Charlie Buckels  
VOTE: 3-1-0-1  
AYES: Arceneaux, Broussard, Buckels  
NAYS: Duhon  
ABSTAIN: None  
ABSENT: Anderson

MOTION CARRIES

Denials were based on the following reasons:

1. The drainage impact analysis was done prior to the Parish Planning Commission seeing the project.
2. The applicant did not provide documents to the Parish Planning Commission for the dirt work they have completed.
3. The waiver request for required driveway spacing along Breaux Road.

#### **8. Hobie & Jade Leger, Lots 1-3 (2023-54-PC)**

April LaCombe presented the staff report.

Two (2) speaker cards turned in.

FOR: 1  
AGAINST: -0-  
OTHER: 1

MOTION: Charlie Buckels moved for Preliminary Plat approval with the following waivers and modifications (as listed below) and subject to the following conditions:

- **Modify Condition # 6 to include “or as worked out with Public Works”;**
- **Waive of the required sidewalks along all public streets;**
- **Modify Condition #15 to include “or as worked out with Traffic, Roads and Bridges”;**
- **Add a condition stating the regulations for a “Flag Lot” and waive the maximum pole/staff length requirement of 450’ to allow up to 800’.**

1. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)
2. Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time.
3. Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
4. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. No building permits will be issued until approval of calculations and/or a survey showing how the placement of fill will be mitigated.

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

5. All development activities on property must be in compliance with 89-42 (g) "Development within a Special Flood Hazard Area" of Article 3 of the Lafayette Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within a Special Flood Hazard Area. (LDC Art. 3, 89-42 (g))
6. A lot/site grading plan will be required to be submitted to the Public Works Department for review and approval prior to Final Plat for residential or permits being issued for commercial, or as worked out with Public Works. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, lot grading plan, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns. (LDC Art.3, 89-42 (b))
7. Upon reviewing the lot grading plan, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e))

8. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks. (LDC Art. 3, 89-44 (e))
9. Show the drainage servitude for Bayou Carencro (Lateral 4), which traverses the southern boundary of Lot 1. Drainage servitude language should read "30' public drainage servitude from apparent top bank and inclusive of channel".
10. Show the drainage servitude for Bayou Carencro (Lateral 4D), which traverses the southern boundary of Lots 1 and 3. Drainage servitude language should read "30' public drainage servitude from apparent top bank and inclusive of channel".
11. Show the drainage servitude for Bayou Carencro (Lateral 4D-1), which traverses the eastern boundary of Lots 1, 2 and 3. Drainage servitude language should read "30' public drainage servitude from apparent top bank and inclusive of channel".
12. Provide 10' utility servitudes along all lots bordering public and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners and include typical utility niche diagram (LDC 89-30 (c) (2)).
13. Lafayette Parish Waterworks District North to be contacted by the developer to determine if service of potable water to the subdivision is possible. On written approval of service to the subdivision by the Lafayette Parish Waterworks District North, submit complete construction plans to the Lafayette Parish Waterworks District North Office.
14. A note on the final plat stating "Please be advised if greater than fifteen (15) lots are developed a community type sewerage disposal system may be required and all lots and/or units shall be connected to said system. See 0-189-2011"
15. Driveway spacing along Braquet Road, a street with a 30-mph posted speed limit, shall be 220', or as worked out with LCG Traffic, Roads and Bridges. 89-26 (d) (1)
16. Twelve feet of additional right of way shall be dedicated to Lafayette Consolidated Government for one-half of a minimum 60 foot right of way on Braquet Road. LDC 89-44(a)(2)
17. Key or flag lots are permitted, as follows (LDC 89-38(c)(9):
  - a. The narrowest part of the flag lot (i.e., the "pole," or "staff portion") must be at least 20 feet wide, but no more than 30 feet wide.

- b. The minimum pole/staff length shall be 60 feet and the maximum pole/staff length shall not exceed 800 feet. (waiver granted – see below)
- c. No building, structure, wall or fence is permitted within the pole/staff portion of the lot.
- d. The pole/staff portion of the lot must include a driveway providing access to the lot.
- e. The restrictions above must be shown on the face of the subdivision plat in the form of a notation or as part of the dedicatory language on the plat.

**PLAT REVISIONS:**

1. Final plat shall read: Hobie and Jade Leger (plat has name misspelled)
2. All plat boundaries must be drawn with heavy lines to indicate the subdivided area.
3. Show the names of all abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation “Unplatted”.
4. Dimensions along western property boundary for Proposed Lot 1 are unclear as to where they begin and end. Clearly indicate section of each measurement.
5. All public and private easements showing width and purpose, including associated recordation number.
6. Geometry for the perimeter does not close. Lot 1 legal description is incorrect, lot 2 and 3 are okay.
7. Addresses will be assigned as follows:

Lot 3 441  
Lot 1 445  
Lot 2 501

**OTHER COMMENTS/SUGGESTIONS:**

1. If Developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if the 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. EQ must receive a copy of the NOI before final plat will be approved and/or prior to commencement of any clearing and grading activities 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.

2. **NOTE:** 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.
3. **NOTE:** 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.
4. **NOTE:** Any coulee crossings for the referenced subdivision must obtain an *Off-Road Channelization Permit* from the Department of Drainage; contact 291-5604.
5. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
6. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.

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

MOTION CARRIES

**9. Larry James Hebert, Lots 1-3 (2023-58-PC)**

April LaCombe presented the staff report.

One (1) speaker cards turned in.

FOR: 1  
AGAINST: -0-

MOTION: John Broussard moved for Preliminary Plat approval with the following waiver and subject to the following conditions:

- **Waiver of the required sidewalks along all public streets**



1. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)
2. Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time.
3. According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0250J dated December 21, 2018, this property is located in Flood Zone A, which is the zone associated with property subject to inundation by the 1% annual chance flood hazard and considered a special flood hazard area, and Zone X, which is not considered a Special Flood Hazard Area.
4. Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
5. Submittal of complete construction plans to the Departments of Public Works and Traffic, Roads, and Bridges and LA DOTD will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed or Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b))
6. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. No building permits will be issued until approval of calculations and/or a survey showing how the placement of fill will be mitigated. Upon completion of construction, a certificate of Occupancy will not be issued until a certification is received that the fill mitigation was in accordance with the approved plans. For details of this requirement, please review section 89-42 (g).
7. Approximately 3 acres of the development are located within a Special Flood Hazard Area. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated Special Flood Hazard Area" of Article 3 of the Lafayette Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively,

certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the Special Flood Hazard Area, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis. (LDC Art. 3, 89-42 (g))

8. Submittal of a drainage impact analysis to the Department of Public Works and LA DOTD for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved. (UDC Art. 3, 89-42 (c) and (d))

Please note, all residential and commercial development greater than 2.5 acres in size that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase and reduce the pre-development runoff rate by 15% through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. The retention/detention facility shall retain the runoff for a 25-year design storm. (See LDC Art. 3, 89-42 (c) and (d)).

9. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development (LDC Art. 3, 89-42 (d)).
10. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e))
11. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read "30 Public Drainage Servitude from apparent high bank and inclusive of channel" on both sides of channel. (LDC Art. 3, 89-30 (d))
12. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements

Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks. (LDC Art. 3, 89-44 (e))

13. **A note must be placed on the final plat that states:** "Please be advised that permanent structures and/or trees are not permitted within the Texas Gas Pipeline Easement. Texas Gas, LLC shall be notified (337-856-5971) prior to any work to be performed on or near the pipeline easement." (Texas Gas)
14. The property owner will need to contact Milton Water directly with any plans for development if water service will be required. The Milton Water System will evaluate their needs and determine if it can meet them.
15. A traffic impact analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d)1(c)
16. Cross access easements are required between Lot 1, Lot 2, and the property to the east. 89-31 (f)

#### **PLAT REVISIONS:**

1. Vicinity map must be oriented in the same direction as the plat.
2. In the case of abutting unplatted property, the notation "Unplatted" must be indicated.
3. Show minimum lot frontage and area.
4. Show proposed number of lots.
5. Show total area of development.
6. All public and private easements showing width and purpose, including associated recordation number.
7. Addresses will be assigned as follows:

Lot 1 1500 E Milton Ave  
Lot 2 111 Mermentau Rd  
Lot 3 131 Mermentau Rd

#### **OTHER COMMENTS/SUGGESTIONS:**

1. If Developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if the 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. EQ must receive a copy of the NOI before final plat will be approved and/or prior to commencement of any clearing and grading activities. 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.

2. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
3. **NOTE:** 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. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.
4. **NOTE:** Any coulee crossings for the referenced subdivision must obtain an *Off-Road Channelization Permit* from the Department of Public Works; call 291-5604.
5. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.

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

MOTION CARRIES

#### **10. Grand Pointe, Phase II (PC2011-0048)**

April LaCombe presented the staff report.

Zero speaker cards turned in.

MOTION: John Broussard moved to grant the acceptance of perpetual maintenance.

Lafayette Parish Planning Commission Meeting – October 9, 2023

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

MOTION CARRIES

**11. Grand Pointe, Phase III (PC2011-0049)**

April LaCombe presented the staff report.

Zero speaker cards turned in.

MOTION: Brad Duhon moved to grant the acceptance of perpetual maintenance.  
SECOND: John Broussard  
VOTE: 4-0-0-1  
AYES: Arceneaux, Broussard, Buckels, Duhon  
NAYS: None  
ABSTAIN: None  
ABSENT: Anderson

MOTION CARRIES

**12. Greyford Estates (PC2013-0063)**

April LaCombe presented the staff report.

Zero speaker cards turned in.

MOTION: John Broussard moved to grant the acceptance of perpetual maintenance.  
SECOND: Brad Duhon  
VOTE: 4-0-0-1  
AYES: Arceneaux, Broussard, Buckels, Duhon  
NAYS: None  
ABSTAIN: None  
ABSENT: Anderson

MOTION CARRIES

**13. Sawgrass Park, Phase II-A & Phase II-B (PC2011-0033)**

April LaCombe presented the staff report.

Zero speaker cards turned in.

MOTION: Charlie Buckels moved to grant the acceptance of perpetual maintenance.  
SECOND: John Broussard  
VOTE: 4-0-0-1  
AYES: Arceneaux, Broussard, Buckels, Duhon  
NAYS: None  
ABSTAIN: None  
ABSENT: Anderson

MOTION CARRIES

**14. Talon Estates (PC2017-0023)**

April LaCombe presented the staff report.

Zero speaker cards turned in.

MOTION: John Broussard moved to grant the acceptance of perpetual maintenance.  
SECOND: Brad Duhon  
VOTE: 4-0-0-1  
AYES: Arceneaux, Broussard, Buckels, Duhon  
NAYS: None  
ABSTAIN: None  
ABSENT: Anderson

MOTION CARRIES

**15. Francez Estates, LLC (PC2007-0043)**

April LaCombe presented the staff report.

Zero speaker cards turned in.

MOTION: Brad Duhon moved to grant the acceptance of perpetual maintenance.  
SECOND: John Broussard  
VOTE: 4-0-0-1  
AYES: Arceneaux, Broussard, Buckels, Duhon  
NAYS: None  
ABSTAIN: None  
ABSENT: Anderson

MOTION CARRIES

**IV. OTHER BUSINESS**

**1. Lafayette Development Code (LDC) Amendments**

None

**V. ANNOUNCEMENTS**

None

**VI. ADJOURNMENT**

MOTION: Charlie Buckels moved to adjourn the meeting at 7:21 p.m.

SECOND: John Broussard

VOTE: 4-0-0-1

AYES: Arceneaux, Broussard, Buckels, Duhon

NAYS: None

ABSTAIN: None

ABSENT: Anderson

MOTION CARRIES

Submitted by,

Neil LeBouef  
Development Manager  
Community Development and Planning Department





**LAFAYETTE PARISH PLANNING COMMISSION****STAFF REPORT**

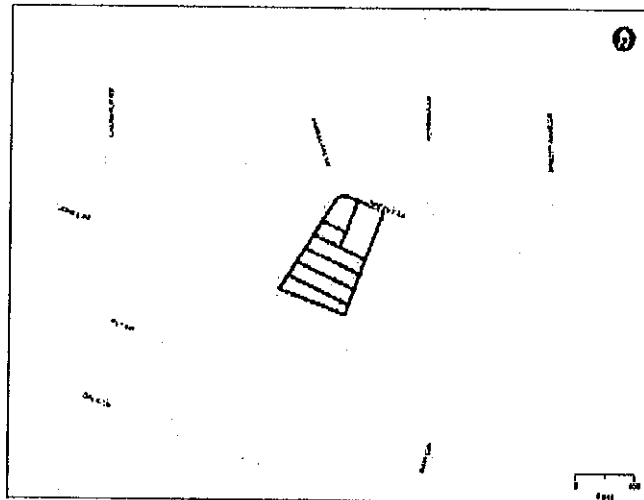
October 9, 2023

**SUBJECT:** Preliminary Plat Approval  
KDL Land, LLC, Lots 1-6  
2023-53-PC

**Applicant:** KDL Land, LLC  
c/o Karl Laviolette

**Owner:** KDL Land, LLC  
c/o Karl Laviolette

**Location:** 200 & 300 Blk Breaux Rd  
Lafayette Parish

**REQUEST:**

- This is a request for Preliminary Plat approval to subdivide 6.761 Acres into six (6) residential lots and one (1) common area lot.

**REQUESTED WAIVERS:**

The applicant has requested waivers of the following conditions:

- The required sidewalks along all public streets. (Condition #7)
- The driveway spacing requirement along Breaux Road. (Condition #8)

**RELEVANT ISSUES:**

- This property is located in the unincorporated area of Lafayette Parish, and therefore not zoned.
- A drainage impact analysis is required.
- There are no sidewalks along Breaux Road, an open ditch roadway.
- Driveway spacing along Breaux Road, a street with a 40-mph posted speed limit, shall be 340'.

**STAFF RECOMMENDATION:**

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

**CONDITIONS:**

1. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)
2. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved. (UDC Art. 3, 89-42 (c) and (d))

Please note, all residential and commercial development greater than 2.5 acres in size that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase and reduce the pre-development runoff rate by 15% through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. The retention/detention facility shall retain the runoff for a 25-year design storm. (See LDC Art. 3, 89-42 (c) and (d)).

3. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. The volume to retain is that which was present on the site on November 1, 2017 to be verified via review of aerial imagery, site conditions (i.e. existing building, etc.) or prior engineering analysis or certifications. Any fill thereafter is subject to this provision. Submittal may take place at the time of building permit application. No building permits will be issued until approval of calculations and/or a survey showing how the placement of fill will be mitigated. Upon completion of construction, a certificate of Occupancy will not be issued until a certification is received that the fill mitigation was in accordance with the approved plans. For details of this requirement, please review section 89-42 (g).
4. All development activities on property must be in compliance with 89-42 (g) "Development within a Special Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within a Special Flood Hazard Area. (LDC Art. 3, 89-42 (g))
5. Upon reviewing the Drainage Impact Analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e))
6. If applicable, all Subdivision Improvements Agreements associated with the construction

of sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks. (LDC Art. 3, 89-44 (e))

7. Sidewalks are required along all public streets. LDC 89-44(e)
8. Driveway spacing along Breaux Road, a street with a 40-mph posted speed limit, shall be 340'. 89-26 (d) (1)
9. Breaux Road is located within the Urban Growth Area of the Lafayette Transportation Plan. An enhanced building setback of 25' is required, plus a permanent building setback of 20 feet. LDC 89-38(e)8

**PLAT REVISIONS:**

1. Revise Total Number of Lots under Notes section (6 Residential Lots, 1 Common Area, 7 Total Lots)
2. Show the names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation "Unplatted".
3. Indicate public and/or private streets.
4. Final plat must have a more specific name. Suggested: KDL Land, LLC, Lots 1-6
5. Correct Flood Zone AE to A in flood note.
6. Show separate lot dimensions for the southern boundary of Lot 2 and Pond/Common Area.
7. Addresses will be assigned as follows:

Breaux Road	
Lot 6	200
Lot 5	204
Lot 4	208
Lot 3	212
Lot 2	216
Lot 1	220
CA	300

**OTHER COMMENTS/SUGGESTIONS:**

1. If Developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if the 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. EQ must receive a copy of the NOI before final plat will be approved and/or prior to commencement of any clearing and grading activities 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.
2. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, its agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
3. **NOTE:** 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.
4. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.

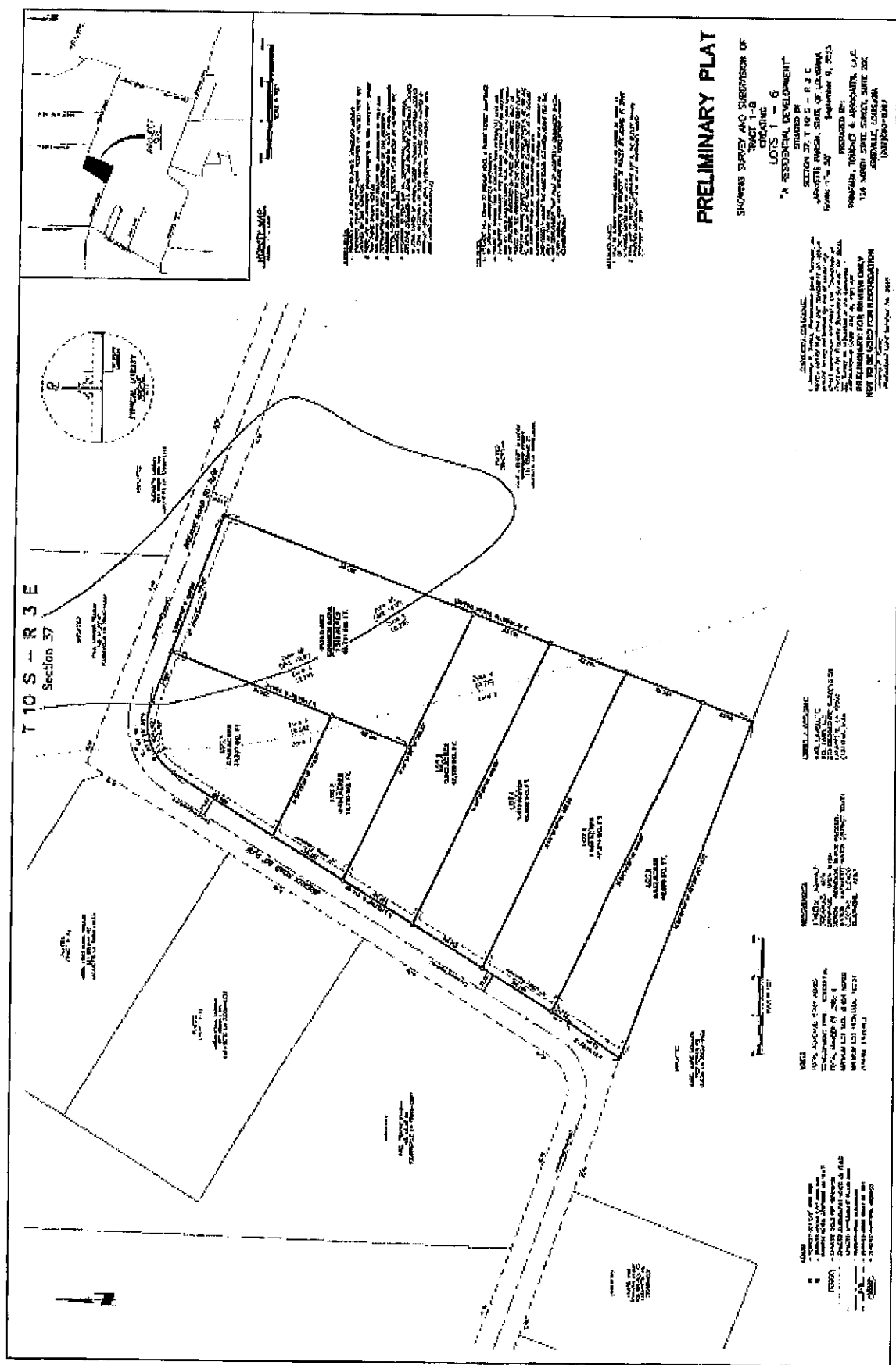
**Attachments:**

Plat

Sidewalk Map

Aerial Photo

Adjoining Property Owners



# KDL Land, LLC Subdivision of Tract 1-B to new Lots 1-6 2023-53-PC

## Ped Incidents

- Bike Crash 2011-2021
- Ped Crash 2011-2021

## Pedestrian Generators

- Schools
- Hospitals
- Church
- Library
- Bus Stops
- Recreation Centers
- Grocery Stores
- Private Parks
- Public Parks
- Bike Infrastructure

## Street Classification

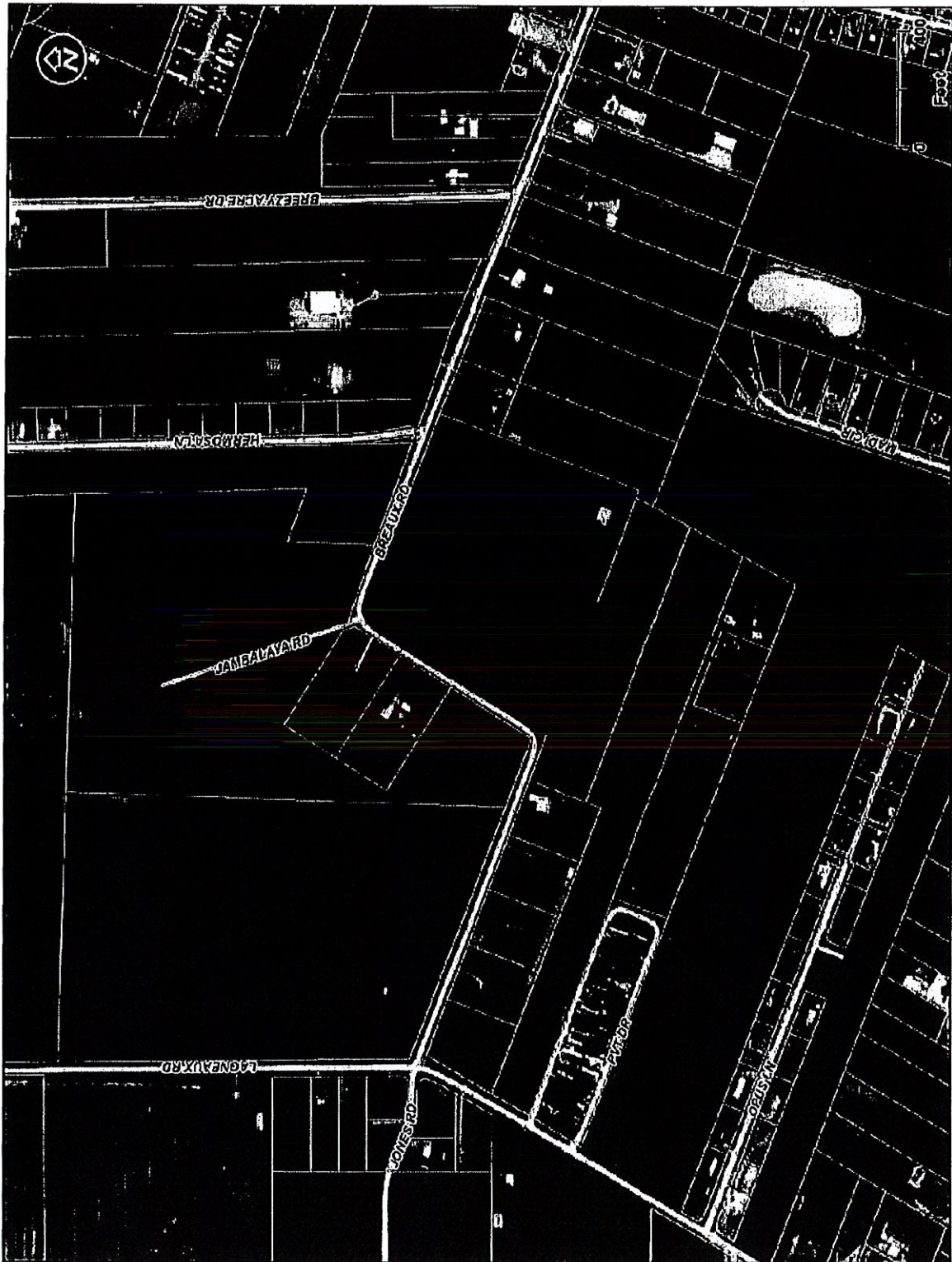
- Interstate
- Local
- Major Collector
- Minor Arterial
- Minor Collector
- Principal Arterial

## Pedestrian Connectivity

- Sidewalks
- Bike Lanes
- Plat Location (approx.)
- 1/2 Mile Radius



1:6,000



# **ADJOINING PROPERTY OWNERS** **KDL Land, LLC**

Owner/Applicant  
 KDL LAND LLC  
 201 BROOKSHIRE GARDENS DR.  
 LAFAYETTE, LA 70503-5688

LEGER LAURIE ANN FOREMAN  
 409 BREAUX RD.  
 LAFAYETTE, LA 70506-9221

LANDRY ELIZABETH  
 503 RIVER OAK CIR.  
 LAFAYETTE, LA 70508-6749

TRAHAN IGNACE GEORGE  
 2724 HUGHANN ST.  
 PORT NECHES, TX 77651-5334,

TRAHAN JASON PAUL  
 215 BREAUX RD.  
 LAFAYETTE, LA 70506-9253

PERRET LOUIS J.  
 PERRET CHERYL BROUSSARD  
 121 CORINNE ST.  
 LAFAYETTE, LA 70506-4206

DEROUEN SABEL MARIE  
 1822 DENAIS RD.  
 DUSON, LA 70529-4405

TRAHAN JAMIE LYNN MARIE  
 221 BREAUX RD.  
 LAFAYETTE, LA 70506-9253

TRAHAN PAUL DWAYNE  
 TRAHAN JAMIE  
 145 ATLAS RD.  
 YOUNGSVILLE, LA 70592-5257

Surveyor  
 Jeremy P. Soirez, PLS  
 Primeaux, Touchet & Associates, LLC  
 P. O. Box 579  
 Abbeville, LA 70511-0579