

11.

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

Fee \$500.00

**DEVELOPMENT AND PLANNING
USE ONLY**

Date of Application: _____

Received by: _____

Case Name: Johnston Street Subdivision

Case Number: 2026-34PC Planning Commission Meeting Date June 15, 2026

Planning Commission Action

Being Appealed: Johnston Street Subdivision connection to Hialeah Park

Name of Appellant: Kim Bourgeois

Address: 105 Hialeah Park Lafayette, LA 70503

Telephone #: _____ Fax #: _____ Cell #: _____

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

If "Other" Checked,
Please Explain: _____

Reason(s) for Appeal: Planning Commission's June 15, 2026
approval of Case #2026-34PC violates UDC 89-42(e),
RS 33:140.17, and ADA violation. See attached
for full assignments of error.

Appellant's
Signature: Kim Bourgeois Date: June 22, 2026

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

APPEAL OF PLANNING COMMISSION ACTION

Johnston Street Subdivision, Case #2026-34PC

Filed Pursuant to LCG UDC 89-56

To: Lafayette Planning & Zoning Commission

From: Kim Campbell Bourgeois and undersigned residents of Delmar Estates

Address: 105 Hialeah Park, Lafayette, LA 70503

Re: Appeal of June 15, 2026 Approval of Public Street Connection — Johnston Street Subdivision, Case #2026-34PC

Date Filed: June 24, 2026 [Must be filed by June 25, 2026]

Fee: \$500.00 enclosed

I. JURISDICTION & STANDING

This appeal is timely filed within **10 days** of the Planning Commission's June 15, 2026 approval of Case #2026-34PC per UDC 89-56(b). Appellants are **residents of Delmar Estates** and adjacent property owners on **Hialeah Park** whose properties directly abut the proposed street connection from Johnston Street Subdivision. We have standing as parties whose safety and quiet enjoyment will be substantially and particularly impaired by the Commission's action, distinct from harm to the general public. **Appellants include families with disabled children who require safe school bus access on streets connecting to Hialeah Park and who will be placed in immediate physical danger by the proposed through-traffic.**

II. DECISION APPEALED

On June 15, 2026, the Planning Commission voted to approve **Johnston Street Subdivision, Case #2026-34PC**, 237 lots, including a **public street connection to Hialeah Park** via 'Reserved strip for LCG.' Appellants appeal **ONLY** the street connection to Hialeah Park. We do not oppose the 237-lot Johnston Street Subdivision itself.

III. ASSIGNMENTS OF ERROR

1. REVERSIBLE ERROR: Failure to Apply Mandatory UDC 89-42(e) Waiver

UDC 89-42(e) is not discretionary when its conditions are met. It states the Commission '**may waive**' connectivity where: (a) Alternative access to major street system exists, AND (b) Connection creates undesirable traffic conditions on existing local streets.

The record conclusively establishes both prongs:

Prong 1 — SATISFIED: Staff report and applicant's approved plat confirm Johnston Street Subdivision has direct access to **Johnston Street AND Wadsworth Road**. Both are arterial/collectors per LCG Thoroughfare Plan. No testimony shows Hialeah Park access is necessary for public safety, circulation, or emergency response.

Prong 2 — SATISFIED: 237 lots x 10 ITE trips/day = **2,370 trips/day**. Hialeah Park is a 50-ft ROW local street. AASHTO caps local residential streets at **1,000 trips/day**. The proposed connection is **237% of design capacity (137% OVER capacity)** and creates driveway sight-distance conflicts at 15+ existing homes on Hialeah Park.

2. REVERSIBLE ERROR: Violation of RS 33:140.17 Mandatory Public Safety Standard

La. R.S. 33:140.17 mandates that street coordination create conditions 'favorable to health, safety, convenience, or prosperity.'

The June 15 approval violates all four elements:

- **Health/Safety:** 2,370 trips/day on Hialeah Park with driveways every ~80 ft creates child pedestrian hazards and blocks LFD/LPD emergency access to existing homes.
- **Health/Safety — ADA VIOLATION:** Appellants include a disabled child who requires school bus transportation with home pickup on Keeneland Lane, a street that connects to Hialeah Park and has no cul-de-sac or turnaround. Currently, the school bus must back onto Hialeah Park to exit Keeneland Lane. With no through-traffic, this maneuver is performed safely. Opening Hialeah Park to 2,370 trips/day from Johnston Street Subdivision creates an immediate, foreseeable safety hazard to a disabled child during legally mandated school bus transport. Under 20 U.S.C. §1414(d) and La. R.S. 17:194, disabled students are entitled to safe transportation. The Commission's approval affirmatively endangers a protected class and violates RS 33:140.17's 'health' and 'safety' mandates. No evidence in the record shows Planning considered ADA impacts or safe bus access.
- **Convenience:** Hialeah Park residents lose non-through street convenience and safety. The street currently has no outlet, which eliminates cut-through traffic. Johnston Street Subdivision residents gain no convenience — they have superior access via Johnston + Wadsworth.

LAW APPLIED TO JOHNSTON STREET SUBDIVISION

UDC 89-42(e): Waive connectivity when:

1. Alternative access to major street system exists → Johnston St + Wadsworth Rd, AND
2. Connection creates undesirable traffic conditions → 2,370 trips/day on 50-ft Hialeah Park

AASHTO Standard: 50-ft ROW local streets designed for <1,000 trips/day. Johnston Street Subdivision = 237% over capacity.

RS 33:140.17: Street coordination must be 'favorable to health, safety, convenience, or prosperity.' Connection harms all four for Hialeah Park/Delmar Estates residents.

Per AASHITO A Policy on Geometric Design of Highways and Streets (7th Ed., 2018), Table 5-5, local residential streets with 50-ft right of way are designed for average daily traffic volumes not exceeding 1,000 vehicles per day. Johnston Street Subdivision generates 2,370 trips/day—237% over design capacity.

(237 lots X 10 trips/day = 2,370).

This comes from the ITE Trip Generation Manual, 11th Edition, which is the national standard every traffic engineer and Planning Department uses.

What this means: 2,370 minus 1,000 equals 1,370 excess trips. That's 137% OVER the AASHTO design limit.

2. **Exhibit B:** Hialeah Park Final Plat — 'Reserved strip for LCG'
3. **Exhibit C:** Johnston Street Subdivision Approved Plat — Johnston St + Wadsworth Rd access
4. **Exhibit D:** Petition of Delmar Estates Residents
5. **Exhibit E:** AASHTO Geometric Design Standards — Local Street Capacity

We certify under penalty of perjury that the information provided is true and correct. We request a public hearing with opportunity to present testimony.

Respectfully submitted,

Kim Campbell Bourgeois Date: 6/22/26

Kim Campbell Bourgeois, Lead Appellant

105 Hialeah Park, Lafayette, LA 70503

PETITION OF DELMAR ESTATES RESIDENTS

In Opposition to Hialeah Park Street Connection Johnston Street Subdivision, Case #2026-34PC

We, the undersigned, are residents and property owners in Delmar Estates subdivision, Lafayette, LA. Our properties are located on or adjacent to Hialeah Park, Keeneland Lane, and connecting streets.

We oppose the Planning Commission's June 15, 2026 approval of a public street connection from Johnston Street Subdivision to Hialeah Park for the following reasons.

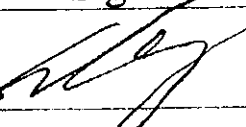
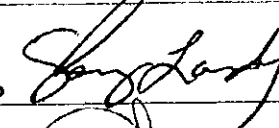
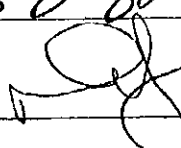
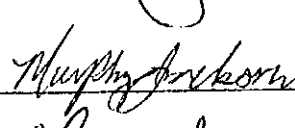
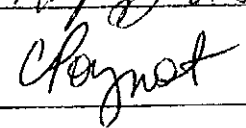
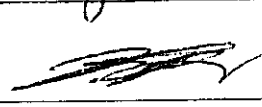
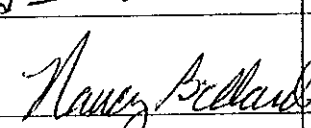
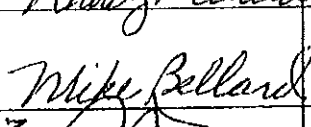
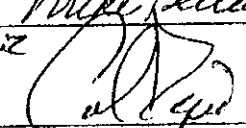
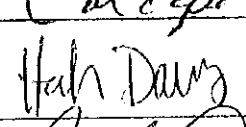
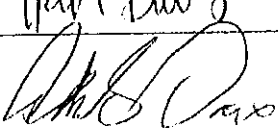
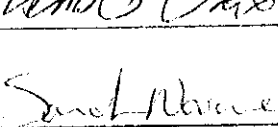
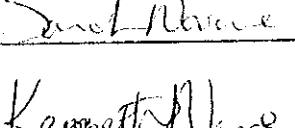
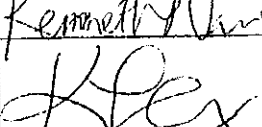
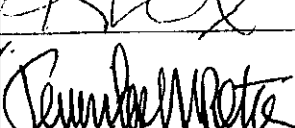
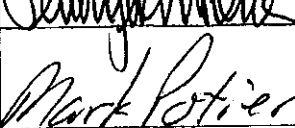
1. **Safety:** The connection will send 2,370 vehicles per day onto Hialeah Park, a 50-ft local street designed for under 1000 trips/day. This creates child pedestrian hazards and endangers disabled residents who require safe school bus access.

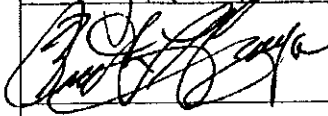
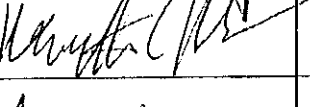
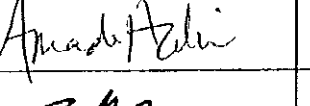
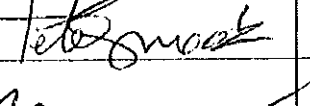
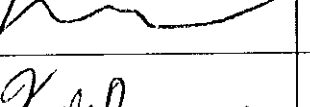
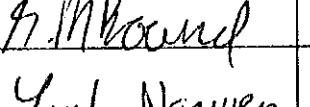
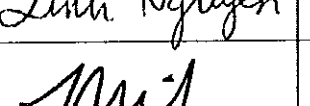
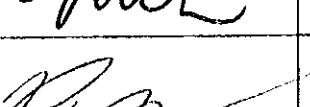
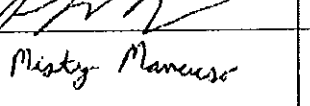
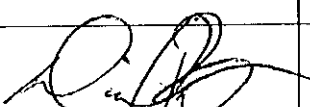
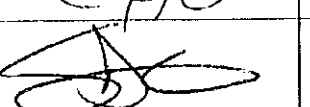
2. Law: Johnston Street Subdivision has alternate access to Johnston Street and Wadsworth Road. UDC 89-42€ mandates a waiver of connectivity when alternative access exists and the connection creates undesirable traffic conditions. Both are met.

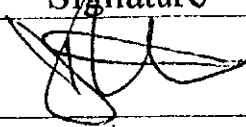
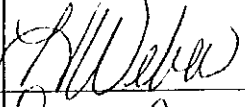
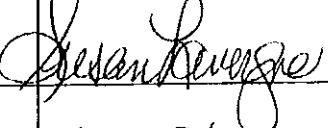
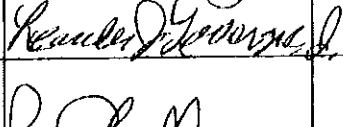
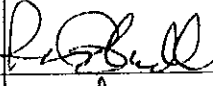
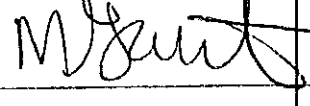
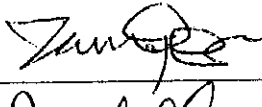
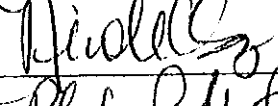
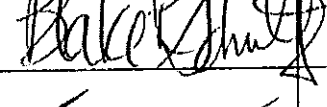
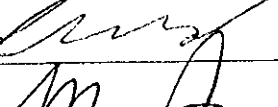
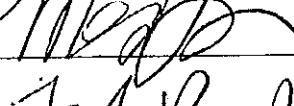
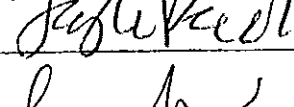
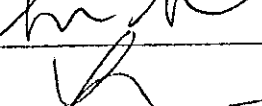
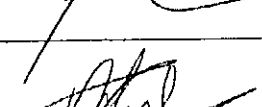
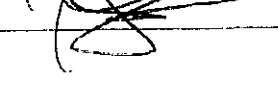
We request the Planning Commission REVERSE its June 15, 2026 approval and order that the “Reserved strip for LCG at the end of Hialeah Park shall remain closed to public vehicular traffic, OR be limited to emergency-access-only with crash gate.

By signing below, we certify we are residents of Delmar Estates and join this appeal as Co-Appellants pursuant to UDC 89-56.

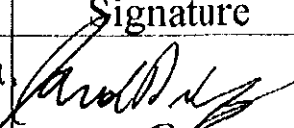
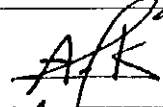
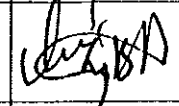
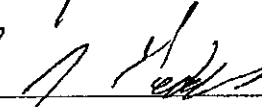
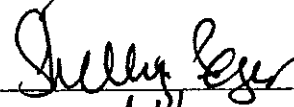
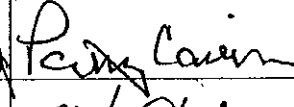
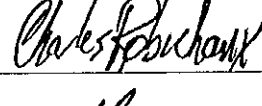
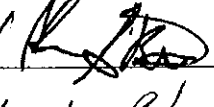
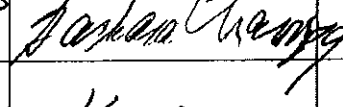
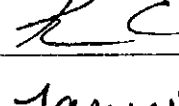
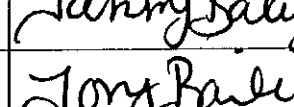
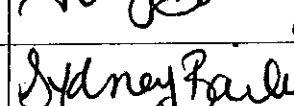
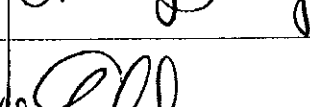
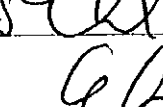
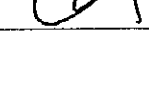
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John Bourgeois	105 Hialeah Park Lafayette, LA	John Bourgeois	June 13, 2026
Douglas Baker	200 Santa Cruz	DB Baker	June 13 2026
Georgianne Baker	200 Santa Cruz	Georgianne Baker	June 13 2026
Ross Harris	208 Ruidoso Dr. Lafayette, LA 70503	Ross Harris	June 13, 2026
Greg Fox	103 Keeneland Ln Lafayette, LA 70503	Greg Fox	June 13, 2026
Jeffery Hargrave	106 Santa Rosa Dr. Lafayette, LA 70503	Jeffery Hargrave	June 13, 2026
Kimi Hargrave	106 Santa Rosa Dr. Lafayette, LA 70503	Kimi Hargrave	June 13, 2026
Angel Rodriguez	103 Hialeah Park Laf., LA 70503	Angel Rodriguez	June 13, 2026
Candice Lee	105 Hialeah Park Laf., LA 70503	Candice Lee	June 13, 2026
Candice Lee	301 Woodbine Dr. Laf. 70503	Candice Lee	June 13-2026
Lauren Gardner	512 Santa Anita Laf. 70503	Lauren Gardner	June 13, 2026
Nahya Sargis	101 Keeneland	Nahya Sargis	June 13 2026
Mary Jazayeri	101 Keeneland	Mary Jazayeri	6/13/26
Ally Graham	304 Southern Ave. Laf., LA	Ally Graham	6/13/2026
Melissa Gaubert	1001 Woodbine Dr. Lafayette, LA	Melissa Gaubert	6/13/2026

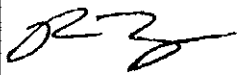
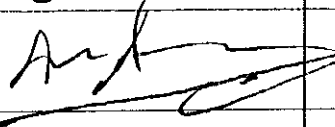
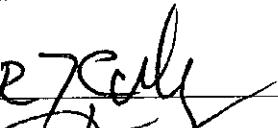
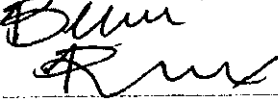
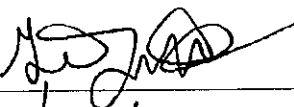
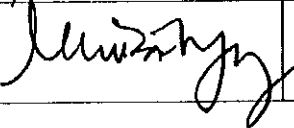
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Shane Landry	100 Keeneland Ln Lafayette LA 70503		6/13/26
Sonya Landry	100 Keeneland Ln Lafayette LA 70503		6/13/26
Dominica Jackson	100 Keeneland Ln Lafayette LA 70503		6/13/26
Murphy Jackson	108 Keeneland Ln		6/13/26
Cori Poynot	117 Keeneland Ln		6/13/2026
Marion Kyle Rose	1000 Chevalier Blvd		6-14-26
Nancy Bellard	118 Playfair		6-14-26
Mike Bellard	" "		6-14-26
Cal Dominguez	001 Santa Cruz		6.14.26
Hannah Davis	606 Santa Anita		6/14/2026
Adam Davis	606 Santa Anita		6-14-2026
Sarah Navarre	114 Fernwood Dr Lafayette, LA 70503		6/14/26
Kenneth Navarre	"		6/14/26
Kristy Fox	103 Keeneland Ln		6/14/26
Jennifer Potier	107 Benard Parker Lafayette, LA 70503		6/14/26
Mark Potier	same		6/14/26

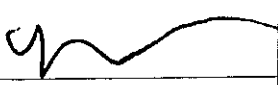
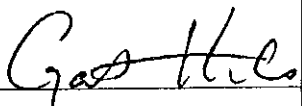
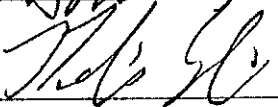
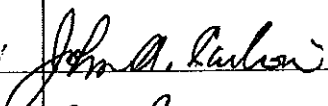
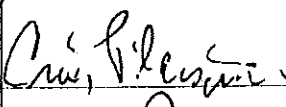
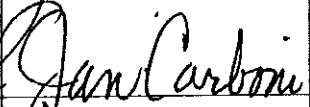
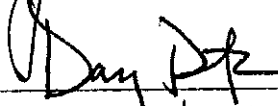
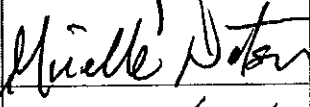
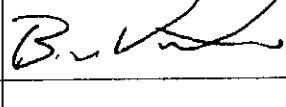
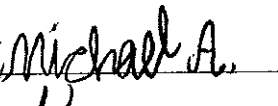
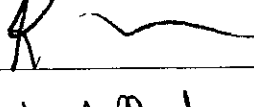
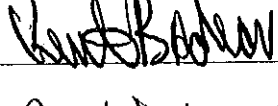
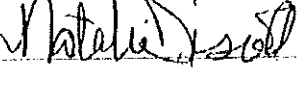
Print Name	Address	Signature	Date
Victoria Navarro	102 Sunray Dr. Lafayette, LA		6/13/2026
Gray Navarro	102 Sunray Dr. Lafayette, LA		6/13/2026
	104 Keeneland Lafayette LA	Brett L. Grayson	6/14/2026
Sonlin Grayson	104 Keeneland Ln Lafayette, LA		6/14/2026
Matt Hulin	403 Chevalier Lafayette, LA		6/14/26
Amanda Hulin	403 Chevalier Blvd Lafayette, LA 70508		6/14/2026
Erin M. Gray	100 Keeneland Lane Laf., LA 70503		6.15.26
Peter Smock	2014 Woodbine Dr. Laf., LA 70505		6.15.26
Neil Bracken	101 Ladbrooke		6.15.26
Kardall Bracken	101 Ladbrooke		6.15.26
Link Nguyen	108 Fair Grounds		6.15.28
Mike Johnston	105 Ladbrooke Dr.		6-15-26
Fu Ann	101 Hialeah Pl		6/15/26
Misty Mancuso	101 Hialeah Pl	Misty Mancuso	6/15/26
Daniel Poynot	117 Keeneland Ln		6/15/2026
Steven Graham	504 Santa Anita		6-15-26

Print Name	Address	Signature	Date
Derek Weber	700 CHEVALIER BLVD		6/15/26
Holly Weber	700 Chevalier Blvd		6/15/26
Susan Lavergne	112 Keeneland Lane		6/15/26
Lander J. Lavergne	112 Keeneland Lane		6/15/26
Ruth Brundell	121 Playfair		6/15/26
Malary Gautreaux	408 Chevalier Blvd		6/15/26
James Gautreaux	408 Chevalier		6/15/26
Nicole Schultz	120 Keeneland		6/15/26
Blake Schultz	120 Keeneland		6/15/26
Chan Khammany	103 Hialeah Park		6/15/26
Morgan Rodrigue	103 Hialeah Park		6/15/26
Taylor Rodrigue	103 Hialeah Park		6/15/26
Susan Smith	108 Buntah Park Dr.		6/15/26
YAMEN FORAB	118 Keeneland		6/15/26
ALINE WILLES	118 Keeneland		6/15/26
Brian Logan	116 Buntah Park Dr.		6/15/26

Print Name	Address	Signature	Date
Jim Vercaro	104 BEulah PARK	Jim Vercaro	6/16/2026
DALE Vercaro	104 BEulah PARK	Dale Vercaro	6-16-2026
Troy Cormier	200 Woodbine	Troy Cormier	6-17-2026
SANDY Cormier	200 Woodbine	Sandy Cormier	6-17-2026
SEL & Teresa Scherer	119 Keeneland	Teresa Scherer	6/17/2026
ALVIN Mingo	100 Playfair Dr	Alvin Mingo	6/17/2028
RUDOLPH GEBBS	112 Arapahoe Dr.	Rudolph Gebbs	6/18/2026
Allison G. Gibbs	112 Arapahoe Dr.	Allison Gibbs	6/18/26
Teresa Scherer	119 Keeneland Ln	Teresa Scherer	6/18/2026
Charlye Chelette	313 Woodking Dr	Charlye Chelette	6/18/26
Rosalind Hayes	104 Ruidoso Dr	Rosalind Hayes	6/18/26
Donavan Hayes	104 Ruidoso Dr	Donavan Hayes	6/18/26
Raymond Romero	105 Santa Cruz	Raymond Romero	6/20/21
Maudie Romero	105 Santa Cruz	Maudie Romero	6/20/26
Gina Cahoe	106 Fairground Dr.	Gina Cahoe	6/20/26
Kennedi Comer	114 Fairgrounds Dr.	Kennedi Comer	6/20/24

Print Name	Address	Signature	Date
Jared Gray	122 Keeneland Ln		6/20/26
Aline Korab	118 Keeneland Lane		6/20/26
Zilga Nghayeva	114 Keeneland Lane		6/20/26
Jonathan Eubank	102 Keeneland		6-20-26
Shelley Leager	102 Keeneland		6/20/26
Mark Harris	105 Keeneland		6/20/26
Patsy Cairn	123 Keeneland		6/20/26
Charles Phelan	116 Keeneland		6/20/26
AHMAD BARAKE	122 Keeneland		6-20-26
BARBARA CHAMPAGNE	114 Fairgrounds		6/20/26
Kristy Comeaux	2310 Robley		6/20/24
Tammy Bailey	115 Fairgrounds Dr.		6-20-24
Tony Bailey	115 Fairgrounds Dr.		6-20-24
Sydney Bailey	115 Fairgrounds Dr.		6-20-24
Trin Schrie	116 Fair grounds		6-20-26
Darin Schrie	116 Fair Grounds		6-20-26

Print Name	Address	Signature	Date
Peter Nguyen	118 Fairgrounds Drive		6/20/26
Danh Nguyen	118 Fairgrounds Drive		6/20/26
Rame Abu Sada	121 Fairground Dr		6-20-26
Sanya Mousa	121 Fairground Dr	Sanya	6-20-26
Ramsey Ali	124 Fairgrounds		6/20/26
Manny Ali	124 Fairgrounds	Manny	6/20/26
Bryan Vice	105 Ruidoso Dr		6/20/26
Kimberly Babin	105 Ruidoso Dr.		6/20/26
KIETLY	106 Ruidoso Dr		6/20/26
Thu Reaux	201 Ruidoso Dr		6/20/26
Isabella Reaux	201 Ruidoso Dr		
Isabella Reaux	201 Ruidoso Dr		6/20/26
BLAKE REAUX	201 RUIDOSO D		6/20/26
Gene + Kasey Foster	203 Ruidoso Dr.		6/20/26
Tommy Doan	204 Ruidoso Dr.		6/20/26
Melissa Nguyen	206 Ruidoso Dr.		6/20/26

Print Name	Address	Signature	Date
Viet Tran	206 Ruidoso Dr.		6/20/26
Nicole Hawkins	300 Ruidoso Dr.		6/20/26
Garnett Hawkins	300 Ruidoso Dr.		6/20/26
April Schreiber	104 Arapahoe Dr.		6/20/26
Robin Schreiber	104 Arapahoe Dr.		6/20/26
John Carboni	110 Arapahoe		6/20/26
Craig Plaisance	108 Arapahoe		6/20/26
Janice Plaisance	108 Arapahoe		6/20/26
Jan Carboni	110 Arapahoe		6/20/26
Doug Dotson	116 Arapahoe		6/20/26
Michelle Dotson	116 Arapahoe		6/20/26
Brandi Vidlin	705 Cheraline Blvd		6/20/26
Michael Arreola	111 Arapahoe Dr.		6/20/26
Kyla Bodeaux	109 Arapahoe Drive		6/20/26
Kent Bodeaux	109 Arapahoe Dr.		6-20-26
Natalie Driscoll	902 Santa Anita		6.20.26

Print Name	Address	Signature	Date
John Off	115 Playfair Dr	John Off	6-20-26
Kyle Driscoll	902 Santa Anita Dr.	Signature	6-20-26
John Duhon	104 Santa Rosa	John Duhon	6/21/26
Catherine Duhon	104 Santa Rosa	Catherine Duhon	6/21/26
Adam Foreman	128 Keeneland	Adam Foreman	6/21/26
Margaret Smith	807 Chevalier	Margaret Smith	6-21-26
Kevin Smith	807 Chevalier	Kevin Smith	6-21-26
John Garrett	805 Chevalier	John Garrett	6-21-26
Erica Jacobs	803 Chevalier	Erica Jacobs	6-21-26
Thylia Jones	803 Chevalier Blvd	Thylia Jones	6/21/26
Charles Jock	803 Chevalier Blvd	Charles Jock	6/21/26
VAN SEA	801 Chevalier Blvd	VAN SEA	6/21/26
DOY RAHAM	802 CHEVALIER BLVD	DOY RAHAM	6/21/26
SALLY CREED	11 11	11	11
Van Truong	850 Chevalier	Van Truong	6-21-2026
Jeff Gohar	149 Santa Rosa	Jeff Gohar	6/21/26

Print Name	Address	Signature	Date
Karen Crozier	114 Santa Rosa Dr.	Karen Crozier	6/21/26
Paul Crozier	114 Santa Rosa Dr.	ML	6/21/26
Franci Reed	704 4 Chevalier	Franci Reed	6-21-26
John Reed	704 Chevalier	John Reed	6-21-26
Fred & Melba	702 Chevalier	Fred & Melba	6-21-26
Roger & Martha	702 Chevalier	Roger & Martha	6-21-26
Jaxon Weber	700 Chevalier	Jaxon Weber	6/21/26
Craig & Marie Mimick	105 Sunray A.	Craig & Marie Mimick	6/21/26
Minh Cao	603 Chevalier	Minh Cao	6/21/26
Joseph Atkins	604 Chevalier	Joseph Atkins	6/21/26
Gerald Miguez	102 Solano Dr.	Gerald Miguez	6/21/26
Susan Oray	104 Solano Dr.	Sue Oray	6-21-26
Brandon J. Oray	106 Solano Dr.	Brandon J. Oray	6-21-26
Nghen Gundy	107 Solano Dr.	Nghen Gundy	6/21/26
Garret Gaudry	107 Solano Dr.	Garret Gaudry	6/21/26
Shasta Bertrand	103 Solano Dr.	Shasta Bertrand	6/21/26

[illegible]

ORIGINAL CALLER SIZE	LOT NUMBERS
15	3, 13-18 & 19-24
16	6-12 & 25-31
2 nd ADDN COUNCILMENT	1-2, 4-5 & 26-33

ALL WORKERS OF PLUMBER MUST BE OBTAINING HEALTH DATA RE INSTALLED IN ACCORDANCE WITH AMERICAN CONSTRUCTION A.S.A. WITHIN 15 DAYS. REWORK REQUIRED TO CORRECT WORK. ALL WORKERS OF PLUMBER MUST BE OBTAINING HEALTH DATA RE INSTALLED IN ACCORDANCE WITH AMERICAN CONSTRUCTION A.S.A. WITHIN 15 DAYS. REWORK REQUIRED TO CORRECT WORK. ALL WORKERS OF PLUMBER MUST BE OBTAINING HEALTH DATA RE INSTALLED IN ACCORDANCE WITH AMERICAN CONSTRUCTION A.S.A. WITHIN 15 DAYS. REWORK REQUIRED TO CORRECT WORK.

[illegible]

This property is located in Flood Zone
X-1 not within the 100 year flood
hazard area as defined by the Flood
Insurance Rate Map, Community Flood No.
22595-0005 & dated Jan. 12, 1995

UTILITIES
STREET'S Alphabet
DOLNACE Closed System for Industrial Lat. Owners
WATER Lafayette Water District North
SEWER Lafayette Water District
ELECTRIC ELPCO
TELEPHONE: Bell South
Cable TV Lafayette Cable TV
GAS: Alliant Energy

CHINESE/APPLICANT
CLAYTON C. BEABLE
6877 JOSEPH STREET
ATLANTA, GA 30323
(404) 528-2770

I CERTIFY THAT SURETY THIS MEETS THE
MINIMUM STANDARDS FOR PROPERTY BOUNDARY
SURETIES FOR A CLASS C SURETY AS ADOPTED
BY THE U. S. B. & P. L. C. S., JANUARY, 1995.

PLAT
SEE PLAT FILING CABINET
10-3399g

Prepared by:
BARRY J. BLECHNER, P.E., P.L.S.
CIVIL ENGINEER & LAND SURVEYOR
311 NDE CHALKMARC
LaFayette, Louisiana 70508
(318) 981-9510
8-7-5742

August 23, 2000 Scale: 1" = 100'

00-123772-17

FINAL MAP

DELMAR ESTATES
PHASE IV

LA RESIDENTIAL DEVELOPMENT

LOCATED IN
SECTION 79, T-10-S. R-4-E
LAFAYETTE PARISH, LOUISIANA

Prepared By
BARRY J. BLEICHNER, P.E., P.L.S.
CIVIL ENGINEER & LAND SURVEYOR

311 AGE LAFAYETTE
Lafayette: Louisiana 70508
131st 981-9510

August 23, 2000
Scale: 1" = 100'

SCALE IN FEET

[illegible]

A hand-drawn map of the area around the 'LOCATION' of the 1968 election. The map shows a river, a road, and various buildings. A black box marks the 'LOCATION'. The map is labeled 'CITY ALMIRIA' on the left and 'COUNTRY' on the right. A scale bar is at the bottom left.

- UDC 89-42(e)
"alternative access"
evidence. If the plat
shows 2 arterial
connections (which it does)
Johnston Street + Wadsworth
Planning can't claim,
Hiataah Park access is
necessary.

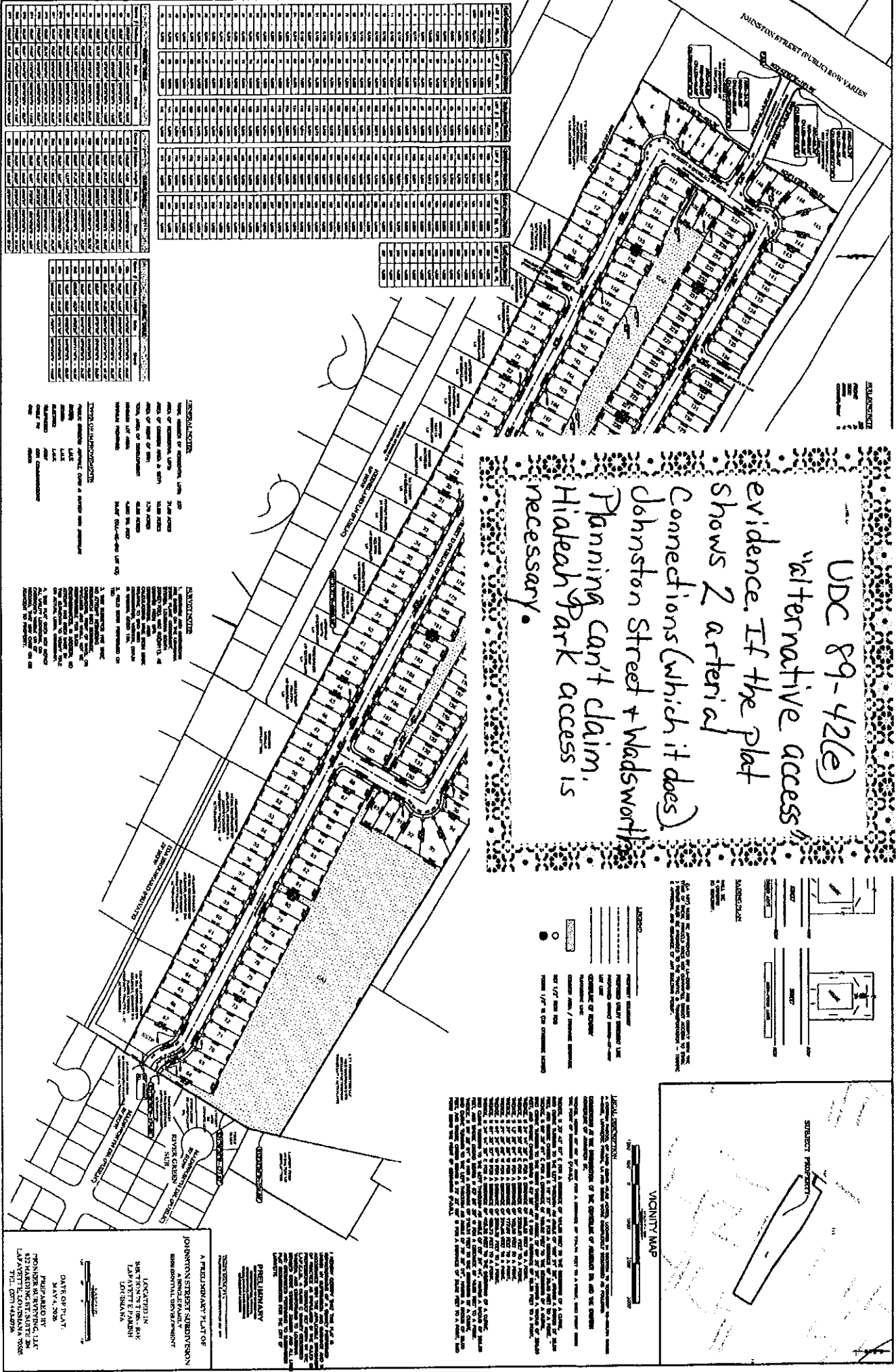


EXHIBIT E

AASHTO GEOMETRIC DESIGN STANDARDS

Local Street Capacity — Johnston Street Subdivision, Case #2026-34PC

A Policy on Geometric Design of Highways and Streets

American Association of State Highway and Transportation Officials (AASHTO)

7th Edition, 2018

Chapter 5: Local Roads and Streets

Section 5.2.1: Functional Classification and Design Volumes

Table 5-2: Typical Design Volumes for Local Residential Streets

Local residential streets should be designed for average daily traffic (ADT) of less than 1,000 vehicles per day.

Volumes exceeding 1,000 vpd are characteristic of collector streets, not local streets. When local street volumes exceed 1,000 vpd, safety and livability are compromised due to:

- Increased conflicts with residential driveways
- Increased pedestrian and bicycle hazards, particularly for children
- Reduced ability of emergency vehicles to access properties
- Diminished neighborhood character and quality of life

APPLICATION TO HIALEAH PARK

1. **Classification:** Hialeah Park is a local residential street per Lafayette Consolidated Government final plat, with 50-ft right-of-way and direct driveway access for single-family homes.

2. **AASHTO Maximum:** 1,000 vehicles per day

3. **Proposed Volume:** 237 lots x 10 ITE trips/day = **2,370 vehicles per day** from Johnston Street Subdivision alone

4. **Percentage of Capacity:** 237% of AASHTO design maximum (137% OVER capacity)

Conclusion: The proposed connection violates AASHTO national engineering standards for local residential streets. Per AASHTO, volumes over 1,000 vpd require collector street design standards, including wider pavement, limited driveway access, and pedestrian facilities not present on Hialeah Park.

This standard is cited in Lafayette UDC 89-42(e) as the basis for determining 'undesirable traffic conditions' on existing local streets. This Commission applied this standard in Copper Meadows Z-22-045, ruling that 2,100 vpd was 'undesirable' and mandating emergency-only access.

June 17, 2026
Dev Rev 143-26

Adam D. Meche
Pioneer Surveying, LLC
822 Harding Ave Ste 204
Lafayette, La 70503

**RE: JOHNSTON STREET SUBDIVISION (2026-34-PC)
ACTION LETTER**

Dear Adam:

Please be advised that on Monday, June 15, 2026, the City Planning Commission approved the referenced development subject to meeting all standards of the Lafayette Development Code and the following conditions:

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners and include typical utility niche diagram
2. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required.
3. LUS to determine if they will be the Wastewater provider.
4. The 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.
5. Submittal of complete construction plans to the Departments of Drainage and TRAB and LA DOTD will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed.
6. 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. Please note, street lighting is required on all public streets in the City of Lafayette. (LDC

8. The construction testing/inspection results are to be submitted to Drainage 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.
9. Submittal of a drainage impact analysis (**Hard Copy**) to the Department of Drainage and LA DOTD for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayettela.gov/docs/default-source/d-p-documents/ldc/ldc-amended-november-2024.pdf>. Building permits shall not be issued until the analysis has been approved.
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 Drainage 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 ATS Properties LLC, Delmar Estates Phase 4, Trinity Bible Church, TMC Holdings LLC, Landry Reed, Ronald Gilmore, Justin Gilmore, Gilmore Living Trust, and River Green Subdivision properties.
12. This development is in a sensitive area with a limited capacity outfall. Therefore, a detailed flood study (5yr, 25yr, and 100yr min) including a volumetric analysis of the proposed fill for the development is required to ensure no negative impact to the area drainage system.
13. 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."
14. **Add Note:** According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0165J dated December 21, 2018, this property is located in Flood Zone X, which is not considered a Special Flood Hazard Area.
15. Fifteen percent (15%) of open space is required for RS-2. The calculation must be shown on the final plat. (proposed zoning district)
16. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public roads and prior to certificate of occupancy.
17. Any access to Johnston Street (US 167) must be approved by LA-DOTD and must comply with the typical driveway standards. Platting of these parcels does not guarantee direct access to state routes. A copy of the approved permit must be provided to the Traffic & Transportation-Traffic Engineering Division prior to the approval and issuance of any building permit. This requirement must be noted on the final plat.

18. Corner lots are subject to the line of sight requirements. 89-44(f).
19. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along all stub outs. LDC 89-44 (b) (1)
20. A Traffic Impact Analysis is required. LDC 89-26 (d) (c).
21. Install permanent asphalt speed lumps every 600' to 700' on street "C" and street "D" to control speeding as worked out with Traffic, Roads, & Bridges per the standard details.
22. Create an stub out along Street C near the cul de sac or as worked out by Traffic Roads and Bridges

REVISIONS:

1. Addresses: TBD – Address assigned at Final Plat review
Label the assigned addresses using the municipal oval.
2. Label the street name of the 28' Private Road in the call out. (Development)
3. Ensure that the roadways labeled as Street A, B, C and E are assigned approved names submitted through standard procedures.
4. Ensure that the road listed as Wadsworth Dr. which is connected to Street D is corrected to Wadsworth Dr. (Lafayette Parish Communications)
5. Ensure that labeled as Street D is assigned the name Wadsworth Dr. and the numerical block range for Wadsworth Dr. will continue to rise in numerical sequence from the existing portion of this road. If it is not possible, ensure that the roadway labeled with Street D is assigned an approved name submitted through standard procedures.
6. Ensure the roadway labeled as Wadsworth Dr. north of Wadsworth Dr. is labeled as Longfellow Dr.
7. Ensure the roadway between lots 16 and 17 off of Street S is labeled as Hialeah Park Dr. and the numerical block range rises in numerical sequence from the existing portion of this road.

OTHER COMMENTS/SUGGESTIONS:

1. **Note:** All work to be performed within public right-of-way must be permitted. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. **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

or 1' higher than the 2-D BLE elevations as found at <https://webapps.usgs.gov/infrm/estbfe/> whichever is higher.

3. 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. Erosion control measures must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in an issuance of fines and/or a Cease and Desist Order.
4. Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
5. Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ and a copy must be provided to LCG's EQ Dept.
6. Any relocation of existing Lafayette Utilities System facilities will be at the Owner/Developer's expense.
7. Land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will require a **Land Disturbance Permit**. Please contact us directly at 337-291-8529 to discuss the application process.
8. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
9. This property is located in (A) Agricultural Zoning District.
10. A zoning application (2026-14-REZ) for this property has been applied for, to go from the zoning district A (Agriculture) to RS-2 (Residential Single Family 2).
11. 911 Communication District is no longer approving proper names (Landry, Hebert, Nancy, etc.)
12. Changing the suffix (Street, Drive, Lane, Estate, Boulevard, etc.) does not qualify as a change in the name.
13. Street names cannot include: Hyphens (-) or apostrophes ('), street direction as part of the name (North, South) or two street suffixes (Estate Lane)
14. This plat/development must comply all standard regulations within the Lafayette Development Code.
15. 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.
16. The Postal Service 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 provide Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new development. All new deliveries must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.

The action of the Commission may be appealed by any interested party within five (5) working days of the date of this letter. The approval granted by the Commission is in effect for a period of **two (2) years**. This approval will expire on **June 15, 2028**

One (1) electronic copy of the corrected Preliminary Plat must be uploaded to MGO and one (1) electronic copy is to be emailed to **tbriscoe@lafayettela.gov**

Twenty (20) printed copies of the corrected final plat, four (4) signed original Act of Dedication and Private Street Maintenance Agreement (if needed) must be provided for final approval.

Should you have any questions, please let me know.

Sincerely,

Tenique S Briscoe
Development Planner II

C: File
Travis Smith
Chad Reason
Wick Venable
Jim Moore

T M C HOLDINGS LLC
David Walker
6873 Johnston St
Lafayette, La 70503-6203

STILLWATER DEVELOPMENT
822 Harding St, Ste 204
Lafayette, La 70503

**LAFAYETTE CONSOLIDATED GOVERNMENT
CITY PLANNING COMMISSION
PUBLIC HEARING
JUNE 15, 2026**

ACTION SUMMARY OF THE JUNE 15, 2026 MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT CITY PLANNING COMMISSION HELD AT 5:00 P.M., 220 WEST WILLOW STREET, BUILDING C, TOWNHALL AUDITORIUM, LAFAYETTE, LOUISIANA.

STAFF PRESENT

Tammy Luke
Neil LeBouef
Tenique Briscoe

MEMBERS PRESENT

Walter Campbell
Roger Lehman
Olivia Pontiff
Mark Pritchard

LEGAL COUNSEL

Paul Escott

MEMBERS ABSENT

Chris German

I CALL TO ORDER

Roger Lehman called the meeting to order at 5:00 p.m.

II. APPROVAL OF MEETING ACTION SUMMARY

MOTION: Walter Campbell moved for approval of the Action Summary.
SECOND: Olivia Pontiff
VOTE: 4-0-0-1
AYES: Campbell, Lehman, Pontiff Pritchard
NAYS: None
ABSTAIN: None
ABSENT: German

MOTION CARRIES

III. DEVELOPMENT REVIEW

1. Ratification of Hearing Examiner Actions

1. Troy Theriot, Lot 1
2. George Claude, Jr. Tract A-2

MOTION: Mark Pritchard moved for approval of the Hearing Examiner actions.
SECOND: Walter Campbell

VOTE: 4-0-0-1
AYES: Campbell, Lehman, Pontiff Pritchard
NAYS: None
ABSTAIN: None
ABSENT: German

MOTION CARRIES

2. Williston Heights, Blk C Lots 71-80 (2026-2-VAC)

Tenique Briscoe presented the staff report. Two (2) speaker cards received

FOR: 1
AGAINST: 0
INQUIRY 1

MOTION: Olivia Pontiff moved to approve the Vacation of Williston Heights Blk C Lots 71-80
SECOND: Walter Campbell
VOTE: 4-0-0-1
AYES: Campbell, Lehman, Pontiff Pritchard
NAYS: None
ABSTAIN: None
ABSENT: German

MOTION CARRIES

3. Wallis Oaks, Lot 1 (2026-29-PC)

Tenique Briscoe presented the staff report. Five (5) speaker cards received

FOR: 1
AGAINST: 0
INQUIRY 1

MOTION: Mark Pritchard moved for Preliminary Plat approval subject to the following:

1. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved.
2. Submittal of complete construction plans (Hard Copy) to the Drainage Department will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat

may not be recorded nor building permits issued until construction plans concurrence & construction completed or Submittal may take place at the time of building permit application.

3. Submittal of a drainage impact analysis (Hard Copy) to the Drainage Department for review and concurrence is required prior to building permit issuance. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayettela.gov/docs/default-source/d-p-documents/lcd/lcd-amended-november-2024.pdf>.
4. 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 concurrence of the drainage impact analysis has been made by the Drainage Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development (Drainage Dept) (LDC Art. 3, 89-42 (d)).
5. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management
6. The final plat must also include the following note:

This development/lot/area has been approved with an open ditch drainage system. The development/lot/area shall remain open ditch and only subsurface culverts required for driveways shall be permitted, unless otherwise approved by the LCG Drainage Department."
7. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public roads and prior to certificate of occupancy.
8. The driveway within the right-of-way shall be constructed of the same or more durable material as the adjoining street.
9. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.
10. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along all public roads.
11. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to:

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

PLAT REVISIONS:

1. A title block which includes the subdivision or development name, type of subdivision or development (residential, commercial), scale and preparation date.
2. Indicate proposed number of dwelling units, by type.
3. Show surveyor's name, address, stamp and signature.
4. Show all public and private easements showing width and purpose, including associated recordation number.
5. Proposed number of dwelling units, by type.
6. Include plat vacation recordation number for "unplatted" parcel
7. Include the location, width and names of all existing public or private streets and sidewalks within or adjacent to the tract, together with easements, railroad rights-of-way, and other important features such as section lines and corners, municipal boundary lines, property lines and monuments.
8. Indicate public and private streets.
9. Address: 1204 S Hugh Wallis Rd

OTHER COMMENTS/SUGGESTIONS:

1. NOTE: All work to be performed within public right-of-way must be permitted. Right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634.
2. 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 or 1' higher than the 2-D BLE elevations as found at <https://webapps.usgs.gov/infrm/estbfe/>, whichever is higher.
3. Land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will require a Land Disturbance Permit. Please contact us directly at 337-291-8529 to discuss the application process.
4. 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. Erosion control measures must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in an issuance of fines and/or a Cease and Desist Order.
5. Any relocation of existing Lafayette Utilities System facilities will be at the Owner/Developer's expense.

6. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
7. The Owner is required to contact LUS Commercial design division prior to construction regarding installation of underground facilities.
8. This plat/development must comply all standard regulations within the Lafayette Development Code.
9. 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.
10. This property is located in Mixed Use Neighborhood Zoning (MN-1) District.
11. This plat/development must comply all standard regulations within the Lafayette Development Code.
12. 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
13. 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: Olivia Pontiff
 VOTE: 4-0-0-1
 AYES: Campbell, Lehman, Pontiff Pritchard
 NAYS: None
 ABSTAIN: None
 ABSENT: German

MOTION CARRIES

3. Johnston Street Subdivision (2026-34-PC)

Tenique Briscoe presented the staff report. Seven (7) speaker card received

FOR: 1
 AGAINST: 6

AMENDED MOTION: Olivia Pontiff amended to as worked out with TRB for #22

SECOND: Campbell

VOTE: 4-0-0-1

AYES: Campbell, Lehman, Pontiff Pritchard

NAYS: None

ABSTAIN: None

ABSENT: German

MOTION: Mark Pritchard moved for Preliminary Plat approval subject to the following:

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners and include typical utility niche diagram
2. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required.
3. LUS to determine if they will be the Wastewater provider.
4. The 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.
5. Submittal of complete construction plans to the Departments of Drainage and TRAB and LA DOTD will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed.
6. 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. Please note, street lighting is required on all public streets in the City of Lafayette.
8. The construction testing/inspection results are to be submitted to Drainage 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.
9. Submittal of a drainage impact analysis (**Hard Copy**) to the Department of Drainage and LA DOTD for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayetteela.gov/docs/default-source/d-p-documents/ldc/ldc-amended-november-2024.pdf>. Building permits shall not be issued until the analysis has been approved.

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 Drainage 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 ATS Properties LLC, Delmar Estates Phase 4, Trinity Bible Church, TMC Holdings LLC, Landry Reed, Ronald Gilmore, Justin Gilmore, Gilmore Living Trust, and River Green Subdivision properties.
12. This development is in a sensitive area with a limited capacity outfall. Therefore, a detailed flood study (5yr, 25yr, and 100yr min) including a volumetric analysis of the proposed fill for the development is required to ensure no negative impact to the area drainage system.
13. 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."
14. **Add Note:** According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0165J dated December 21, 2018, this property is located in Flood Zone X, which is not considered a Special Flood Hazard Area.
15. Fifteen percent (15%) of open space is required for RS-2. The calculation must be shown on the final plat. (proposed zoning district)
16. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public roads and prior to certificate of occupancy.
17. Any access to Johnston Street (US 167) must be approved by LA-DOTD and must comply with the typical driveway standards. Platting of these parcels does not guarantee direct access to state routes. A copy of the approved permit must be provided to the Traffic & Transportation-Traffic Engineering Division prior to the approval and issuance of any building permit. This requirement must be noted on the final plat.
18. Corner lots are subject to the line-of-sight requirements. 89-44(f).
19. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along all stub outs. LDC 89-44 (b) (1)
20. A Traffic Impact Analysis is required. LDC 89-26 (d) (c).
21. Install permanent asphalt speed bumps every 600' to 700' on street "C" and street "D" to control speeding as worked out with Traffic, Roads, & Bridges per the standard details.
22. Create a stub out along Street C near the cul de sac or as worked out by Traffic Roads and Bridges

PLAT REVISIONS:

1. Addresses: TBD – Address assigned at Final Plat review

Label the assigned addresses using the municipal oval.
2. Label the street name of the 28' Private Road in the call out. (Development)
3. Ensure that the roadways labeled as Street A, B, C and E are assigned approved names submitted through standard procedures.
4. Ensure that the road listed as Wadsworth Dr. which is connected to Street D is corrected to Wadsworth Dr. (Lafayette Parish Communications)
5. Ensure that labeled as Street D is assigned the name Wadsworth Dr. and the numerical block range for Wadsworth Dr. will continue to rise in numerical sequence from the existing portion of this road. If it is not possible, ensure that the roadway labeled with Street D is assigned an approved name submitted through standard procedures.
6. Ensure the roadway labeled as Wadsworth Dr. north of Wadsworth Dr. is labeled as Longfellow Dr.
7. Ensure the roadway between lots 16 and 17 off of Street S is labeled as Hialeah Park Dr. and the numerical block range rises in numerical sequence from the existing portion of this road.

OTHER COMMENTS/SUGGESTIONS:

1. **Note:** All work to be performed within public right-of-way must be permitted. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. **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 or 1' higher than the 2-D BLE elevations as found at <https://webapps.usgs.gov/infrm/estbfe/> whichever is higher.
3. 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. Erosion control measures must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in an issuance of fines and/or a Cease and Desist Order.
4. Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
5. Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ and a copy must be provided to LCG's EQ Dept.
6. Any relocation of existing Lafayette Utilities System facilities will be at the Owner/Developer's expense.

7. Land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will require a **Land Disturbance Permit**. Please contact us directly at 337-291-8529 to discuss the application process.
8. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
9. This property is located in (A) Agricultural Zoning District.
10. A zoning application (2026-14-REZ) for this property has been applied for, to go from the zoning district A (Agriculture) to RS-2 (Residential Single Family 2).
11. 911 Communication District is no longer approving proper names (Landry, Hebert, Nancy, etc.)
12. Changing the suffix (Street, Drive, Lane, Estate, Boulevard, etc.) does not qualify as a change in the name.
13. Street names cannot include: Hyphens (-) or apostrophes ('), street direction as part of the name (North, South) or two street suffixes (Estate Lane)
14. This plat/development must comply all standard regulations within the Lafayette Development Code.
15. 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.
16. The Postal Service 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 provide Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new development. All new deliveries 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: Olivia
 VOTE: 4-0-0-1
 AYES: Campbell, Lehman, Pontiff Pritchard
 NAYS: None
 ABSTAIN: None
 ABSENT: German

MOTION CARRIES

4. **Parc Lafayette Center, Ph 2A -Lots 1-A, 2-A & 3-A (2026-35-PC)**

Tenique Briscoe presented the staff report. Two (2) speaker cards received

FOR: 2

AGAINST: 0

MOTION: Walter Campbell 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 servitude niches (10' deep by 5' wide) at all property corners and include typical utility niche diagram
2. Plot existing electric facilities and provide required (10'x10') niche at all property corners fronting streets and existing electrical facilities. The niche will be centered such that five feet of the width is on each side of the property line or existing electrical facility (cabinets & transformers) not located on a property line.
3. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. Construction plans shall include plans for any additional fire protection required by the Fire Official of Jurisdiction. Submittals may take place at the time of Codes permit application. Building permits shall not be issued until construction plans have been approved
4. Owner/Developer shall either: (1) install LUS-approved water and wastewater facilities prior to final plat approval; (2) provide a letter of credit after substantial construction has been completed; or (3) provided that Owner/Developer obtains written confirmation from LUS that the following note is included on the final plat, install LUS-approved water and wastewater facilities prior to issuance of [building permits/certificates of occupancy]:

LUS water and wastewater facilities are not located on [name of lots/tracts].

The Owner/Developer shall install LUS-approved water and wastewater facilities prior to issuance of [building permits/certificates of occupancy]. LCG/LUS is not responsible for the cost of any required improvements.

5. 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."
6. Submittal of complete construction plans (Hard Copy) to the Drainage Department and 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.
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. Submittal may take place at the time of building permit application. For details of this requirement, please review section 89-42 (g).

8. All 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). 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 concurrence with the construction plans and drainage impact analysis.
9. Submittal of a drainage impact analysis (Hard Copy) to the Drainage Department for review and concurrence is required prior to building permit issuance. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayettega.gov/docs/default-source/d-p-documents/ldc/ldc-amended-november-2024.pdf>.
10. 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.
11. **Add Note:** Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time.
12. **Add Note:** Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
13. **Add Note:** 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 the Drainage Department.
14. The driveway within the right-of-way shall be constructed of the same or more durable material as the adjoining street.
15. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along all public roads. Access to Camellia Boulevard shall be no left turn out.
16. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.

17. Cross access easements are required between Lot 1-A, Lot 2-A, and Lot 3-A property boundaries. This requirement must be noted on the final plat. LDC 89-30 (f).
18. A Joint Access easement is required for Lot 1-A, Lot 2-A, and Lot 3-A. Only one driveway access will be allowed for the 3 parcels on Starling Lane. Driveway must line up with drive across the street.
19. Commercial driveways must be at least 150' from a public street intersection. No driveway on will be allowed on Rue Jean Laffite.

PLAT REVISIONS:

1. Addresses:
Lot 1-A TBD
Lot 2-A 410 Starling Lane
Lot 3-A 416 Starling Lane
2. Verify minimum lot frontage
3. List surveyor's name, address, stamp and signature on final plat (LDC Art 10, Sec 89-301)

OTHER COMMENTS/SUGGESTIONS:

1. **Note:** All work to be performed within public right-of-way must be permitted. Right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634.
2. **Note:** Any coulee crossings for the referenced subdivision must obtain an Off Road Channelization Permit from the Drainage Department; call 291-5604
3. Land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will require a Land Disturbance Permit. Please contact us directly at 337-291-8529 to discuss the application process.
4. 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. Erosion control measures must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in an issuance of fines and/or a Cease and Desist Order.
5. Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
6. Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ and a copy must be provided to LCG's EQ Dept.

7. The Owner will coordinate with the Lafayette Utilities System for all required service connections.
8. Any relocation of existing Lafayette Utilities System facilities will be at the Owner/Developer's expense.
9. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
10. This property is located in (CH) Commercial Heavy & (MN-2) Mixed Neighborhood 2 Zoning District.
11. This plat/development must comply all standard regulations within the Lafayette Development Code.
12. 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.
13. The Postal Service 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 provide Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new development. All new deliveries 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: Olivia Pontiff
VOTE: 4-0-0-1
AYES: Campbell, Lehman, Pontiff Pritchard
NAYS: None
ABSTAIN: None
ABSENT: German

MOTION CARRIES

IV. OTHER BUSINESS

1. Update of Rules of Policy & Procedures

From time to time the City Commission may schedule as a meeting, regular or special, informal study/work sessions designated as workshops.

Per Legal Counsel No action needed at this time

V. ANNOUNCEMENTS

1. Commission Workshop – June 18 from 8:30a to 12:30p at LEDA

Neil LeBouef spoke on the parameters of the scheduled meeting

VI. PUBLIC COMMENTARY

VII. ADJOURNMENT

Roger Lehman moved to adjourn the meeting at 6:07 p.m.

Submitted by,

Neil Lebouef
Development Manager
Community Development and Planning Department

COMMUNITY DEVELOPMENT
& PLANNING DEPARTMENT
DEVELOPMENT DIVISION
PLANNING DIVISION

SPEAKER CARD

Please print clearly

Public
Hearing

Lafayette, Louisiana

Date: June 15, 2026 Agenda No.: 4

Case Name: 2026-34-PC

Speaker Name: Kim Bourgeois

Address: 105 Hialeah Park

City: Lafayette

State: LA Zip Code: 70503

Phone: 504-481-1111 Email: j.bourgeois@lafayettela.gov

Comments: 5

I am:

☐ FOR

☒ AGAINST

☐ OTHER

I:

☒ WISH TO SPEAK

☐ DO NOT WISH TO SPEAK

LCG FORM #1579 (REV11)

COMMUNITY DEVELOPMENT
& PLANNING DEPARTMENT
DEVELOPMENT DIVISION
PLANNING DIVISION

SPEAKER CARD

Please print clearly

Public
Hearing

Lafayette, Louisiana

Date: 6/15/26 Agenda No.: 4

Case Name: 2026-34-PC

Speaker Name: Neil Bourgeois

Address: 101 LBJ Blvd + Private

City: Lafayette State: LA Zip Code: 70503

Phone: 504-481-1111 Email: neil.bourgeois@lafayettela.gov

Comments: 5

I am:

☐ FOR

☒ AGAINST

☐ OTHER

I:

☒ WISH TO SPEAK

☐ DO NOT WISH TO SPEAK

COMMUNITY DEVELOPMENT
& PLANNING DEPARTMENT
DEVELOPMENT DIVISION
PLANNING DIVISION

SPEAKER CARD

Please print clearly

Public
Hearing

Lafayette, Louisiana

Date: 6/15/26 Agenda No.: 4

Case Name: JOHNSTON STREET SWK

Speaker Name: TRAD TEAM

Address: 822 HEDGECOCK ST, STE 204

City: LAFAYETTE

State: LA Zip Code: 70503

Phone: 504-481-1111 Email: TRAD@LAFAYETTELA.GOV

Comments: 5

I am:

☒ FOR

☐ AGAINST

☐ OTHER

I:

☒ WISH TO SPEAK

☐ DO NOT WISH TO SPEAK

LCG FORM #1579 (REV11)

COMMUNITY DEVELOPMENT
& PLANNING DEPARTMENT
DEVELOPMENT DIVISION
PLANNING DIVISION

SPEAKER CARD

Please print clearly

Public
Hearing

Lafayette, Louisiana

Date: 6-15-2026 Agenda No.: 4

Case Name: Johnston St 2026-34-PC

Speaker Name: John Bourgeois

Address: 105 Hialeah Park

City: Lafayette State: LA Zip Code: 70503

Phone: 504-481-1111 Email: john.bourgeois@lafayettela.gov

Comments: 5

I am:

☐ FOR

☒ AGAINST

☐ OTHER

I:

☒ WISH TO SPEAK

☐ DO NOT WISH TO SPEAK

COMMUNITY DEVELOPMENT
& PLANNING DEPARTMENT
DEVELOPMENT DIVISION
PLANNING DIVISION

SPEAKER CARD

Please print clearly

Public
Hearing
Lafayette, LouisianaDate: 6-15-26

Agenda No.:

2026-34-PC

Case Name:

Speaker Name:

Ricky Hunt

Address:

City:

LA

Phone:

Email:

State:

Zip Code: 70503

Comments:

I am:

☐ FOR☒ AGAINST☐ OTHER

I:

☐ WISH TO SPEAK☐ DO NOT WISH TO SPEAKCOMMUNITY DEVELOPMENT
& PLANNING DEPARTMENT
DEVELOPMENT DIVISION
PLANNING DIVISION

SPEAKER CARD

Please print clearly

Public
Hearing
Lafayette, Louisiana

Date:

6/15/26

Agenda No.:

4

Case Name:

~~2026-34-PC~~2026-34-PC

Speaker Name:

Susan Smith

Address:

108 Beulah Park Dr.

City:

Lafayette

State:

LAZip Code: 70503

Phone:

Email:

Comments:

I am:

☐ FOR☐ AGAINST☐ OTHER

I:

☐ WISH TO SPEAK☐ DO NOT WISH TO SPEAKConcern about flooding -
the traffic increasing through
Delmar EntranceCOMMUNITY DEVELOPMENT
& PLANNING DEPARTMENT
DEVELOPMENT DIVISION
PLANNING DIVISION

SPEAKER CARD

Please print clearly

Public
Hearing
Lafayette, Louisiana

Date:

2026-34-PC

Agenda No.:

#4

Case Name:

Matthew Hahn

Speaker Name:

403 Chevalier Blvd

Address:

Lafayette

State:

LAZip Code: 70503

Phone:

Email:

Comments:

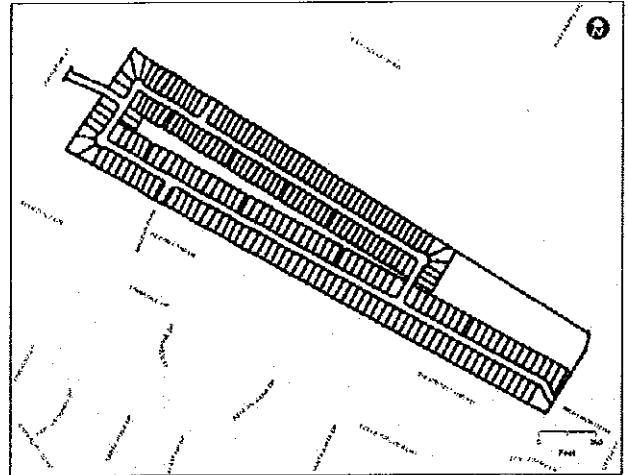
REVISED
LAFAYETTE CITY PLANNING COMMISSION
STAFF REPORT
 June 15, 2026

SUBJECT: Preliminary Plat Approval
 Johnston Street Subdivision
 Case No.2026-34-PC

Applicant: Stillwater Development

Owner: TMC Holdings
 Attn David Walker

Location: 6800 Blk of Johnston Street



REQUEST:

- The applicant requests Preliminary Plat approval for the subdivision of 53.95 acres of property into 237 lots for residential use.

RELEVANT ISSUES:

- A zoning application (2026-14-REZ) for the rezoning of district A (Agriculture) to RS-2 (Residential Single Family 2) to be heard at the June 15th Zoning Commission Meeting.

STAFF RECOMMENDATION:

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

CONDITIONS:

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners and include typical utility niche diagram (LDC 89-30 (c) (2)). (LUS)
2. Submittal of complete construction plans to the Lafayette Utilities System for review and approval is required. (LDC 89-46 (c) (d)). (LUS)
3. LUS to determine if they will be the Wastewater provider. (LUS)
4. The 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. (LDC 89-46 (c) (d)). (LUS)

5. Submittal of complete construction plans to the Departments of Drainage and TRAB and LA DOTD will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC Art. 3, 89-25 (b)) (Drainage)
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. (LDC Art.3, 89-44 (c)) (Drainage)
7. Please note, street lighting is required on all public streets in the City of Lafayette. (LDC Art. 3, 89-44(a)(1)(j)) (Drainage)
8. The construction testing/inspection results are to be submitted to Drainage 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)) (Drainage)
9. Submittal of a drainage impact analysis (**Hard Copy**) to the Department of Drainage and LA DOTD for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayettela.gov/docs/default-source/d-p-documents/ldc/ldc-amended-november-2024.pdf>. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d)) (Drainage)
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 Drainage 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)). (Drainage)
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 ATS Properties LLC, Delmar Estates Phase 4, Trinity Bible Church, TMC Holdings LLC, Landry Reed, Ronald Gilmore, Justin Gilmore, Gilmore Living Trust, and River Green Subdivision properties. (LDC Art. 3, 89-30 (d) & (e)) (Drainage)
12. This development is in a sensitive area with a limited capacity outfall. Therefore, a detailed flood study (5yr, 25yr, and 100yr min) including a volumetric analysis of the proposed fill for the development is required to ensure no negative impact to the area drainage system. (LDC Art. 3, 89-42 (b)) (Drainage)
13. 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)

14. **Add Note:** According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0165J dated December 21, 2018, this property is located in Flood Zone X, which is not considered a Special Flood Hazard Area. (Drainage)
15. Fifteen percent (15%) of open space is required for RS-2. The calculation must be shown on the final plat. (proposed zoning district) (Development)
16. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public roads and prior to certificate of occupancy. LDC 89-44 (e).
17. Any access to Johnston Street (US 167) must be approved by LA-DOTD and must comply with the typical driveway standards. Platting of these parcels does not guarantee direct access to state routes. A copy of the approved permit must be provided to the Traffic & Transportation-Traffic Engineering Division prior to the approval and issuance of any building permit. This requirement must be noted on the final plat. LDC 89-26 (a) (2).
18. Corner lots are subject to the line of sight requirements. 89-44(f).
19. A 1' reserve strip dedicated to Lafayette Consolidated Government is required along all stub outs. LDC 89-44 (b) (1)
20. A Traffic Impact Analysis is required. LDC 89-26 (d) (c).
21. Install permanent asphalt speed lumps every 600' to 700' on street "C" and street "D" to control speeding as worked out with Traffic, Roads, & Bridges per the standard details.

REVISIONS:

1. Addresses: TBD – Address assigned at Final Plat review

Label the assigned addresses using the municipal oval.
2. Label the street name of the 28' Private Road in the call out. (Development)
3. Ensure that the roadways labeled as Street A, B, C and E are assigned approved names submitted through standard procedures. (Lafayette Parish Communications)
4. Ensure that the road listed as Wadsworth Dr. which is connected to Street D is corrected to Wadsworth Dr. (Lafayette Parish Communications)
5. Ensure that labeled as Street D is assigned the name Wadsworth Dr. and the numerical block range for Wadsworth Dr. will continue to rise in numerical sequence from the existing portion of this road. If it is not possible, ensure that the roadway labeled with Street D is assigned an approved name submitted through standard procedures. (Lafayette Parish Communications)
6. Ensure the roadway labeled as Wadsworth Dr. north of Wadsworth Dr. is labeled as Longfellow Dr. (Lafayette Parish Communications)

7. Ensure the roadway between lots 16 and 17 off of Street S is labeled as Hialeah Park Dr. and the numerical block range rises in numerical sequence from the existing portion of this road. (Lafayette Parish Communications)

OTHER COMMENTS/SUGGESTIONS:

1. **Note:** All work to be performed within public right-of-way must be permitted. For state highway information or for LA-DOTD permit, call (337) 262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. **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 or 1' higher than the 2-D BLE elevations as found at <https://webapps.usgs.gov/infrm/estbfe/> whichever is higher.
3. 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. Erosion control measures must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in an issuance of fines and/or a Cease and Desist Order.
4. Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
5. Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ and a copy must be provided to LCG's EQ Dept.
6. Any relocation of existing Lafayette Utilities System facilities will be at the Owner/Developer's expense.
7. Land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will require a **Land Disturbance Permit**. Please contact us directly at 337-291-8529 to discuss the application process.
8. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
9. This property is located in (A) Agricultural Zoning District.
10. A zoning application (2026-14-REZ) for this property has been applied for, to go from the zoning district A (Agriculture) to RS-2 (Residential Single Family 2).
11. 911 Communication District is no longer approving proper names (Landry, Hebert, Nancy, etc.)
12. Changing the suffix (Street, Drive, Lane, Estate, Boulevard, etc.) does not qualify as a change in the name.
13. Street names cannot include: Hyphens (-) or apostrophes ('), street direction as part of the name (North, South) or two street suffixes (Estate Lane)

14. This plat/development must comply all standard regulations within the Lafayette Development Code.
15. 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.
16. The Postal Service 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 provide Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new development. All new deliveries 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.

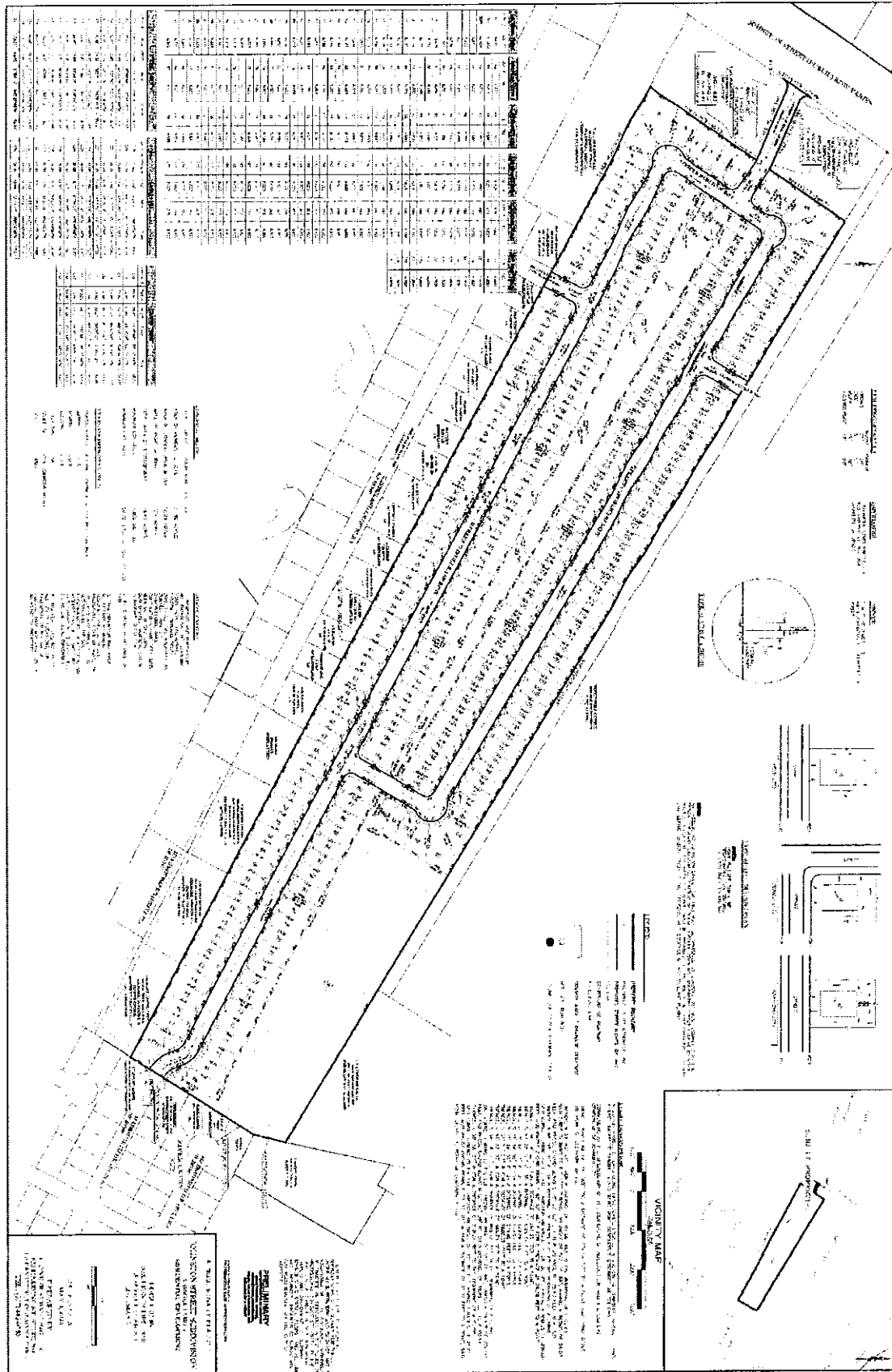
Attachments:

Plat

Aerial Photo

Sidewalk Map

Adjoining Property Owners





**Johnston Street Subdivision
2026-34-PC**

Non-motorized Crashes

-  Bike Crashes 2019-2023
 Ped Crashes 2019-2023

Pedestrian Generators

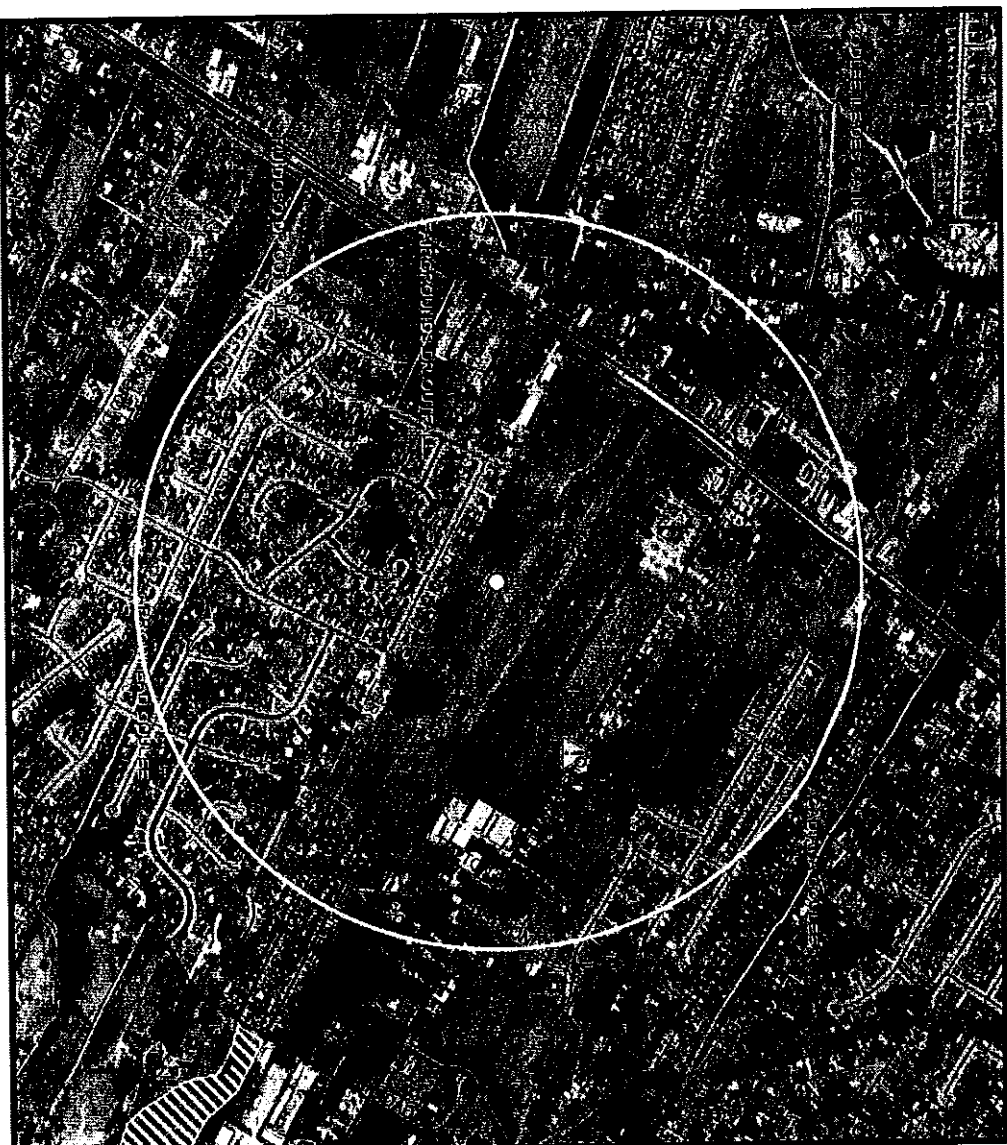
-  Schools
-  Hospitals
-  Church
-  Library
-  Bus Stops
-  Recreation Centers
-  Grocery Stores

Street Classification

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

Pedestrian Connectivity

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



ANALYSIS. Results of a one-way ANOVA indicated that the dependent variable of perceived social control to participate in drug reduction activities was significantly higher in the intervention group than in the control group, $F(1, 107) = 10.12, p = .002$. A *post hoc* analysis indicated that subjects in the intervention group had significantly higher scores on the dependent variable of self-reported knowledge about drug reduction activities, $F(1, 107) = 10.12, p = .002$. There were no significant differences between the two groups on the dependent variable of self-reported self-efficacy to participate in drug reduction activities, $F(1, 107) = 1.01, p = .32$.

ADJACENT PROPERTY OWNERS JOHNSTON STREET SUBDIVISON

A T S PROPERTIES LLC
4400 AMBASSADOR CAFFERY
PKWY STE A
LAFAYETTE LA 70508-6760

A&A COMMERCIAL HOLDINGS
LLC
2851 JOHNSTON ST PMB 512
LAFAYETTE LA 70503-3243

AGHAYEVA ZIBA
207 STAGS LEAP LN
BROUSSARD LA 70518-5223

ARCENEUX ANTHONY
107 KEENELAND LN
LAFAYETTE LA 70503-6213

ATKINSON AUSTYN THOMAS
207 LONGFELLOW DR
LAFAYETTE LA 70503-6612

BADGLEY JOHN DEWITT IV
103 FRESH FIELDS LN
LAFAYETTE LA 70503-6251

BARAKE AHMAD ALI
124 KEENELAND LN
LAFAYETTE LA 70503-6213

BAYS JOHN ANTHONY
104 FRESH FIELDS LN
LAFAYETTE LA 70503-6251

BB & B ENDEAVORS LLC
2605 GENDARME RD
CARENCRO LA 70520-5730

BOURGEOIS JOHN PATRICK II
105 HIALEAH PARK
LAFAYETTE LA 70503-6212

BUTTROSS JOSEPH DAVID JR
320 BELLE GROVE BLVD
LAFAYETTE LA 70503-6622

CAILLIER DWAYNE ANTHONY
123 KEENELAND LN
LAFAYETTE LA 70503-6213

CAIN KELLI
209 LONGFELLOW DR
LAFAYETTE LA 70503-6612

CAOS VENTURES LLC
603 CHEVALIER BLVD
LAFAYETTE LA 70503-6222

CARLISLE ZACKERY WAYNE
312 BELLE GROVE BLVD
LAFAYETTE LA 70503-6622

CHIQUET ROSS A
212 LONGFELLOW DR
LAFAYETTE LA 70503-6612

DESHOTELS ENTERPRISES
LLC
109 BRIARBEND DR
LAFAYETTE LA 70508-7195

DUHON MICHAEL J
101 IDA BROUSSARD RD
LAFAYETTE LA 70503-6615

FAULK ELLEN H
210 LONGFELLOW DR
LAFAYETTE LA 70503-6612

FOX KRISTY BETH FREDERICK
103 KEENELAND LN
LAFAYETTE LA 70503-6213

GALLOWAY SHELDON
HARRISON
314 BELLE GROVE BLVD
LAFAYETTE LA 70503-6622

GARDNER MATTHEW A
200 E EDITH RD
LAFAYETTE LA 70508-7906

GILMORE JUSTIN BLAKE
105 IDA BROUSSARD RD
LAFAYETTE LA 70503-6615

GILMORE RONALD D
104 IDA BROUSSARD RD
LAFAYETTE LA 70503-6615

GOLDEN LIVING TRUST
125 KEENELAND LN
LAFAYETTE LA 70503-6213

GOUDEAU JONATHAN FERGUS
BARBIN
102 KEENELAND LN
LAFAYETTE LA 70503-6213

GRACE LAFAYETTE
PROPERTIES LLC
406 ARABELLA BLVD
LAFAYETTE LA 70508-6774

GRAY ERIN M
122 KEENELAND LN
LAFAYETTE LA 70503-6213

GRAYSON BRETT LESTER
104 KEENELAND LN
LAFAYETTE LA 70503-6213

HA JOHNNY
115 KEENELAND LN
LAFAYETTE LA 70503-6213

HARDMAN MONICA RENE A
106 KEENELAND LN
LAFAYETTE LA 70503-6213

HARRIS MARK STEVEN
105 KEENELAND LN
LAFAYETTE LA 70503-6213

HEBERT SCOTT JAMES
121 RIVERWAY DR
YOUNGSVILLE LA 70592-5893

HELLICKSON VALERIA
GUETSCHOFF
129 KEENELAND LN
LAFAYETTE LA 70503-6213

HOPKINS JAMES
206 LONGFELLOW DR
LAFAYETTE LA 70503-6612

HUNTER MICHELEN
113 KEENELAND LN
LAFAYETTE LA 70503-6213

JACKSON MURPHY III
108 KEENELAND LN
LAFAYETTE LA 70503-6213

JAZAYERI ALLAHYAR
101 KEENELAND LN
LAFAYETTE LA 70503-6213

JONES LEMUEL EDWARD
4101 PINEHURST DR
BAKERSFIELD CA 93306-3133

K O O L PARTNERSHIP A
LOUISIANA PARTNERSHIP
201 N DOMINGUE AVE
LAFAYETTE LA 70506-5810

KEIPER CHRISTOPHER LEE
109 KEENELAND LN
LAFAYETTE LA 70503-6213

KORAB YAMEN
118 KEENELAND LN
LAFAYETTE LA 70503-6213

LA DEPARTMENT OF
TRANSPORTATION AND
DEVELOPMENT
PO BOX 94245
BATON ROUGE LA 70804-9245

LAFAYETTE MATERIALS INC
2519 VEROT SCHOOL RD
LAFAYETTE LA 70508-6461

LANDRY FRED J JR
422 E BROUSSARD RD
LAFAYETTE LA 70503-6151

LANDRY ROBERT EARL
6856 JOHNSTON ST
LAFAYETTE LA 70503-6204

LANDRY SHANE MICHAEL
100 KEENELAND LN
LAFAYETTE LA 70503-6213

LAVERGNE LEANDER JOSEPH
JR
112 KEENELAND LN
LAFAYETTE LA 70503-6213

LEE MARILYN MORROW
401 SANTA ANITA DR
LAFAYETTE LA 70503-6218

LEWIS ANTONIO JAMES
102 FRESH FIELDS LN
LAFAYETTE LA 70503-6251

LOPRESTO ALEX A III
126 KEENELAND LN
LAFAYETTE LA 70503-6213

LY KHANH QUOC
101 FRESH FIELDS LN
LAFAYETTE LA 70503

LY KIET
116 DALTON LN
LAFAYETTE LA 70503

MANCUSO PAUL MICHAEL
101 HIALEAH PARK
LAFAYETTE LA 70503-6212

MATHEWS JOHN WESLEY
100 FRESH FIELDS LN
LAFAYETTE LA 70503-6251

MCDANIEL SADIE S
6828 JOHNSTON ST
LAFAYETTE LA 70503-6204

MECHE ANGELA A
204 LONGFELLOW DR
LAFAYETTE LA 70503-6612

MONTET MARCUS ALLEN
7909 HOOVER RD
MAURICE LA 70555-3462

NAGATA PAMELA MILLIMAN
207 SANDHURST DR
LAFAYETTE LA 70508-6539

NGUYEN HOA VAN
111 KEENELAND LN
LAFAYETTE LA 70503-6213

NGUYEN KIM PHUONG
402 SANCTUARY LN
LAFAYETTE LA 70503-6253

POYNOT DANIEL PATRICK
117 KEENELAND LN
LAFAYETTE LA 70503-6213

ROBICHAUX CHARLES LEE
116 KEENELAND LN
LAFAYETTE LA 70503-6213

ROBICHAUX LANCE CHARLES
318 BELLE GROVE BLVD
LAFAYETTE LA 70503-6622

ROBICHAUX STEPHEN EDGAR
202 LONGFELLOW DR
LAFAYETTE LA 70503-6612

RODRIGUE CARROLL PAUL JR
103 HIALEAH PARK
LAFAYETTE LA 70503-6212

ROMERO KYLE
121 KEENELAND LN
LAFAYETTE LA 70503-6213

ROODS REAL ESTATE LLC
400 RENA DR
LAFAYETTE LA 70503-4352

SCHERER SELWYN D
119 KEENELAND LN
LAFAYETTE LA 70503-6213

SCHULTZ BLAKE PEARCE
120 KEENELAND LN
LAFAYETTE LA 70503-6213

STAFFORD ANDRE CHARLES
211 WADSWORTH DR
LAFAYETTE LA 70503-6614

STERNAMAN BRIAN MICHAEL
103 IDA BROUSSARD RD
LAFAYETTE LA 70503-6615

T M C HOLDINGS LLC
DAVID WALKER
6873 JOHNSTON ST
LAFAYETTE LA 70503-6203

THIBODEAUX KEMP ANTHONY
127 KEENELAND LN
LAFAYETTE LA 70503-6213

TOPE ROBERT ELLWOOD
210 WADSWORTH DR
LAFAYETTE LA 70503-6614

TRAHAN LISA D
1012 GALLET RD
YOUNGSVILLE LA 70592-5907

TRINITY BIBLE CHURCH
130 E BROUSSARD RD
LAFAYETTE LA 70503-6205

WIGGINS JASON
206 WADSWORTH DR
LAFAYETTE LA 70503-6614

XIAO CHUNFENG
110 KEENELAND LN
LAFAYETTE LA 70503-6213

STILLWATER DEVELOPMENT
822 HARDING ST STE 204
LAFAYETTE, LA 70503

PIONEER SURVEYING
822 HARDING ST STE 204
LAFAYETTE, LA 70503