

Minutes of the Broussard Planning Commission Meeting.
Held on Thursday, February 8, 2024

Members Present

Teddy Eastin
Brad Hamman
Keith Rousseau
Craig Kimball
Alton Pitre, Alternate

Members Absent

Russell Trahan

Others Present

Sarah Hebert, BPC Clerk
Mayor Ray Bourque
Walter Comeaux, III – City Engineer
Gerald Delauney- City Attorney
John Romero- Property Owner

Brad Hamman called the meeting to order.

Brad Hamman opened the Meeting with the Pledge of Allegiance followed by a moment of Silent Prayer.

Keith Rousseau moved to adopt the Minutes of the Thursday, January 11, 2024

Second by Craig Kimball

Question: Brad Hamman

Roll Call: Teddy Eastin, Yea- Brad Hamman, Yea- Keith Rousseau, Yea- Craig Kimball, Yea – Alton Pitre, Yea

Planning Commission

Lot 1 and 2 425 St Deporres – Sec 28, T10S, R5E – Albertson Parkway – ACTP Rentals- Commercial Use

This report, issued by the City of Broussard, is to determine general conformance with City of Broussard requirements and does not constitute a certification by the City. This review in no way relieves the Surveyor of Record/Engineer of Record from his professional responsibilities.

GENERAL COMMENTS (Not Subject to Waiver)

1. This proposed development is a 0.58acre tract. The developer proposes to construct 'oSola Gym". This proposed development is located within the Old Town Special Overlay District. The proposed project will be also be taken up for discussion and action at this hearing based on it's conformance with the Old Town Special Overlay District.
2. This property is located in FEMA ZoneX (outside of the 100-year floodplain).
3. City ordinances require that the Finished Floor elevation of any new structures be a minimum of 12" above the centerline of the road fronting the structure.
4. A Louisiana Department of Health permit is required prior to commencement of construction.

5. The developer is solely responsible to provide water and sewer service to the point of service of each unit.

6. No determination has been made at this time as to the adequacy of the city water infrastructure regarding fire flows or domestic water needs. The developer may be required to participate in infrastructure improvements with regard to the city's ability to provide acceptable water service to the development. The developer may also be required to provide additional onsite infrastructure to ensure that the City's fire rating is not impacted in a negative way.

7. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regard to the city's ability to accept sewer flows from the proposed development.

8. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.

9. This development is subject to the current Stormwater Management ordinance. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of Broussard Requirements.

10. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes.

11. Provide a 15' Sidewalk, Drainage & Utility Easement along Albertson Parkway.

12. Provide the type of plat e.g., commercial, industrial ...

13. Provide municipal numbers for each Tract.

ACCESS COMMENTS

1. The rendering provided with the overlay district indicates that this development will share a parking lot with the existing development located on Lot 1. Provide a common access servitude between Lot 1 & 2.

2. Access to this lot will be through Lot 1 and an expanded parking lot. Lot 2 will therefore not have direct access (driveway) to Albertson Parkway.

DESIGN REVIEW

The City does not perform partial design reviews or issue partial approvals. Due to the interrelation of all design elements necessary to construct a subdivision a complete design package submission is required prior to the commencement of the design review process. It is the responsibility of the Engineer/Architect of record to provide the complete design packet to the city. This packet shall include, at a minimum, the following items:

1. Construction Plans & Specifications along with a written certification that the submission

is in conformance with City Ordinances and requirements.

2. Drainage Impact Analysis along with a written certification that the analysis was performed in accordance with City Ordinances. A further written certification shall be required stating that in the construction of the proposed subdivision will have no "adverse or measurable negative impact to drainage within the area."

3. State Law requires that prior to commencement of construction of water and sewer infrastructure a permit is required from the Louisiana Department of Health. A copy of the LDH submittal (including data sheets) shall be provided to the City as part of the design review packet. A copy of the LDH Permit shall be required prior to commencement of construction of water and sewer infrastructure.

4. Copy of Driveway Permit Application, if applicable, for projects connecting to State Highways.

5. Copy of Utility Permit Application, if applicable, for projects requiring utility work within State Highway rights-of-way.

6. Copy of Notice of Intent filed with LDEQ.

7. Copy of Request for Preliminary Determination to LDEQ for those developments contemplating the installation of a Package Sewerage Treatment Plant.

8. Traffic Impact Analysis if required.

OTHER CONSIDERATIONS

It is assumed that the developer is responsible for the construction of all infrastructure improvements necessitated by construction of the development. City participation in infrastructure improvements shall require City Council approval.

Report prepared by: Walter S. Comeaux, III, PE, PLS

Cliff Guidry – We have no issues with the comments.

On #7 - this is an individual sewer system.

On 4 & 5, this is not a State Hwy- so we are good.

Moved by Craig Kimball to conditionally approve this plat contingent upon the above comments being met.

Second by Alton Pitre

Question: Brad Hamman

Roll Call: Teddy Eastin, Yea- Brad Hamman, Yea- Keith Rousseau, Yea- Craig Kimball, Yea – Alton Pitre, Yea

Lot 1 and 2 425 St Deporres – Sec 28, T10S, R5E – Albertson Parkway – ACTP Rental

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requirements and does not constitute a certification by the city. This review in no way relieves the Surveyor/Engineer/Architect of Record from his professional duties.

Section 6. Prohibited Uses

Not applicable.

Section 7. Sewer Requirements

Not addressed.

Section 8. Access Management

Not applicable.

Section 9 Accessory Storage Areas Including Trash Holding Receptacles

Not addressed.

Section 10 Architecture

Acceptable.

Section 11 Mechanical and Electrical Equipment

Not addressed.

Section 12 Parking

The rendering supplied with this application indicates that the existing parking on the commercial tract to the west will be expanded, this is acceptable and is covered in the planning review for this site. No direct access to this site from Alberson Parkway will be permitted. The extended parking shall be constructed in like manner (asphalt) to the existing parking.

Section 13 Drainage

Not addressed.

Section 14 Landscaping Standards

Not addressed.

Section 15 Lighting Standards

Not addressed.

Section 16 Sign Standards

Not addressed.

Based on our review it is our opinion that the submission be granted conditional approval based on the comments issued. This approval would be predicated on the owner providing satisfactory information on all issues not addressed in the review.

Report prepared by: Walter S. Comeaux, III, PE, PLS
City Engineer

Moved by Teddy Eastin to conditionally approve contingent upon above conditions being met.

Second by Craig Kimball

Question Brad Hamman

Roll Call: Teddy Eastin, Yea- Brad Hamman, Yea- Keith Rousseau, Yea- Craig Kimball, Yea – Alton Pitre, Yea

RR Company of America LLC Commercial Residential & Multifamily

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GENERAL COMMENTS (Not Subject to Waiver)

1. This proposed development is a 44.952acre tract. The developer proposes to construct a mixed use development; Parcel2-A (Commercial), Parcel2-B (Single Family Residential) & Parcel2-C (Multifamily). The developer has concurrently submitted a preliminary plat, to be considered at this hearing, to subdivide Parcel 2-B into a single-family residential subdivision. Approval of that proposal is conditioned on approval of this plat.
2. This property is located in FEMA Zone A (within the 100-year flood plain) and FEMA ZoneX (outside of the 100-year floodplain).
3. The developer shall be required to provide a step backwater analysis in accordance with FEMA guidelines to determine the 100-year base flood elevation.
4. City ordinances require that the Finished Floor elevation of any new structures be a minimum of 12" above the Base Flood Elevation and 12" above the centerline of the road fronting the structure whichever is greater.
5. A Louisiana Department of Health permit is required prior to commencement of construction.
6. The developer is solely responsible to provide water and sewer service to the point of service of each unit.
7. No determination has been made at this time as to the adequacy of the city water infrastructure regarding fire flows or domestic water needs. The developer may be required to participate in infrastructure improvements with regard to the city's ability to provide acceptable water service to the development. The developer may also be required to provide additional onsite infrastructure to ensure that the City's fire rating is not impacted in a negative way.
8. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regard to the city's ability to accept sewer flows from the proposed development.
9. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
10. This development is subject to the current Stormwater Management ordinance. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of

Broussard Requirements.

11. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes.
12. Provide a 15' Sidewalk, Drainage & Utility Easement along Ambassador Caffery Parkway.
13. Provide municipal numbers for each parcel as appropriate.
14. Provide a street name acceptable to the Lafayette Parish Communication District for the street labeled "A."
15. Please note that approval of the subdivision of Parcel 2-C and Parcel 2-A does not constitute approval to begin construction on these tracts without additional city review.

ACCESS COMMENTS

1. Provide a common access servitude between Parcel 2-A and 2-C

DESIGN REVIEW

The City does not perform partial design reviews or issue partial approvals. Due to the interrelation of all design elements necessary to construct a subdivision a complete design package submission is required prior to the commencement of the design review process. It is the responsibility of the Engineer/Architect of record to provide the complete design packet to the city. This packet shall include, at a minimum, the following items:

1. Construction Plans & Specifications along with a written certification that the submission is in conformance with City Ordinances and requirements.
2. Drainage Impact Analysis along with a written certification that the analysis was performed in accordance with City Ordinances. A further written certification shall be required stating that in the construction of the proposed subdivision will have no "adverse or measurable negative impact to drainage within the area."
3. State Law requires that prior to commencement of construction of water and sewer infrastructure a permit is required from the Louisiana Department of Health. A copy of the LDH submittal (including data sheets) shall be provided to the City as part of the design review packet. A copy of the LDH Permit shall be required prior to commencement of construction of water and sewer infrastructure.
4. Copy of Driveway Permit Application, if applicable, for projects connecting to State Highways.
5. Copy of Utility Permit Application, if applicable, for projects requiring utility work within State Highway rights-of-way.
6. Copy of Notice of Intent filed with LDEQ.

7. Copy of Request for Preliminary Determination to LDEQ for those developments contemplating the installation of a Package Sewerage Treatment Plant.
8. Traffic Impact Analysis if required.

OTHER CONSIDERATIONS

It is assumed that the developer is responsible for the construction of all infrastructure improvements necessitated by construction of the development. City participation in infrastructure improvements shall require City Council approval.

Report prepared by: Walter S. Comeaux, III, PE, PLS

Chad Roussell – Right now we will be starting with Residential

We will come back with we begin the commercial section.

We have no objections to the comments.

Keith Rousseau – The 1st phase will be residential – it does not look like it will connect to Lexi Falls.

Chad Roussell – We will not connect to Lexi Falls.

Moved by Keith Rousseau to approve contingent upon the above comments being met

Second by Craig Kimball

Question Brad Hamman

Roll Call: Teddy Eastin, Yea- Brad Hamman, Yea- Keith Rousseau, Yea- Craig Kimball, Yea – Alton Pitre, Yea

RR COMPANY OF AMERICAL LLC RESIDENTIAL

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GENERAL COMMENTS (Not Subject to Waiver)

1. This proposed development is a 23.189-acre tract and is identified as Parcel 2-B in the case previously heard by the Commission in this hearing. The developer proposes to construct a 72-lot single family residential subdivision on this parcel. The developer has concurrently submitted a preliminary plat, previously considered at this hearing, to subdivide the parent tract into three large tracts. Approval of this proposal is conditioned on approval of that plat.
2. This property is located in FEMA Zone A (within the 100-year flood plain and FEMA Zone X (outside of the 100-year floodplain).
3. The developer shall be required to provide a step backwater analysis in accordance with FEMA guidelines to determine the 100-year base flood elevation.
4. City ordinances require that the Finished Floor elevation of any new structures be a minimum of 12" above the Base Flood Elevation and 12" above the centerline of the road fronting the structure whichever is greater.
5. A Louisiana Department of Health permit is required prior to commencement of construction.
6. The developer is solely responsible to provide water and sewer service to the point of

service of each unit.

7. No determination has been made at this time as to the adequacy of the city water infrastructure regarding fire flows or domestic water needs. The developer may be required to participate in infrastructure improvements with regard to the city's ability to provide acceptable water service to the development. The developer may also be required to provide additional onsite infrastructure to ensure that the City's fire rating is not impacted in a negative way.

8. No determination has been made at this time as to the downstream capacity of the city sewer system. The developer may be required to participate in infrastructure improvements with regard to the city's ability to accept sewer flows from the proposed development.

9. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.

10. This development is subject to the current Stormwater Management ordinance. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City for review. The proposed development shall be required to be constructed to City of Broussard Requirements.

11. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes.

12. Provide a 15' utility easement within the subdivision.

13. Sidewalks are required within residential subdivisions.

14. Provide municipal numbers for each lot.

15. Provide street names acceptable to the Lafayette Parish Communication District.

ACCESS COMMENTS

1. Please note that the Street "A" shall be required to be completed and dedicated to the city prior to Final Plat approval of this subdivision.

DESIGN REVIEW

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performed in accordance with City Ordinances. A further written certification shall be required stating that in the construction of the proposed subdivision will have no "adverse or measurable negative impact to drainage within the area."

3. State Law requires that prior to commencement of construction of water and sewer infrastructure a permit is required from the Louisiana Department of Health. A copy of the LDH submittal (including data sheets) shall be provided to the City as part of the design review packet. A copy of the LDH Permit shall be required prior to commencement of construction of water and sewer infrastructure.

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6. Copy of Notice of Intent filed with LDEQ.

7. Copy of Request for Preliminary Determination to LDEQ for those developments contemplating the installation of a Package Sewerage Treatment Plant.

8. Traffic Impact Analysis if required.

OTHER CONSIDERATIONS

It is assumed that the developer is responsible for the construction of all infrastructure improvements necessitated by construction of the development. City participation in infrastructure improvements shall require City Council approval.

Report prepared by: Walter S. Comeaux, III, PE, PLS

Walter Comeaux suggested a 15-foot utility easement to Chad Roussell. This will soon be in the Ordinance.

They are willing to work with this.

Keith Rousseau asked about Stormwater.

Chad Roussell -We will have ponds.

Walter Comeaux III – He has to meet our Ordinances.

Sarah- A concerned Neighbor of Lexi Falls Our Biggest question is- This is not a coulee behind our subdivision – it is a stopped-up ditch. If he builds higher, water will come into our backyard.

Multi-Family Phase – we are concerned about privacy. Can he leave the tree line?

Cooper- We will be happy to look at the property line –

Sarah – what about fences?

Cooper – We look into it. We can meet with you outside of the meeting,

Sarah – Legally Our property line goes beyond the fence.

Mayor Ray Bourque – The City would have the authority to maintain the coulee.

Walter Comeaux III – Sometimes we would have to cut trees to clean the coulees.

Sarah- what is the timeline on the Commercial – Apartments – Residential

Chad Roussell – The Residential Phase will begin within the year- The commercial and apartments, no definite time frame.

MOVED by Alton Pitre to approve contingent upon the above conditions being met.

SECOND by Keith Rousseau

QUESTON Brad Hamman

Roll Call: Teddy Eastin, Yea- Brad Hamman, Yea- Keith Rousseau, Yea- Craig Kimball, Yea – Alton Pitre, Yea

ADJOURN PLANNING COMMISSION MEETING

MOVED By Craig Kimball

SECOND by Keith Rousseau

QUESTION Brad Hamman

Roll Call: Teddy Eastin, Yea- Brad Hamman, Yea- Keith Rousseau, Yea- Craig Kimball, Yea – Alton Pitre, Yea

Zoning Commission

Moved by Craig Kimball to open the Zoning Commission meeting portion.

Second by Keith Rousseau

Roll Call: Teddy Eastin, Yea- Brad Hamman, Yea- Keith Rousseau, Yea- Craig Kimball, Yea – Alton Pitre, Yea

Anzalone Real Estate LLC – Rezoning of Lots 3, 4, and 5 vieux Chene III From CC Community Commercial to R3 – Multifamily

Moved by Keith Rousseau to recommend to The City Council to Re-Zone from CC to R3

Second by Craig Kimball

Question Brad Hamman

Roll Call: Teddy Eastin, Yea- Brad Hamman, Yea- Keith Rousseau, Yea- Craig Kimball, Yea – Alton Pitre, Yea

Adjourn

Moved by Craig Kimball

Second by Teddy Eastin

Question Brad Hamman

Roll Call: Teddy Eastin, Yea- Brad Hamman, Yea- Keith Rousseau, Yea- Craig Kimball, Yea – Alton Pitre, Yea