



PRELIMINARY PLAT PUBLIC HEARING AGENDA
201 IBERIA STREET - COUNCIL CHAMBERS
Thursday, March 14, 2024 at 5:45 PM

1. OPENING

2. PRELIMINARY PLATS

[2.1](#) Request for Preliminary Plat approval of Paradise Plaza, located in Section 12, T11S, R4E.

3. ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at (337) 856-4181 within 48 hours prior to the meeting in order to request such assistance.



327 Iberia St., Suite 5
Youngsville, La 70592
(337)451-5823

February 29, 2024

Honorable Ken Ritter
Mayor
City of Youngsville
P.O. Box 592
Youngsville, LA 70592

**Subject: Paradise Plaza
Preliminary Plat Review**

Dear Mayor Ritter:

The above referenced preliminary plat has been submitted and reviewed for general compliance with the requirements for development in the City of Youngsville (City). The Lafayette Consolidated Government (LCG) Development and Zoning Divisions has completed their review of the Preliminary Plat and the Areawide Development Review Committee (ADRC) report dated February 21, 2024, is attached.

We recommend the City of Youngsville approve this Preliminary Plat subject to the following comments and to all the attached ADRC review comments:

SPECIFIC PLAT REVISIONS

- A. We recommend no waivers to the 5 Plat Revisions included in the ADRC Review Report.
- B. Include note requiring sidewalks along all City streets bordering the property as required per City of Youngsville Ordinances.
- C. Please include detention area locations for each lot.
- D. Please revise plat note "Proposed 10' utility sidewalk and drainage servitude" to "10' Utility Easement".

PLAT/SUBDIVISION CONDITIONS

1. We recommend waiving Condition #4 of the ADRC Review Report since the City of Youngsville Ordinance requires the development design to be based on a 25-year storm event.
2. We recommend no waivers to the remaining 5 Conditions included in the ADRC Review Report.
3. Street address for the properties shall be included on the plat.
4. The review of this Preliminary Plat is for general conformance with overall development requirements. The developer must submit detailed engineering plans for review and approval by the appropriate authority prior to construction. It is the responsibility of the developer and/or

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the developer's engineer to notify, coordinate, and ultimately adjudicate any review comments to the satisfaction of the appropriate authority. This would include any individual permits that may be required for construction activities.

5. Approval of the Preliminary Plat does not imply that utility services necessary to serve the development currently exist, or if they do exist have the capacity to serve the planned development. Any such evaluation and determination would take place by the respective utility during the detailed review of the engineering plans.
6. If desired in the future, the owner/developer is responsible for any required sewer infrastructure to convey sewer from the development to the City of Youngsville Sanitary Sewer Treatment Plant or the nearest location with available capacity as determined by the City. The available capacity of the sewer system at the point of discharge from the development into the City sewer system shall be evaluated by the City Engineer during the detailed review of engineering plans. The City reserves the right to require the developer to contribute funds towards the upgrade of existing lift station(s) and collection lines that may result from the addition of the development's sewage discharge to the overall system.
7. If desired in the future, the owner/developer shall utilize the City water system as the source of water for the development. The available capacity of the existing water system in the area relative to the proposed development's consumption of City water shall be evaluated during the detailed review of engineering plans. The City reserves the right to require the owner/developer to contribute funds towards the City's water distribution system to provide the requested water services to the development.
8. All signage shall conform to the City Sign Ordinance. The proposed signage will be evaluated when the required sign permit application is submitted for review.
9. Any changes to the Preliminary Plat made after this initial review may require a resubmittal of the Preliminary Plat.
10. The owner/developer is reminded that the final design and all construction activities associated with the development of this plat, including required submittals and permits, must comply with the applicable City Ordinances in effect at the time of submittal and the City's Commercial Design Development and Resource Guide.
11. The Developer is reminded that inspection services are required in the most recent Unified Development Code.
12. The Developer is reminded that this letter does not permit the initiation of construction activities.
13. The construction plans submitted for detailed review should be a complete set of plans including the Overall Plan, Preliminary Plat, Grading Plan, Streets Design, Water/Sewer Design, Stormwater Design, and Erosion Control Plan. Plans submitted lacking sufficient detail to enable a detailed review will be returned without being reviewed.
14. Additional easements may be required for this development. This will be evaluated during the review of the actual development construction plans.
15. To maintain safe traffic flow along Chemin Metairie, one driveway access will be allowed that aligns with Pebble Lane. Any other driveways shall be (right in/right out) and shall be approved by the City of Youngsville.

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16. Structures including fences shall not be located in the 20' drainage servitude.

17. Joint servitudes shall be provided and recorded during the final plat process.

If you have any questions or need additional information about this, please contact me.

Sincerely,
McBade Engineers & Consultants, L.L.C.

A handwritten signature in black ink, appearing to read "Pamela Gonzales Granger". The signature is fluid and cursive.

Pamela Gonzales Granger, PE
Principal Engineer

cc: Ken Ritter, Mayor
Nicole Guidry, City Clerk
Mr. Terry Bourque, CAO
Kerry Simon, PLS

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: February 21, 2024

Case Number: 2024-9-PC

Case Name: Subdivision of Tract A of Young's Industries Inc. Being Paradise Plaza

Recommendation: Approval subject to the following conditions.

CONDITIONS:

1. 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
2. Provide and show on final plat, any additional utility servitudes needed for required utilities facilities.
3. Submittal of complete construction plans to the City of Youngsville 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. (UDC Art. 3, 89-25 (b))
4. Submittal of a drainage impact analysis to the City of Youngsville for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the City of Youngsville. Building permits shall not be issued until the analysis has been approved. (UDC Art. 3, 89-42 (c) and (d))

Please note, all residential and commercial development greater than 2.5 acres in size that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase and reduce the pre-development runoff rate by 15% through drainage improvements. The

development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. The retention/detention facility shall retain the runoff for a 25-year design storm. (See UDC Art. 3, 89-42 (c) and (d)).

5. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the City of Youngsville shall be commenced until a favorable written approval of the drainage impact analysis has been made by City of Youngsville. Violation of this provision can result in a cease and desist order being issued for the development (UDC Art. 3, 89-42 (d)).
6. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. (LDC Art. 3, 89-30 (d) & (e))
7. If applicable, all Subdivision Improvements Agreements associated with the construction of A.D.A. compliant sidewalks shall be based on a minimum of \$20.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$25.00. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks. (UDC Art. 3, 89-44 (e))
8. Sidewalks are required along all public streets. LDC 89-44(e)
9. A 1' reserve strip shall be dedicated along Chemin Metaire Parkway. Driveway access will be per building permit review. LDC 89-44(b)(1)
10. A traffic impact analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d)1(c)

REVISIONS:

1. Label the Act number for the Abandoned Railroad Right of Way.
2. Please review the subdivision mapbook, across the street is platted and provide the subdivision act number and a reference note.
3. Names, addresses, and contact information of property owner, developer, applicant and agent. (LDC Art. 10, Sec 89-301)
4. Minimum lot size. (LDC Art. 10, Sec 89-301)
5. Assigned Addresses:

Chemin Metairie Pkwy	
4	1900
3	1906
2	1912
1	1918

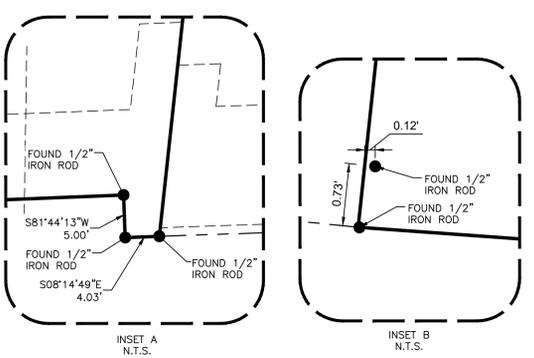
OTHER COMMENTS/SUGGESTIONS:

1. Total area of 6.487 acres. If Developing: A Storm Water Pollution Prevention Plan (SWPPP) is needed if one acre or more of land will be disturbed or if the site is part of a larger development. If a SWPPP is required prior to final plat approval, EQ must receive, review and approve the SWPPP before the final plat will be approved. In compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a Notice of Intent (NOI) is needed if five acres or more of total land area is disturbed or if site is part of a larger development. EQ must receive a copy of the NOI before final plat will be approved and/or prior to commencement of any clearing and grading activities Erosion control measures must be installed prior to the commencement of clearing and grading activities. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Violation of these provisions can result in a Cease and Desist Order being issued by the regulatory authority in this jurisdiction.
2. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
3. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
4. This property is located within the City of Youngsville.
5. **NOTE:** It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road.

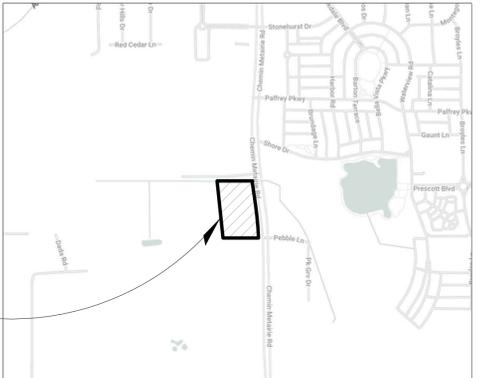
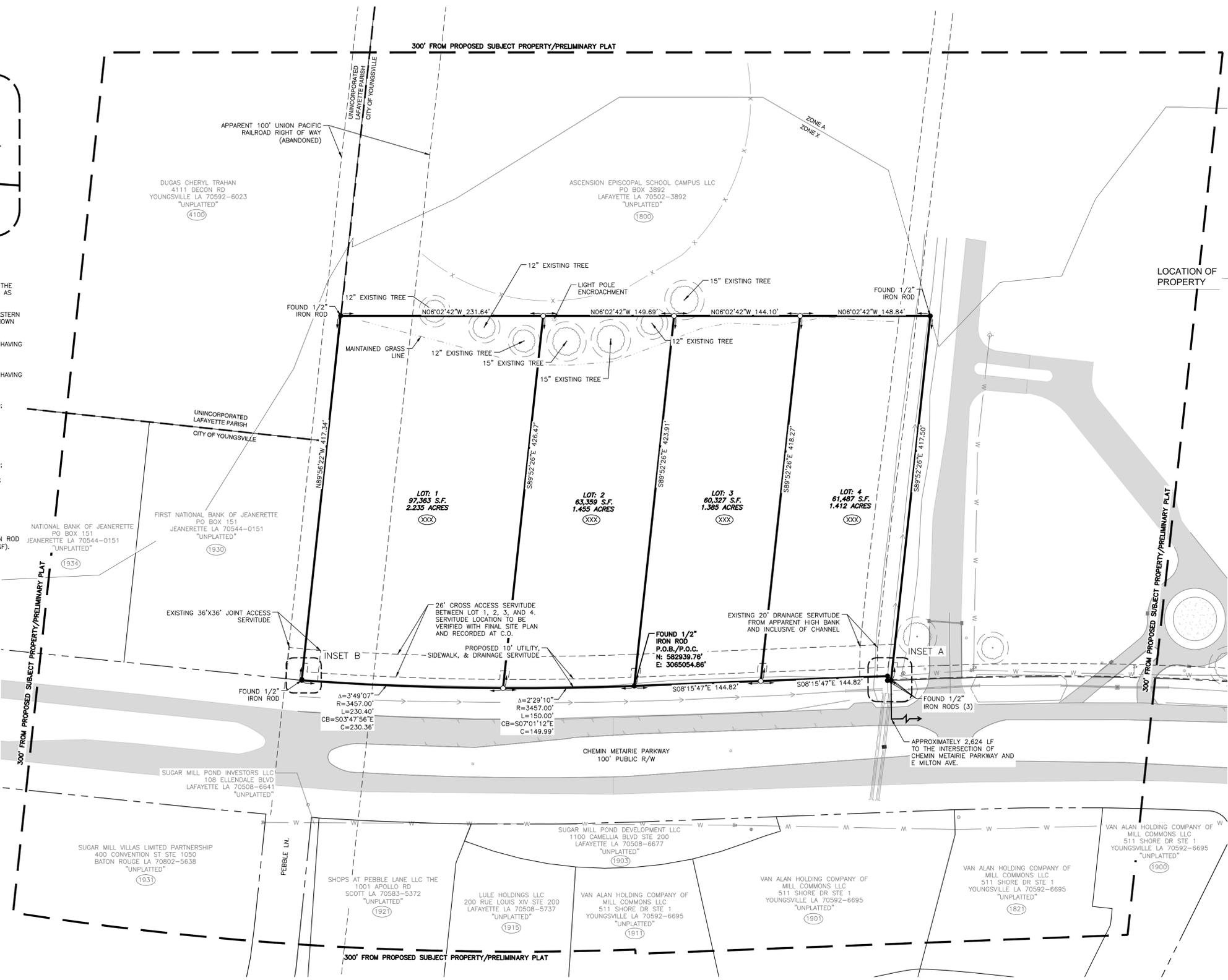
SECTION 12, T11S-R4E

BELAIRE, LATIOLAIS & ASSOCIATES, LLC
 LAND SURVEYING • CONSULTING
 337.288.1118 OR 337.288.8583

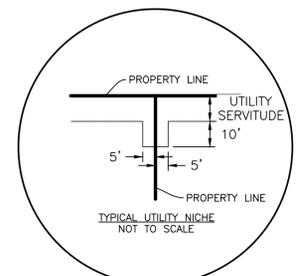
LA SOUTH 1702 NAD 1983 (2011)



LEGAL DESCRIPTION
 A CERTAIN TRACT OF LAND BEING IN SECTION 12, TOWNSHIP 11 SOUTH, RANGE 4 EAST IN THE CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND 1/2" IRON ROD, [N: 582939.76, E: 3065054.86], ALONG THE EASTERN RIGHT OF WAY LINE OF CHEMIN METAIRIE PARKWAY, THAT PARTICULAR POINT ALSO BEING KNOWN AS THE POINT OF BEGINNING (P.O.B.),
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,457.00 FEET (HAVING A CURVE BEARING OF SOUTH 07°01'12" EAST AND A CHORD DISTANCE OF 149.99 FEET) A DISTANCE OF 150.00 FEET TO A SET 5/8" IRON ROD,
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,457.00 FEET (HAVING A CURVE BEARING OF SOUTH 03°47'56" EAST AND A CHORD DISTANCE OF 230.36 FEET) A DISTANCE OF 230.40 FEET TO A FOUND 1/2" IRON ROD,
 THENCE NORTH 89°56'22" WEST, A DISTANCE OF 417.34 FEET TO A FOUND 1/2" IRON ROD;
 THENCE NORTH 06°02'42" WEST, A DISTANCE OF 231.64 FEET TO A SET 5/8" IRON ROD;
 THENCE NORTH 06°02'42" WEST, A DISTANCE OF 149.69 FEET TO A SET 5/8" IRON ROD;
 THENCE NORTH 06°02'42" WEST, A DISTANCE OF 144.10 FEET TO A SET 5/8" IRON ROD;
 THENCE NORTH 06°02'42" WEST, A DISTANCE OF 148.84 FEET TO A FOUND 1/2" IRON ROD;
 THENCE SOUTH 89°52'26" EAST, A DISTANCE OF 417.50 FEET TO A FOUND 1/2" IRON ROD;
 THENCE SOUTH 08°14'49" EAST, A DISTANCE OF 4.03 FEET TO A FOUND 1/2" IRON ROD;
 THENCE SOUTH 81°44'13" WEST, A DISTANCE OF 5.00 FEET TO A FOUND 1/2" IRON ROD;
 THENCE SOUTH 08°15'47" EAST, A DISTANCE OF 144.82 FEET TO A SET 5/8" IRON ROD;
 THENCE SOUTH 08°15'47" EAST, A DISTANCE OF 144.82 FEET BACK TO A FOUND 1/2" IRON ROD BEING THE P.O.B. (POINT OF BEGINNING) CONTAINING AN AREA OF 6.487 ACRES (282,574 SF).



VICINITY MAP
 1000' 500' 0' 1000' 2000'
 GRAPHIC SCALE: 1" = 1000'



- LEGEND**
- SET 5/8" IRON ROD
 - FOUND IRON ROD (SIZED NOTED AT LOCATION)
 - PROPERTY LINE
 - - - RIGHT OF WAY LINE
 - - - SERVITUDE/EASEMENT LINE
 - XXX MUNICIPAL ADDRESS
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT

- OWNER/DEVELOPER**
 YOUNG'S INDUSTRIES
 PO BOX 842
 BATON ROUGE LA 70821-0842
- UTILITIES**
- SEWER: CITY OF YOUNGVILLE
 - WATER: CITY OF YOUNGVILLE
 - ELECTRIC: SLEMCO
- BUILDING SETBACKS**
- FRONT: 20'
 - SIDE: 5'
 - REAR: 10'

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION, CONVEYANCE
 OR RECORDATION PURPOSES

KERRY M. SIMON
 PROFESSIONAL LAND SURVEYOR
 LA. LICENSE NO. 5195
 1053 BOCK HUVAL RD
 BREAUX BRIDGE, LA 70517

NUMBER OF LOTS	4
MINIMUM LOT FRONTAGE	144.82'
TYPE OF STREET	PUBLIC
TOTAL AREA OF DEVELOPMENT	6.487 ACRES

GENERAL NOTES

1. RESEARCH OF UTILITY AND OTHER EASEMENTS NOT INCLUDED IN THIS SURVEY. PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAYS, SERVITUDES AND/OR EASEMENTS THAT ARE NOT SHOWN ON THIS PLAT. NO TITLE SEARCH HAS BEEN PERFORMED BY THE SURVEYOR NOR HAS ANY ADDITIONAL INFORMATION BEEN SUPPLIED.
2. BEARINGS ARE GRID ON THE LOUISIANA COORDINATE SYSTEM, SOUTH ZONE NAD 1983 (2011, EPOCH:2010) BASED ON GPS OBSERVATIONS.
3. SIZE AND TYPE OF EXISTING TREES SEE REFERENCE PLAT #1.

FLOOD NOTES
 THIS PROPERTY IS SITUATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP 22055C0250J, EFFECTIVE DATE OF DECEMBER 21, 2018.

- REFERENCE PLATS**
1. REFERENCE PLAT SHOWING PROPERTY BELONGING TO YOUNG'S INDUSTRIES, INC. PREPARED BY C & R LAND SURVEYING, LLC DATED MAY 16, 2023.
 2. REFERENCE PLAT OF SURVEY OF PROPERTY OWNED BY YOUNG'S INDUSTRIES, INC. TO BE DONATED TO COMMUNITY FOUNDATION OF ACADIANA FOR ASCENSION EPISCOPAL SCHOOL, PREPARED BY DUBROC ENGINEERING, INC. DATED MAY 23, 2007 AND RECORDED UNDER ACT NO. 2007-39637.
 3. REFERENCE A SUBDIVISION PLAT OF THE NORTHERN EASTERN MOST 2.53 ACRES OF TRACT 11 INTO TRACT 1A AND 1B OF TRACT 11 PREPARED BY K. CHRISTIAN ARMSTRONG PLS DATED DECEMBER 14, 2021 AND RECORDED UNDER ACT NO. 2022-36413.
 4. REFERENCE PLAT SHOWING PROPERTY OF HAROLD JAMES AND DELLA D. TRAHAN PREPARED BY TIMOTHY L. COLLINS, P.L.S. DATED SEPTEMBER 10, 2008 AND RECORDED UNDER ACT NO. 2008-45306.
 5. REFERENCE PLAT OF SURVEY SHOWING RIGHT OF WAY TO BE ACQUIRED BY THE TOWN OF YOUNGVILLE FROM YOUNG'S INDUSTRIES, INC. PREPARED BY RYAN J. FUSELIER, P.L.S. DATED MAY 2, 2006 AND RECORDED UNDER ACT NO. 2006-31615.

PRELIMINARY PLAT
 SHOWING A SUBDIVISION OF
 TRACT A
 OF
 YOUNG'S INDUSTRIES INC
 BEING
 PARADISE PLAZA
 "A COMMERCIAL DEVELOPMENT"
 LOCATED IN
 SECTION 12, T11S-R4E
 CITY OF YOUNGVILLE
 LAFAYETTE PARISH, LOUISIANA
 SCALE: 1" = 60' DATE: JANUARY 23, 2024

60' 0' 60' 120'
 GRAPHIC SCALE: 1" = 60'