

Mayor
Ray Bourque
mayorbourque@broussardla.com
www.cityofbroussard.com



Council:
Angel Racca - District I
David M. Bonin - District II
Jesse Regan - District III
Michael Rabon - District IV
Kenny Higginbotham - District V
Ray Gary - District VI
Jeff Delahoussaye - At Large

Broussard Planning and Zoning Commission Meeting
416 East Main Street
Broussard LA 70518
Thursday February 10, 2022
6:00 p.m.

Agenda

- 6:00 p.m. – 6:01 p.m. 1. Meeting called to order
6:02 p.m. – 6:05 p.m. 2. Pledge of Allegiance and Silent Prayer
6:05 p.m. – 6:10 p.m. 3. Adopt the minutes of the Thursday January 13, 2022

Broussard Planning Commission

- 6:05 p.m. – 6:15 p.m. 1. Michael Maraist- Creating 2 Lots – Eola- Second Street, Near East Main
Zoned as Neighborhood Commercial
6:15 p.m.—6:25 p.m. 2. Clifton Shepherd – Albertson Parkway Development Residential Subdivision
w/1 Commercial Lot. Zoned as Community Commercial.

Broussard Zoning Commission

No new business

Adjourn

- 6:25 p.m. 1. Adjournment

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Minutes of the Broussard Planning Commission Meeting Held on
Thursday, January 13, 2022

Members Present

Craig Kimball, Teddy Eastin, Brad Hamman, Charles Sharma

Members Absent

Russell Trahan, David Forbes

Other Present

Sarah Hebert, BPC Clerk
Walter Comeaux III, Comeaux Engineering
Ben Theriot, Flood Plain Administrator,
Gerald DeLaunay, Attorney
Mayor Ray Bourque
Callie Laviolette, Executive Assistant to the Mayor
David Bonin, Councilman District II
Travis Laurent, Paul Miers Engineering
Bryan Champagne, Fire Chief
Justin Denais, Deputy Chief
Jerry Morgan, Citizen
Gavin Okerson, Citizen

Brad Hamman called the meeting to order.

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

Craig Kimball moved to adopt the minutes of the Thursday, December 9, 2021, meeting
Second by Teddy Eastin
Discussion
Question Brad Hamman
Roll Call: Craig Kimball, Yea -Teddy Eastin, Yea- Brad Hamman, Yea- Charles Sharma, Yea

Jefferson Street Residential Development

Recommendations as per Review by Walter Comeaux, III – Comeaux Engineering & Consulting.

General Comments (Not Subject to Waiver)

1. This proposed subdivision is to divide 0.57acre tract into 9 residential (townhome) lots.
2. This property is located, in FEMA Zone X (outside of the 100-year floodplain).
3. City Ordinances require finished floor elevation of the structures be a minimum of 12" above the centerline of the road fronting the structure.
4. Provide metes and bounds for each townhome lot and adequate information to describe common areas
5. Parking for this development utilizes 90-degree parking with half of the parking spot within the public right of way. Ninety-degree parking is not permissible due to safety concerns and any parking utilizing public rights of way will be considered public parking. Further, city ordinances require two (private) parking spaces per unit, this development would therefore be required to provide 18 private parking spaces.
6. A Louisiana Department of Health permit is required prior to commencement of construction.
7. The developer is solely responsible to provide water and sewer service to the point of service of each lot.
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.
11. Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the City for Review. The proposed development shall be required to be constructed to the City of Broussard Requirements.
12. Place a note on the plat the City Ordinance do not permit fences to be placed within or across City Servitudes.
13. Sidewalks are required within residential subdivision and may be construction at the time that the residence is constructed. Certificates of Occupancy will not be issued until such time that the sidewalks are constructed.

WAIVERS REQUESTED FROM THE COMMISSION.

1. The developer is requesting rear setback of 3' rather than the typical 5' rear setback. It is not recommended that this waiver be granted due to building code and drainage concerns.
2. The developer is requesting a 0' side setback rather than the typical 5'. Because this is a townhome development, this request is in order.

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

Walter Comeaux: Replying to number 4 – Each Town House will be a lot. Under our regulations you can build one structure per lot. You can have an accessory structure, but one home per lot.

Replying to Number 5. Since we wrote the letter, we have met with the developer, his representative will go over this with you. We are working on getting this resolved. At the end of the day, we will be able to work with them.

Replying to Number 6 – this is a standard comment

Replying to number 1 in Waivers –FYI Developer has corrected, let this comment stand, it is a moot point at this time.

Travis Laurent, with Paul Miers Engineering. We are working with the City and Mr Walter to get this all worked out. We would like to add comment #5 which is the parking, “as worked out by public works, the city engineer”, so that we can keep this process going, and if there needs to be a modification to the comment they can do so. The only other thing, the sidewalks, just because it may be a non-standard location. It will be a sidewalk,

Drainage wise, we will do our standard drainage analysis.

Charles Sharma- So regarding to item number 5 the parking spots, are you asking for a waiver because you will not be able to provide the number

Walter Comeaux III- No he is not asking for a waiver of the requirement. He is asking to amend the requirement to working with the city to amend the issue. We have some concerns with the way it is They are just asking for some flexibility to work with administration to work this out. We are okay with that also.

Travis Laurent - It is not a complete waiver; it is just to allow some conversation back and forth. The City and Walter will have to approve everything we do.

Brad Hammans – we will hear public comments and give you a chance to come back afterwards.

Jerry Morgan – Thank you for hearing me. He then read from the Setback/Parking Ordinance and the Subdivision Ordinance. Mr. Morgan has concerns about parking – he stated, Opposite of this development there is a 3- foot ditch. If one car parks on the side of the road, a fire truck can’t get down the road, it is impossible and if he goes into the ditch, he will just run off the road.

More reading from Ordinances. Your position (addressing the Commission) is representing the people of Broussard. The man that is building this, Mr Gordon, -- Mr. Clifford Guidry is the developer, he is in it for the profit. He doesn’t care about the people. He has to buy it cheap and sell it to make a profit. You have to represent the people so that to cover our a**. Because, without you we have nothing. That is the reason why I am here. I would hope that you would side with the people and with nothing else in this situation. I sat on the board for a number of years, take one of the buildings out and make a community parking lot. We have done this. Because everyone has a brother, sister, aunt, uncle, grandmother, grandpa that is going to visit them, and the only place that they can park is on the street. So, when they are parked on the street, I think Mr. Guidry ought to sign a liability statement that any time a fire truck or emergency vehicle comes down the road, and is unable to serve their duties, he is liable. Then, let him take the responsibility. Other than that, you are the only defense we have. Look at Mr Bonin, which is over district 99, he will be speaking in a minute. And he speaks for over 1000’s of people, so please keep that in mind. Thank you so much.

Charles Sharma- Just one question, So, your biggest concern is regards to parking?

Jerry Morgan - Well they have to sir. Mr. Comeaux said that there will be a wall in-between each one of these nine condos. You have a brother or a mother or a sister? Are you ever going to have a birthday

party at your house? Where are they going to park? They are going to park on the road. And they can't park across the street because it is a 3-foot ditch. And the fire trucks can't get down the road.

Charles Sharma – Currently, do they have people parking on the road?

Jerry Morgan - They have to, all you have is 2 parking spaces. Do you have a wife? Do You have children that drive? Do You?

Charles Sharma – Yes

Jerry Morgan – Well you have a problem, sir. You have a car, your wife has a car and maybe one of your children have a car, right. And where are they going to park at? Where does the children park at or if your mother comes to see you? Where are they going to park at?

Charles Sharma - I was kind of curious as regards to parking situation and the rest of the residents that are on that road right now.

Jerry Morgan- There is only two houses there. Broussard is an old Town. Everybody owned the lots next door to them. What's happening is this; Youngsville is expensive. Developers don't want to go to Youngsville, because they have to put out a lot of money to buy property in Youngsville. They can come to Broussard and buy at 10 percent less than what they pay in Youngsville. Youngsville has more restrictions than Broussard. So, where do you go? Do you want to go to the city that will charge you more or will you go the country a** town of Broussard and buy a lot for \$2000.00? I mean it is common sense. I want to live here until I die. There is a lot of people. Y'all control our future, it is in your hands. You can see it; your son or daughter have to park somewhere. They have to park on the road. Developers don't go to Youngsville anymore. Once they get through with Broussard. Look, I have a house on Mary. Ste Marie is going to build 7 more townhouses over there, and that is within 3 blocks from my house. I have been here for 30 years and like all of a sudden, I have like 20 condos coming up around me and all I wanted to do is just have a good life in Broussard. But our style in Broussard is changing, because of the profit and loss of developers.
Thank you so much.

Brad Hamman – Thank You, David you want to come up?

David Bonin - You go ahead

Brad Hamman – Gavin Okerson

Gavin Okerson - Good Evening, I appreciate the opportunity to speak on behalf of myself, my family, and my business. I currently live at --- South Jefferson Street which is catty corner to this development. My home is the lowest lying home in the area. Every heavy rain event, I take time out from my work in order to come home to shovel all of the ditches. I do this every heavy rain, I do that, because if I don't the water is coming in my house. During 2016, I remember there was a point that man, I am going to get sucked up into this ditch. If you know that area, where it falls into those large catch basins past S St Jean, there is a massive amount of water flow there and it cannot sustain it. If we put 9 units up there, we are also removing that square footage of drainage. That the soils are allowing to (inaudible). You are also adding the square footage of the roof that is capturing that rain, that needs to go somewhere, because it no longer has the land to absorb it. When it backs up, prior to me owning my home, and to the best of

my knowledge from the city workers, the previous owner, because when it rained will heavy, sewage would come into my house. And so, a check valve was put in, on the front of my property, to prevent the sewage from coming in. Directly after a heavy rain, I have had to have the city, 3 times to clear out my sewer line, because of all the sewage that gets backed up in there. I have two small children, I operate my business out of our home, I have a beautiful wife that is home every day with our kids. There are certain people that did not like certain stuff in my yard. No problem, I cleaned it up, I built a fence, I have added to the beauty of this area. And I would hate to see it fall apart because they want to put 9 – they are maybe called townhomes, but I look at them as rentals. Where is our _____ going to go at that point? Waiver number 1 – they are requesting a 3-foot set back rather than a 5-foot setback, what is that also going to do to the drainage? These setbacks are due to fire issues, but that also increases the amount of square footage roofline and increases the amount of water flow that is hitting the ground and goes into our ditches.

#2 They are wanting 0 side set back rather than the typical 5. Same situation. And the sidewalk, I did not understand is it both sides of the property, the sidewalk?

Walter Comeaux III – they have to build a sidewalk along the frontage of the property.

Gavin Okerson – and one of our biggest concerns, traffic, and safety. I believe if it is 20-foot parking spots, 2 foot of it is just about out in the road. As it is, we have a lot of traffic that circumvents main street and steps on the gas pedal, comes down Jefferson, they either go in front of my house or go down Madison so that they can avoid the light at Main and Morgan. And if these are perpendicular parking spots, such as that. During my QHSSE years, I have learned how dangerous it is to pull into a perpendicular parking spot. Extreme valid points about the fire trucks. I also kind of disagree that if is going to be talked about off table, amongst the engineers and the builders. I think the public should really have a say in this. It's my kids that are playing on that street, it's my employees, that I have had to build parking spots for that are far enough off the road, that a fire truck can get by. I built a circular driveway, thank you to the city for the help, in order to keep the vehicles far enough off of the street, in order to make it safe for our kids to play, I mean the school bus stops right there. And the kids are getting off and on all of the time. My business is growing, we love the City of Broussard, we want to continue with our business here, I want my family, I want my kids to be raised here. We love it here. I can't say I have been here for 50 years, I am an emigrant to Broussard, but I love being in this town. I would hate for this growth to push us out. I believe the town is growing at a great rate, not all growth is good. I believe it is within your hands, to _____, not just for safety, but the quality of life for that people that have invested their savings and time in order to make this a better community. I appreciate your time very much.

David Bonin- I reside at South Saint Pierre, I sit on the City Council representing District II. I am representing them tonight, but I am also here as a concerned citizen that is stuck in the middle of all this. I can go over parking, the drainage, the quality of life for the people that live there now is going change, just by the building of this facility. Services, trash pickup. 9 cans they are going to have on that little street 65 yards long. 9 cans, 18 cars. It's way too much for this road. The problem is, it is a substandard road to begin with, but that is what we have there. I am here to oppose this build and will be back to oppose any future builds like this in this part of town. This part of town is unique. The geographical, the topographical, is different than any part of town. Right here, in two blocks they had more water in 2016 than the rest of the City. These are old houses, the ones that are on slabs, they don't have a change. I live on piers, but every rain, all of my utility rooms are full of water. I say this, I have another property on Morgan, that the water rushes so hard, its washing the mortar out from the bricks, and it is only going to get worse, because they have in the future more plans, for this particular

build in this part of town. I have no problem with them building it out in the open, fine example, where the Billeaud's by the park, there was no residents, they had room, green space between each one of the apartment complexes. We don't have that luxury in the old part of town. As you can see, they are trying to put a building and a parking lot, over the entire lot. They even want to push the walls back on the backside by 2 feet. The old part of town cannot tolerate any more buildings like this. Right now, within 4 blocks of this place they want to build, we have 8 facilities, I call townhouses, apartments, whatever you want to call it. They all have the same disease. The first one is the drainage, the second one is the parking, the third is the quality of life the people that live right in the vicinity, because it is going to change their life immensely. It's not just the nine people that will be living in their front yard, it's the year it is going to take to build this facility. It's going to be breaking them in, in what they are going to be in for the rest of their life. In other words, it is going to put a strain on the facilities of the city, the services of the city. And in general, it's too many people in one little conglomeration of living right there is this part of town. I just ask of all, if not cancel this, delay it until we can find some answers, this doesn't fit in this part of town. Our part of town is flat with some little wavy bowls, depressions, its sinking. This part of town can't handle one, much less the more in the future. We have to put a stop to it. Everybody who is on a slab in those two blocks, they are going to get water in their house. You can do all the numbers and engineering you want, when you are there every day and you see what goes on, you would understand. I have to ask y'all, where do y'all live? Y'all live in subdivisions, in Broussard? Would y'all live next to a community like this? Would Y'all build a house next to a 15-foot wide 9 condo thing? I don't think none of y'all would build y'all house next to that. I know I wouldn't. I wouldn't want to live next to it. They got a nice community right now, it's quiet at the most part and it won't be quiet if things like this keep being built in the old part of town. I am asking y'all to refuse this, if y'all don't refuse it, I will be back to oppose any more in the future in this part of town. I won't oppose it in any part of town, because they can tolerate it, but this part of town can't. The citizens, the city utilities, nothing is good about this build in this part of town. It is simply to make money. Somewhere we have to put a stop to it, look at it from the citizens point of view, not just the builders.

Thank you Very Much.

Travis Laurent- I am going specifically address the traffic concern and the drainage concern to the point of engineering, the quality of life and who lives there, that type of stuff is outside of engineering. But, as far as the drainage, Walter knows, we are going to have to do the study, we are going to have to prove it. We are going to have to sign it and stamp it and go with it. And comment #5 as far as the parking, not to be on the road. That is the general point of it. The concerns are addressed in the comments, and we are just asking to keep going through and continue with the design procedure. As far as the zero-lot line request in that nature, it's a townhome, it's the style of development, it's a common wall unit. There is a bunch of them around, it's not an individual single family residential home, even though it is considered a single family. It could also be labeled a condo, where you have 9 units on one lot with common wall. The city is going to be able to address all of these comments in the review before anything gets done.

Walter Comeaux III – these are great comments, and this is the purpose of the board, everybody is making good points and the concerns they have or the ones we have, to be fair. But I do want to invest one thing, it is absolutely standard. The engineering and technical stuff are always worked out between the developer and whomever he hires as the consultant and the City Engineer and Public Works. That is how we have always done it. So, I don't really care about the comment about something not being done in the light of day. Everything we do is in the light of day. But trust me on this, nobody wants to sit in a public meeting and talk about a drainage impact analysis, you would not understand what we are talking about. So, the engineering stuff, the technical part of it, the safety concerns with traffic, we have to

include the traffic engineer, we have one we consult with, all of that is done, it is all public record, it's all in the record somewhere. It is very routine on a development that we are working with a professional to work our way through. I will deal with the drainage and the traffic, the building itself, I do not have a thing to do with it. We have chief building official that will make sure it is built properly, that is how it is done.

Gerald DeLaunay – My comments are that when the regulations were adopted, they took into consideration, and their purpose is to deal with parking and drainage and safety and so the key is to comply with the regulations which were adopted to address those concerns. It appears to me that parking is unresolved at this point and needs to be resolved in a way that satisfies the regulations, satisfies the safety concerns. Same thing with drainage, there is more to be done. The regulations that were adopted by the council will have to be satisfied. That is why you have an engineer, to make sure that, as far as those items are concerned, that the regulations are satisfied.

Charles Sharma- Mr Comeaux, if there are any variations from the regulations, who is the approving authority?

Walter Comeaux III- On the land development end of it, it would be, between myself and the public works director. On the codes part of it, it is the Chief Building official. If is not up to code it doesn't get approve. The way engineers are licensed our first responsibility is to public safety. That is what it says in the law. So, Travis and I have to make sure we this right. We have to make sure public safety and protection are our first responsibility.

Brad Hamman – I have a couple comments – drainage on a slab – 2016 was a 500-year flood, has much drainage work been done in that area since? Is it better?

David Bonin – we haven't had rain to test it yet.

Gavin Okerson – I was cleaning ditches the last time it rained.

David Bonin – Its and ongoing process to clean the ditches. As far as the drainage, the water puddles in these peoples back yard, because of depression the ground is just sunk right there. So, they need, they get their water to the street, but I don't think it has been tested since we did that major work. We haven't had a real downpour since.

Walter Comeaux III After 2016, Councilman Bonin was a gigantic part of that, getting funded drainage Crews and a lot of public improvements, which is still going on to this day. Drainage is an ongoing, forever thing.

Brad Hammans – My concern is that I hope this doesn't' make it worse.

David Bonin- It's not going to make it better.

Brad Hamman – on parking, what is the depth of the parking spots? We have dully's we have suburban's, cars are getting bigger, if it is sitting 2 feet out in the street, that's a hazard.

Walter Comeaux III – that is why we have a concern. We had a concern because half of the spots were in a public right of way. And we said no. He has since come back to use and said we will shift them over.

We are still working on that, we are talking about maybe angling the parking, which would be safer. We are kind of in the middle of that conversation. Same thing with drainage -not the same thing- but they have to meet the ordinance. I will go with what Gerald said, we are going to follow the ordinances and that is what we are here for. The council has given y'all the authority to enforce the regulation.

Jerry Morgan – Also, if you think of Youngsville, Youngsville had a big flood some 10 years ago and because of that, the massive develops that Youngsville was incurring, a third of the City was under water. 600 something. And why did it go underwater? Development. So, Youngsville said we will fix the problem. They are trying to more drainage ditches because of the problems there. Broussard is going to be the same way. We have development coming up, the next five years, because we are the cheapest place to build in Lafayette Parish, so they are gonna come here and we have a problem

Walter Comeaux III, I will comment on that We have the same almost, identical drainage regulations as Youngsville. We have added some language where we are actually a little bit stricter in some regards. We have our subdivision standards are the same as Lafayette. Actually, our road standards are higher than Lafayette. If it is cheaper to build here, it is because land value is cheaper, not because of development cost. We do not have deficient regulations here period, we don't. what we require is right up there with Lafayette, Youngsville, and everybody else, as far as the type of road you will get, drainage requirements, etc, etc, etc. It is not cheaper and easier to build here. And we have more teeth in our drainage regulations. We added some provisions. So that is not accurate, the only way it is cheaper is if land is cheaper. I really don't think the land in Broussard is cheaper.

Jerry Morgan – the average house in Youngsville is over \$300,000.00 I have a house on Mary Street that I bought for \$80,000.00

Brad Hammans – We need to cut this down.
What is your recommendation?

Walter Comeaux III – I think Gerald would agree with me. Y'all are here to enforce the regulations, and the comments that y'all have been provided are—Y'all are not the City Council y'all are the Planning Commission. Narrower Scope, Subdivision regulations. What we are suggesting here in the comments and the way we want to handle some of these issues are absolutely consistent the way we typically do things, so we feel confident that we can work through the issues, if the developer can meet what we feel is safe parking, then he will have to start over. If he can't prove that his drainage is sufficient to meet our requirements, then he will have to do something different. I am not defending the developer; I am defending the regulations. That is what we are here to do.
Gerald is that correct?

Gerald DeLaunay: That is correct, we have regulations, and it is the job of the professionals that are hired by the city to make sure that the regulations are satisfied.

Brad Hammans – so the issue will not come back to use, it will go to council next?

Walter Comeaux III – If somebody does not like this, they will have to go to the council.

Brad Hamman – Do we have a motion depending upon what Walter is saying about further discussion of the drainage.

Motioned by Teddy Eastin as was discussed that it needs to be reviewed by the professionals and if need to be brought to the Council

Second By Craig Kimball

Question Craig Kimball

Roll Call: Roll Call: Craig Kimball, Yea -Teddy Eastin, Yea- Brad Hamman, Yea- Charles Sharma, Yea

Adjourn Meeting

Moved Craig Kimball

Second by Teddy Eastin

Discussion

Question Brad Hamman

Roll Call: Craig Kimball, Yea -Teddy Eastin, Yea- Brad Hamman, Yea- Charles Sharma, Yea

February 1, 2022

Ms. Sarah Hebert
Permitting/Licensing
City of Broussard
310 E. Main Street
Broussard, Louisiana 70518

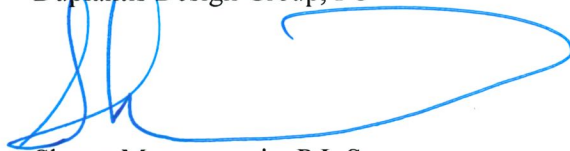
Re: Plat Review
Plat Showing Partition of Property Owed by Michael Maraist Tract 2
Prepared By: Comeaux Engineering & Consulting
Date of Plat: January 11, 2022

Ms. Hebert,

As requested, I have completed my review of the boundary line adjustment plat referenced above. The scope of my review included general compliance with the Minimal Graphic Requirements as listed in the Lafayette Consolidated Government Planning Commission Application for Plat Approval, the Regulations Governing the Subdivision of Land in the City of Broussard, Louisiana, adopted February 11, 2020, and the State of Louisiana Standards of Practice for Land Surveyors. Attached is a checklist with comments from my review.

I recommend that these comments be addressed prior to final approval by the City of Broussard.

Sincerely,
Duplantis Design Group, PC



Shawn Macmenamin, P.L.S.



CITY OF BROUSSARD
Check List – Review of Plat
Plat Showing Partition of Property Owned by Michael Maraist Tract 2
By: COMEAUX ENGINEERING & CONSULTING
Date of Plat: January 11, 2022

Reviewed By: Shawn Macmenamin, P.L.S.
Duplantis Design Group, P.C.
1308 Camellia Blvd. Suite 200
Lafayette, LA 70508
smacmenamin@ddgpc.com
337-233-9914

MINIMAL GRAPHIC REQUIREMENTS
Based on REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE CITY
OF BROUSSARD, LA
Application for Plat Approval

GRAPHIC REQUIREMENTS:

Plat Name: YES
Address: NO
Number of Lots/Units: YES
Proposed Use: YES
Existing Zoning: YES
Property Owners: YES
Plat Preparers: YES
Applicant: YES
Legal Description: YES
Total Acreage: YES
Minimum Lot Frontage: YES
Minimum Lot Size: YES
Vicinity Map with North Arrow oriented the same as the plat: YES
Names, address, and telephone numbers of the property owner(s): YES
Names, address, and telephone numbers of the developer(s): YES
Names, address, and telephone numbers of the surveyor: YES
Surveyors Stamp: YES
Names and address of adjacent property owners: YES
Scale of plat – written and graphic: YES
North Arrow: YES
Date of Preparation: YES
Existing and proposed street names: YES
Dimensions of all lots to the nearest foot: YES
Lots and blocks numbered consecutively: YES
Existing buildings, roads, easements, power lines, gas lines, and all features located in and abutting the plat: YES
All curve data: N/A
Bearings of all lot lines: YES
Distance from nearest intersection: YES

These are minimal requirements which must be provided for the acceptance of an application. By no means are these the only requirements for plat approval. This list is not a substitute for the Lafayette Parish United Development Code (UDC). In addition, the surveyor is required to adhere to the Regulations Governing the Subdivision of Land in the City of Broussard, Louisiana, and the current Louisiana Survey Standards of Practice.

REQUIREMENTS:

- Add 10' distance to the utility easement typical
- Date of GPS survey on or near Basis of Bearing Notes

SUGGESTIONS:

- Commercial subdivision should be considered class B survey
- Label Power poles (Not Connected) if no utilities are connected for clarity
- Show applicants across the street approximate property lines for clarity
- Consider numbering Tract 2-A & 2-B for consistency
- Consider electric easement on east property line if power lines feed neighbors

310 E. Main Street • Broussard, Louisiana 70518

Mayor
Ray Bourque
mayorbourque@broussardla.com
www.cityofbroussard.com



(337) 837-6681 • Fax (337) 837-8121

Council:
Angel Racca - District I
David M. Bonin - District II
Jesse Regan - District III
Michael Rabon - District IV
Kenny Higginbotham - District V
Ray Gary - District VI
Jeff Delahoussaye - At Large

Tuesday, January 11, 2022

TO: Various Property Owners Adjacent to Sections 28 & 69, T-10-S, R-5-E
Nearest intersecting street(s): La Hwy 182 – East Main – Eola

Re: Michael P Maraist is Subdividing into 2 Lots-Zoned as Neighborhood Commercial

The Broussard Planning Commission dictates, that the adjoining property owner(s) be notified when a property is subdivided or re-subdivided or when a boundary line adjustment is made.

Michael P Maraist is planning on subdividing the above stated property. The Planning Commission will review the preliminary maps on Thursday, February 10, 2022, in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518 at 6:00 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Hebert".

Sarah Hebert, Clerk
Broussard Planning Commission

Enclosure



P.O. Box 452
601 East Second Street
Broussard, Louisiana 70518

Phone: (337) 837-2210
Fax: (337) 837-2217

Email: walt@comeauxengineering.com

COMEAX

ENGINEERING & CONSULTING

Walter S. Comeaux, III, P.E., P.L.S.
Mallory Comeaux Hutchinson, P.E.
Daniel R. Hutchinson, P.E.
Walter S. Comeaux, IV, P.E.
Trevor Evans, L.S.I.

February 1, 2022

Ms. Sarah Hebert
City of Broussard
310 East Main Street
Broussard, Louisiana 70518

Re: Alberson Parkway Development
Residential and Commercial Development
2022000 003

Dear Ms. Hebert:

We have reviewed the above referenced plat and offer the following comments:

GENERAL COMMENTS (Not Subject to Waiver)

1. This proposed subdivision is to divide a 29.085 acre tract into 79 residential lots and 1 commercial lot.
2. This plat does not meet the requirements set forth in the City of Broussard Subdivision Regulations and could arguably be rejected as an incomplete submission. If the developer wishes to proceed with the Preliminary Platting Process it is with the understanding that the City may require additional conditions once the required information is provided.
3. Show set and found corners on exterior perimeter of plat.
4. Show existing buildings, roads, easements, power lines, gas lines and all features located in and abutting the plat.
5. The Flood Note on the Plat is incorrect. Correct the note and provide proper delineation of the flood zone.
6. Portions of the property are located within Special Flood Hazard Area, Zone A. Federal regulations require that all structures, enclosed on three or more sides must have a Finished Floor Elevation at or greater than the Base Flood Elevation. City of Broussard ordinances require that the Finished Floor Elevation be a minimum of 12" above the Base Flood Elevation or a minimum of 12" above the road fronting the residence.
7. A step-backwater analysis will be required to determine the BFE for the development.
8. A Louisiana Department of Health permit is required prior to commencement of construction.

9. The developer shall be required to submit street names for Streets A & B that are acceptable to the Lafayette Parish Communications District. Further, the developer shall assign municipal numbers, acceptable to the City of Broussard, for each lot.
10. The developer is solely responsible to provide water and sewer service to the point of service of each lot.
11. 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.
12. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
13. This development is subject to the current Stormwater Management ordinance.
14. 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
15. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes.
16. Sidewalks are required within residential subdivisions and may be constructed at the time that the residence is constructed. Certificates of Occupancy will not be issued until such time that the sidewalks are constructed. Sidewalks fronting common areas or commercial lots shall be required to be constructed prior to Final Plat approval
17. Provide a 15' Sidewalk, Drainage & Utility Easement along Albertsons Parkway and South Bernard Road.
18. Provide a drainage easement encompassing the coulee (Coulee Fortune L4-C) and the adjoining bank (20' from high bank on either side).
19. Provide the name, address and telephone number of the property owner.
20. Provide the name, address and telephone number of the developer.

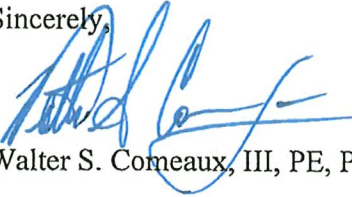
STREET AND ACCESS COMMENTS

1. Shift entrance at Albertsons Parkway eastward to provide a R/W turnout radius and 10' Utility Easement.
2. Provide R/W turnout radii at both entrances.
3. Correct the alignment of Hillwood Drive.
4. Shift the alignment of Street A, in the Vicinity of C34 eastward to provide room for a 10' utility easement.
5. Access to South Bernard Road shall be right turn in, right turn out only (with channelization). A median crossing at this intersection will not be permitted and the developer shall be required to install barrier curbing within the median, of sufficient length to prevent median crossover.

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

Should you have any questions regarding this matter feel free to contact our office.

Sincerely,



Walter S. Comeaux, III, PE, PLS

Cc: Mayor Ray Bourque
Mel Bertrand City Manager/Director of Public Works
Ben Theriot, Flood Plain Administrator



Mayor

Ray Bourque

mayorbourque@broussardla.com

www.cityofbroussard.com

Council:

Angel Racca - District I

David M. Bonin - District II

Jesse Regan - District III

Michael Rabon - District IV

Kenny Higginbotham - District V

Ray Gary - District VI

Jeff Delahoussaye - At Large

Tuesday, January 11, 2022

TO: Various Property Owners Adjacent to S 48 T-10-S R-5-E
Nearest intersecting street(s): 1600 feet to South Bernard Road
Albertson Parkway Development

Re: Single Family Residential Use w/one commercial lot

The Broussard Planning Commission dictates, that the adjoining property owner(s) be notified when a property is subdivided or re-subdivided or when a boundary line adjustment is made.

Clifton Shepherd is planning on subdividing this property. The Planning Commission will review the preliminary maps on Thursday, February 10, 2022, in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518 at 6:00 p.m.

Sincerely,

A handwritten signature in black ink that reads "Sarah Hebert". The signature is written in a cursive style.

Sarah Hebert, Clerk
Broussard Planning Commission

Enclosure

BROUSSARD PLANNING COMMISSION
COMMENT SHEET

PLAT NAME: Albertson Parkway Development

MEETING DATE: Thursday, February 10, 2022

COMMENTING AGENCY: LPCD

SIGNATURE: _____



RECOMMENDATION: (Please circle one)

Approval

Denial

Conditional

RECOMMENDED CONDITIONS:

Ensure that roadway labeled as Hillwood Dr, will continue to rise in numerical sequence from the existing portion of this roadway. If this is not possible, ensure that the roadway labeled with this name is assigned an approved name submitted through standard procedure.

Ensure that the roadways labeled as Street "A" and "B" are assigned approved names submitted through standard procedures.

OTHER PLAT COMMENTS / SUGGESTIONS: