

Mayor
Ray Bourque
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www.cityofbroussard.com



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

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

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, February 10, 2022

Broussard Planning Commission

- 6:10 p.m. – 6:30 p.m. 1. CAMELOT COVE –A mixed use development –
Ambassador Caffery Parkway

Broussard Zoning Commission

No new business

Adjourn

- 6:30 p.m. 1. Adjournment



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Minutes of the Broussard Planning Commission Meeting Held on
Thursday, February 10, 2022

Members Present

Brad Hamman, Charles Sharma, Teddy Eastin

Members Absent

Russell Trahan, Craig Kimball, David Forbes

Other Present

Sarah Hebert, BPC Clerk
Walter Comeaux III, Comeaux Engineering
Ben Theriot, Flood Plain Administrator,
Mayor Ray Bourque
Millicent Norbert
Tony Ashy, Assistant Police Chief
David Hensgens – Engineer
Bryan Champagne, Fire Chief
Concerned Neighbors of the Albertson Parkway Development

Brad Hamman called the meeting to order.

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

Teddy Eastin moved to adopt the minutes of the Thursday, January 13, 2022, meeting.

Second by Charles Sharma

Discussion- none

Question Brad Hamman

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

Michael Maraist Property – Partition of Property Tract 2

Plat review requirements by Shawn Macmenamin – DDG

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

Suggestions:

1. Commercial subdivision should be considered class B Survey
2. Label Power Poles (not connected) if no utilities are connected for clarity
3. Show applicants across the street approximated property lines for clarity
4. Consider number Tract 2-A & 2-B for consistency
5. Consider electric easement on east property line if power lines feed neighbors.

Shawn Macmenamin – with DDG stated that the recommended revisions were done, and everything looked good.

Teddy Eastin Moved to approve the plat as recommendations were met.

Second by Charles Sharma

Discussion

Question: Teddy Eastin

Roll call: Brad Hamman, Yea -Charles Sharma, Yea- Teddy Eastin, Yea

Albertson Parkway Development

As per Review by Walter Comeaux III, Comeaux Engineering

General Comments

1. This proposed subdivision is to divide a 29.085- acre tract in seventy-nine residential lots and one commercial lot.
2. This plat does not meet the requirements set forth in the City of Broussard Subdivision Regulations and could 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 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 twelve" above the Base Flood Elevation or a minimum of twelve" 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 for 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 participated in infrastructure improvements with regards 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 no 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, and utility easement along Albertson 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 Albertson 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.

Charles Sharma -Referring to #17 in the comments. Will there be a sidewalk only in this area along Albertson Parkway?

Walter Comeaux III- Yes, for now. We have to start somewhere. We are asking, not requiring, at this time.

Teddy Eastin – Referring to #6 in the comments- Flood Note- this is partially in Flood Zone A?

Walter Comeaux III – Yes, it is.

Mary Pepper - Concerned Neighbor – Yes, we got this paper in the Mail and cannot really understand it.

Walter Comeaux III - We require that adjoining property owners are sent a notice of the meeting to let you know what is being planned.

Mary Pepper - The concern we have is flooding.

Walter Comeaux III- This is covered in comment #13. We do have a Drainage Ordinance that must be followed.

David Hensgens- I do agree to all of Walters Comments on this and all will be addressed.

Charles Sharma – Just to Clarify, this will be re-submitted.

Walter Comeaux III – Yes, he will fix this and re-submit-If he meets all requirements, he will then be able to begin. This is the very beginning and they wanted to get this plat on this agenda.

Teddy Eastin moved to approve this plat contingent upon all the comments made by Walter Comeaux are met and this resubmitted for approval.

Second by Charles Sharma

Discussion

Question Teddy Eastin

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

Adjourn

Teddy Eastin moved to adjourn this meeting

Second by Charles Sharma

Question

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



COME AUX

ENGINEERING & CONSULTING

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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 23, 2022

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

Re: Broussard Planning – March 2022 Hearing
Camelot Cover – Second Submission
Mixed Use Development
2021002 015

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 25.124 acre tract into 48 residential lots, 3 commercial lots and one multi-family lot.
2. Provide a legal description of the property being subdivided.
3. Portions of the property are located within Special Flood Hazard Area, Zone AE. 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.
4. Driveway permits will be required for the connections to Ambassador Caffery Parkway. This permit is issued through the LDOTD.
5. Please be advised that LDOTD may have drainage analysis requirements that differ from the City of Broussard.
6. The developer shall be required to submit street names for Streets A, B, C & D 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.
7. This development is subject to the current Stormwater Management ordinance.
8. 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
9. Place a note on the plat that City Ordinances do not permit fences to be placed within or across City servitudes.

10. 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.
11. Provide a 15' Sidewalk, Drainage & Utility Easement along Ambassador Caffery South.
12. No public utilities or drainage are to be placed within Rights-of-Passage.
13. Drainage within Rights-of-Passage shall be designed such that they convey de minimis runoff and will be considered to be private drains.
14. The Private Streets fronting Lots 37-44 and 45-48 shall have a minimum unobstructed width of 28'.

STREET AND ACCESS COMMENTS

1. Of paramount importance when considering the geometric layout of the street system is emergency access primarily of Fire Trucks. The review of street geometry primarily focuses on this issue.
2. The city standard for residential streets is a 27' back of curb to back of curb asphalt (or concrete) street having 2-2' curbs and 23' of paved road surface within a 50' right-of-way. It is typical for the road right-of-way to have 10' utility easements on either side of the street. The Lafayette Parish Utility allocation plan is based on this cross-sectional geometry and has been found to provide adequate clearance from the various underground utilities such that maintenance and repair activities are unimpeded. City of Broussard Subdivision Regulations allow 40' width rights-of -way under certain conditions which can be evaluated during construction plan review.

This proposed development does not contain a single typical street and it is proposed that the streets be dedicated to the city. Further, the developer proposes to construct street parking in conjunction with the proposed streets. In order to evaluate the city's long term maintenance obligation and to ensure that adequate geometry exists for emergency access the developer will be required to provide the following so that a proper evaluation can be conducted by the City Engineer and Public Works Director.

- a) Provide detailed typical sections for each street section to include utility allocations, sidewalk placement and proposed plantings within the Public R/W.
- b) Provide a detailed street parking plan to include an auto turn analysis. This analysis shall be performed to the satisfaction of the City Traffic Engineer.

WATER & SEWER COMMENTS

1. A Louisiana Department of Health permit is required prior to commencement of construction.
2. The developer is solely responsible to provide water and sewer service to the point of service of each lot.


3. 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.
4. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
5. Provide a 10' utility easement along the frontage of all public streets and along the frontage of all lots serviced by private access. Based on my review of the Requested Setbacks these easements will not impact the buildable envelope of the proposed lots.
6. In no instance shall public utilities be placed under public roads unless crossing.
7. Public watermains shall in no instance be situated within 10' of a structure foundation.
8. Sanitary sewer mains shall in no instance be situated within 6' of a structure foundation. The 6' clearance cited may be increased depending on the depth of the sewer main so as to address trench stability issues in proximity to structures.

Due to the unique nature of this proposed development and the obligation of the City Engineer and Public Works Director to determine if the issues noted above are addressed adequately (which cannot be accomplished based on the information submitted) it is recommended that the plat be granted conditional approval (with no waivers) subject to Engineering and Public Works review.

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

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Tuesday, February 8, 2022

TO: Various Property Owners Adjacent to Section 36, Township 9S, Range 5E
Nearest Intersecting Street and Distance To: Ambassador Caffery South & South Bernard
Road (0.35 miles west)

Re: Camelot Cove- A Mixed Use Development
46 Residential Lots, 1 Apartment Lot, 3 Commercial Lots.

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.

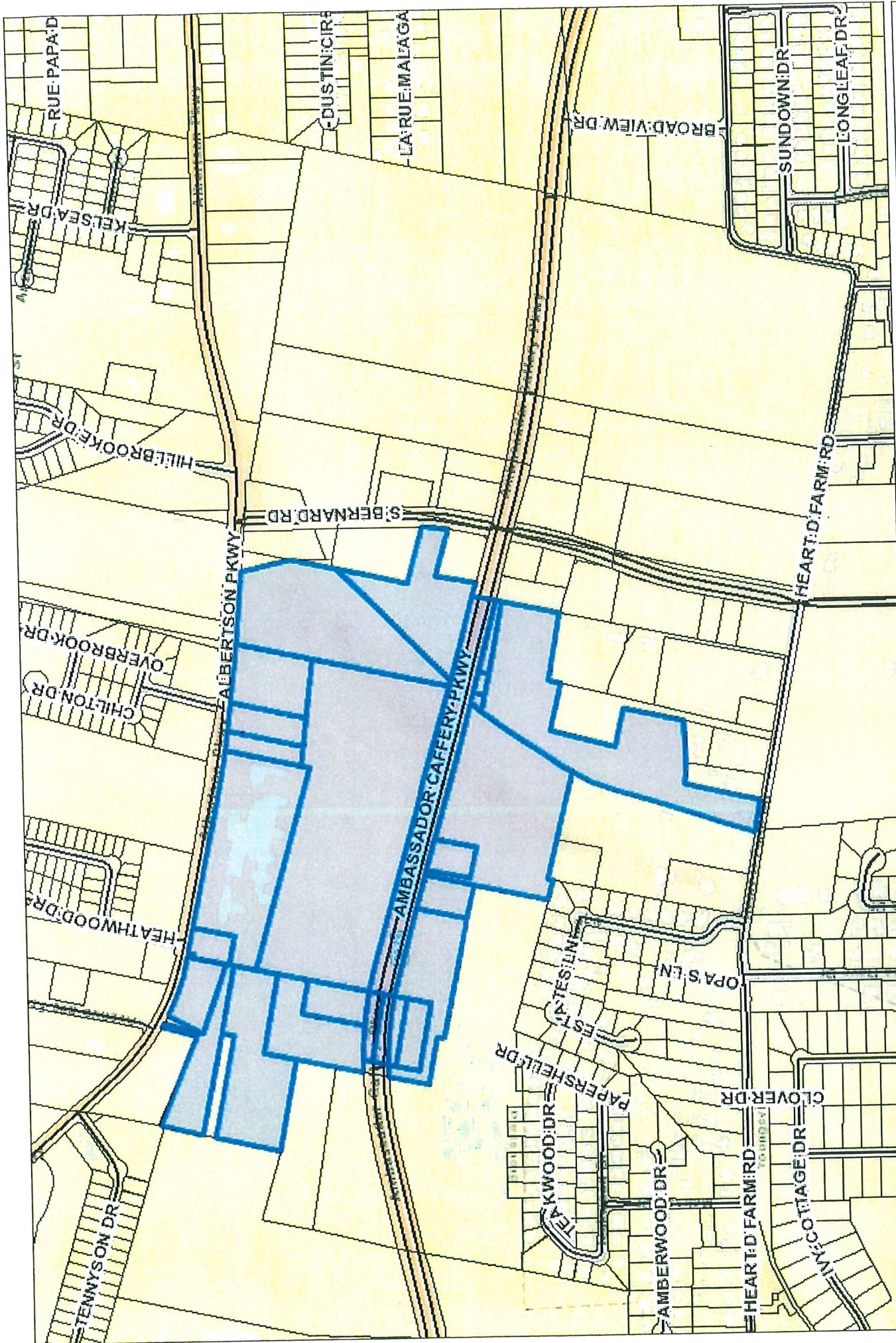
Louisiana Guest House, LLC, is planning on subdividing this property. The Planning Commission will review the preliminary maps on Thursday, March 10, 2022, in the City Council Chambers, located at 416 East Main Street, Broussard, LA 70518 at 6:00 p.m.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Hebert".

Sarah Hebert, Clerk
Broussard Planning Commission

Enclosure



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.


300 FT Adjacent Owners

Web Print: 06/08/2021



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**Broussard Planning Commission
Application For Plat Approval**

Plat Name	Camelot Cove, A Mixed Use Development
Location (Sec, Township, Range)	Section 36, Township 9 S, Range 5 E
Nearest Intersecting Street (& Distance To)	Ambassador Caffery South & S. Bernard Road(0.35 mi. West)
Proposed Number of Lots	46 Residential Lots, 1 Apartment Lot, 3 Commercial Lots
Total Acreage (Three Decimal Places)	22.763 Acres
Proposed Use	Residential, Commercial, Multi-Family
Owner/Developer	Louisiana Guest House, LLC c/o Lannie Richardson
Address	1115 Dulles Drive, Lafayette, LA 70506
Phone	337-216-0950
Fax	N/A
Authorized Agent	Steven Oubre
Address	102 Bradbury Crossing, Lafayette, LA 70508
Phone	337-278-9708
Fax	N/A
Registered Engineer /Land Surveyor	Barry Bleichner
Address	321 Richland Ave, Lafayette, LA 70508
Phone	337-849-7696
Fax	N/A
<p>I hereby certify that all information contained herein is true and correct to the best of my knowledge.</p> <p>*****</p> <p>I further certify that I either own the property described above or have legal power of attorney to request subdivision approval.</p> <p>*****</p> <p>*****</p> <p>Furthermore, by signing this I acknowledge that NO type of Construction, Dirt Work, ETC may begin on subdivision until final review by City's appointed Engineer and Final Approval by Broussard Planning as been granted</p>	
Signature of Owner/Developer	Date
	02/08/2022