Minutes of the Broussard Planning Commission Meeting

Held on Thursday, October 13 ,2022

**Members Present**

Craig Kimball, Russell Trahan, Brad Hamman, Teddy Eastin, Alton Pitre-Alternate

**Members Absent**

**Others Present**

Sarah Hebert, Planning/Zoning Administrator

Mayor Ray Bourque

Walter Comeaux, III – City Engineer

Ben Theriot – Floodplain Administrator

Travis Laurent- Paul Miers Engineering

Callie Laviolette – CAO

Ray Gary – Councilman District VI

Ben Theriot – Flood Plain Administrator

Justin Denais – Broussard Fire Department

Meeting Called to Order by Brad Hamman

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

Craig Kimball moved to adopt the minutes of the September 8, 2022, meeting

Second by Teddy Eastin

Question: Brad

Roll Call: Craig Kimball, Yea - Russell Trahan, Yea - Brad Hamman, Yea - Teddy Eastin, Yea-

Alton Pitre-Alternate, Yea

**Villas At Albertson Parkway 2nd Submission Condominium Development**

Walter Comeaux III spoke of how this differs from the last review. Before it was an apartment complex.

Each unit will not represent a lot. We call it a Condominium. This looks the same but is now different. There is a couple of things that Sarah mentioned to me. Street names will have to be assigned and each unit will have a municipal address. This comes from 911 Communications.

Recommendations and requirements as Per Review by Walter Comeaux, III of Comeaux Engineering.

General Comments (not subject to waiver).

1. A proposed development plan for this property was heard by the Planning Commission and received Preliminary Plat Approval on May 12, 2022.
2. Approval of this plat by the Commission voids the approval granted in May.
3. The developer has decided to proceed with construction without city approval at his own risk
4. This proposed development is a 10.79-acre tract. The developer proposes to construct a condominium development having 155 lots.
5. This property is located in FEMA Zone X (outside of the 100-year floodplain).
6. City ordinances require that the Finished Floor elevation of the structures be a minimum of 12” above the centerline of the road fronting the structure.
7. A Louisiana Department of Health permit is required prior to commencement of construction.
8. The developer is solely responsible to provide water and sewer services to the point of service of each unit. *Added: City Utilities -Each unit will have to have a water meter and sewer tap. At his point I do not know the answer to this, whether the water/sewer lines will be in a public servitude or private we need to work that out. Also, in these developments we have the developer put in the water meter box, because we don’t want to break the asphalt or concrete road to get to the waterline to put the water meter in. We will have to work out where all of this is placed. If it is public water and public sewer lines running down these streets, the developer will have to sign a Hold Harmless that if the city would have to break the street to repair a water line, the City will not pay for it.*
9. No determination has been made at this time a 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 regards to the city’s ability to provide acceptable water services 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.
10. 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 regards to the city’s ability to accept sewer flows from the proposed development.
11. Hydrant placement within the development shall be acceptable to the Broussard Fire Department.
12. This development is subject to the current Stormwater Management ordinance

Construction plans, Specifications & Drainage Impact Analysis shall be submitted to the Broussard Requirements.

1. Place a note on the plat that City Ordinances do not permit Fences to be placed within or across City Servitudes.
2. Provide a 15’ Sidewalk, Drainage & Utility Easement along Albertsons Parkway.
3. Provide a 6’ wide (minimum sidewalk along the frontage of tract. An Additional length of sidewalk may be required to connect to the sidewalk (and crosswalk) located at the intersection of Morgan and Albertson parkway.

**STREET AND ACCESS COMMENTS**

1. Due to the anticipated immediate and high concentration of pedestrian, cycle, and vehicular traffic, and to the proximity of the Albertsons/Morgan intersection the developer shall be required to provide a comprehensive traffic analysis that will evaluate each of these factors and address safety and congestion issues that may result once this development is completed and reaches full or near full occupancy. This study shall be performed to the satisfaction of the City of Traffic Engineer.
2. The developer may be required to provide improvements to the existing road/sidewalk infrastructure to mitigate impacts caused by this development.
3. The developer shall be required to provide an auto turn analysis to ensure that emergency vehicle access is adequate within the development.
4. The centerline spacing of the entrance to the development and the entrance to Broussard Commons shall be a minimum of 125’ the current geometry presents an unsafe left turn align with Clearview Drive. This would eliminate the issue mentioned above and also present an opportunity to provide a pedestrian crossing (which the developer has expressed an interest in).
5. The entrance shall have minimum 25’ turn out radii on both sides of the drive.
6. As this property is being presented as subdivision rather than an apartment complex the access drives are labeled “right-of-passage and shall have a minimum unobstructed width of 28’.
7. Access and use of Lot 1 is not identified. Please identify the proposed use of Lot 1.

Access of Lot 1 shall be from the entrance no separate entrance to Albertson Parkway is permitted at this time.

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, III-** We are recommending that you grant approval subject to all comments in here and the additional comments that I made.

**Brad Hamman** – Its private streets, but not a private entrance?

Walter Comeaux III – The entrance is private a private street also. You cannot impede- restrict access to a public street.

**Brad Hamman**: Can a traffic light be put in?

**Walter Comeaux III** – that would require a traffic study. I don’t think we want another traffic light.

**Craig Kimball:** Why not have the interest down further?

**Walter Comeaux III** – that would have been my preference to have it aligned with Clearview. That’s my preference. It puts it farther away from the intersection and aligns with an existing street and creates an intersection. We don have a traffic study yet. I think we really need one in this case.

**Russell Trahan**: Essentially, with the report that you have here, with the comments, with the traffic study being enforced, the traffic study is essentially going to resolve the issues with pedestrian crossing, and the proximity of the driveways to each other. If we approve this along with the 3 item you asked for, the street names, the addresses, and the resolution of the utility’s issues to the city’s satisfaction. If we resolve those issues, the traffic study will take traffic/safety issues.

**Walter Comeaux III** – I would think so, yes

**Brad Hamman** – is there any public comments tonight?

**Travis Laurent** **with Paul Miers Engineering** - I am here representing Cliff Guidry.

A lot of what Walter said is correct, the only thing this is a Townhome Development not Condominiums.

**Walter Comeaux III** – from a legal standpoint it is the same thing.

A townhome development within a condominium domain.

**Travis Laurent-** Overall the set of comments we don’t have any issues with, with the exception of a few and it’s the driveways. And the driveway and the designation of the unobstructed 28’ right of passage.

The centerline of the driveway right now is roughly about a 100’ we can get it center lined roughly about 125’. We don’t have an issue with that. We are proposing a left out, right out, and an in which is a 3-lane road. It allows all the back up into the site. 150 units sounds like a lot. It is not enough for a traffic study. The off set is in the better direction. Granted, we are a little tight we understand that and our traffic guys are going to look at that. Item #4 at to be determined by the traffic impact analysis and not by what we got here. #6 28’ rite of passage unobstructed, this is an apartment complex, the developer has no intentions of selling these. Yes, we understand it is a townhome individual lot development. It will be private roads. We have a 26’ driveway, we will have some islands in here that will allow for light poles and additional areas for fire hydrants and stuff like that. Those are sitting in a 26’, so if you say unobstructed. We are not unobstructed, and we have 26’. It’s a normal parking style development, that because of some of the fire codes involved we are townhome/condominiums in the platting world.

Those are the only thing we have problems with.

**Walter Comeaux III** – One thing, - this is not an apartment complex – this is a subdivision. It is not under any imagining of the word apartment complex. This is a bigger animal. Understand that it may kind of look the same, but it is not. And our rules triggered some of this.

**Brad Hamman –** maybe because of the ownership of each.

**Travis Laurent** – the possible ownership

**Brad Hamman** – you may buy or rent?

**Travis Laurent**- In the way presented here, you can buy are rent. The owner’s intention is for this to be a single development

**Walter Comeaux III-** So the current owner, He will not own this forever. And these will be individual homes. That is how we have to look at this.

**Russell Trahan** – There would be nothing to safeguard to prevent the owner to sell?

**Walter Comeaux III-** I wouldn’t think so.

**Russell Trahan** – Walter is right in that because this is subdivided. I understand the intent, but it could be sold at any given time.

**Teddy Eastin** – I have a question, You have a 26’ road, the 28’road is not going to happen?

**Travis Laurent**- not with the layout.

**Walter Comeaux III** – Again, the 28’ unobstructed, is for access like fire trucks. We don’t have a traffic study that says its ok to be 26’ – we don’t have anything right now. So, I am not inclined to say, its going to be ok. We don’t know.

**Travis Laurent** – and my argument is going to be, every subdivision built in the past 25 years is 27’ back of curb back of curb. If we want unobstructed, that is not 27’ back of curb back. Because you obstruct 2 feet each side. Wea are not 25 feet unobstructed on every road in Lafayette parish for the most part.

**Walter Comeaux III**, I typical residential road, is 27’ back of curb, that is correct. The 2 feet on each side is roll over curb and gutter, we have all rolled on them, we have all parked on them. There is no obstruction. Can they make this work – possibly, but let’s get some traffic information.

**Travis Laurent-** We don’t mind running the fire truck and making that work. we have no problem with that. It is making an unobstructed with islands, trying to do the decorations and the greens.

**Walter Comeaux III -**Travis you are making my argument for me. You are saying you are cramming this down to put decorations and things that might be in the way of access for emergency. You are making my point that I am trying to make.

**Tavis Laurent** – I am not cramming anything down. We have apartment complexes that have 400 units with this exact design.

**Walter Comeaux III –** But it’s not an apartment complex, by your choice.

**Russell Trahan-**There is an administrative review of this plat, if we are to leave this in there.

**Walter Comeaux III –** I don’t have a problem with that, I don’t want to waive it, without more information

**Alton Pitre-** We are looking at approximately 1 ½ to 2 percent of the Broussard Population in an 8-acre piece of tract. A lot of people in one area. 300 cars in and out of there twice a day. No turning lane.

Walter Comeaux III – If you look at my comments it says the developer may be required to mitigate. That is why we are asking for the study.

**Alton Pitre-** And in view of everything that needs to be done and conform to what we have to have

And I hate to go against the recommendations, but I am not sure I can support this, even with your recommendations.

**Walter Comeaux III,-** Mr Pitre all I can tell you, I am comfortable, that if yall approve it like this, even with the caveats suggested, I am comfortable that we can address that needs to be addressed for the City’s and the publics perspective. I think we have enough here to work with them to get this thing to work how it should work. Nobody does a project to cause problems, that is why we have this process in place to put the brakes on things, we need to look at this. He is representing a developer that is doing, I think, a good project. We are here to make sure that he is not causing a issue for anybody else, or for the public in general or an issue that the city has to take tax payer dollars to address.

**Travis Laurent –** That is what we have – we are comfortable with everything – we would like allow the traffic impact to turn in the driveway**.**

**Russell Trahan** – Do you know what lot one will be used for?

**Travis Laurent**- It’s a club house, it is not a commercial lot. It is 100% set up like an apartment complex, that is the pool area, rec area, exercise area, that kind of stuff. It will not be asking for another driveway.

**Brad Hamman**- is there separate parking that will be allowed for.

Walter Comeaux III – We will have to see what – again, there are to many things that we just don’t know, and I can’t give opinion on thin air you know.

I**sabelle St. Andre: I live at 202 St Cabrini** – W**e** flood for hurricanes**;** we are right behind where this is being built. With the new condos the property is higher than where we are. Is there be adequate drainage? Are they working on that?

**Walter Comeaux III:** We have an ordinance – they have to do a drainage study, It will have to pass our drainage requirements. We have to make sure it will not cause a flooding issue or a traffic issue or whatever. There is still a lot of stuff he has to do to be approved.

**Isabelle St. Andre:** I did not want to wait, until the last minute and we are really flooded out when it starts to rain. Right now, there is a 10’ ditch right behind my house.

**Walter Comeaux III**- That is my job, basically to make sure that the public is taken care of.

**Isabelle St Andre:** Mr Comeaux, I will return.

Brad Hamman – Based on the traffic study and the other things you mentioned. Do we have a motion.

Russell Trahan – I motioned to accept the comments and the plat with the additional comment of the street names and addresses as well as the water and the sewer per the administrative comments.

Second by Craig Kimball

Question Teddy Eastin

Roll Call: Craig Kimball, Yea - Russell Trahan, Yea - Brad Hamman, Yea - Teddy Eastin, Yea-

Alton Pitre-Alternate, Abstain

**Adjourn**

Moved by Craig Kimball

Second by Russell Trahan

Question – Brad Hamman

**Roll Call:**

Craig Kimball, Yea - Russell Trahan, Yea - Brad Hamman, Yea - Teddy Eastin, Yea-

Alton Pitre-Alternate, Yea