



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

January 3, 2025

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

Subject: 608 Avenue B Development 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 not completed a review of the Preliminary Plat and the Areawide Development Review Committee (ADRC).

Avenue B Development is identified as a "Single-Family Residential (R-1)" and is located in the Royville Urban District. The setbacks required are as follows- 20' front, 10' rear, and 5' on sides and need to be displayed on the preliminary plat. Furthermore, the minimal size for residential lots shall be a minimum of 7,000 square feet for front-loaded lots, and 6000 square feet for back loaded lots, and the minimal width for front loaded lots is 65 feet for front loaded lots and 55 feet for back loaded lots. Considering the following, the proposed plat displays Lot 1 with the accumulated lot size of 4165 square feet and 41.10 feet wide, and Lot 2 with the accumulated lot size of 4128 square feet and 41.10 feet wide which is below the minimum standard threshold. For these reasons, the development does not meet general compliance with the requirements for development in the City of Youngsville and we recommend denial of this development. In addition, the following deficiencies need to be address on the Preliminary Plat:

1. This is to be considered a residential development, and the property owner may submit an "Application for Plat Approval" and the preliminary plat to: Planning, Zoning and Development Department, Lafayette consolidated Government, 220 West Willow Street, Bldg.
2. Please include the Flood Note – "Finish Floor Elevations shall be a minimum of one foot (1') above the nearest base flood elevation or eighteen inches (18") above the centerline of the roadway, whichever is higher.
3. Please include Setbacks

January 3, 2025

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 blue ink, reading "Lucas Hudspeth". The signature is fluid and cursive, with the first name "Lucas" and last name "Hudspeth" clearly legible.

Lucas Hudspeth P.E.

cc: Mrs. Nicole Guidry, City Clerk
Mr. Terry Bourque, CAO
Mr. Goulas/Owner
Mr. Spikes/Surveyor