

AREAWIDE DEVELOPMENT REVIEW COMMITTEE

COMPREHENSIVE REPORT

ADRC Meeting Date: August 20, 2025

Case Number: 2025-47-PC

Case Name: Sugar Mill Pond, Phase 29

Recommendation: Approval subject to the following conditions.

CONDITIONS:

1. 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. Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b))
2. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC Art.3, 89-44 (c))
3. The construction testing/inspection results are to be submitted to City of Youngsville at the time of final inspection. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC Art. 4, 89-59 (f))
4. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. Submittal may take place at the time of building permit application. For details of this requirement, please review section 89-42 (g).
5. Submittal of a drainage impact analysis to the City of Youngsville for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayettega.gov/docs/default-source/d-p-documents/planning-files/lafayette-development-code-november-2024.pdf>. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d))
6. Upon reviewing the drainage impact analysis, Private and/or public drainage servitudes may be required to achieve proper storm water management.
7. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval

of the drainage impact analysis has been made by the City of Youngsville. Violation of this provision can result in a cease-and-desist order being issued for the development (LDC Art. 3, 89-42 (d)).

8. Add the drainage servitude for W-23(L9). Drainage servitude language should read “30’ public drainage servitude from apparent top bank and inclusive of channel” on both sides of channel.
9. All development activities on property must be in compliance with 89-42 (g) “Development within a Special Flood Hazard Area” of Article 3 of the Lafayette Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within a Special Flood Hazard Area. (LDC Art. 3, 89-42 (g))
10. Correct Note: According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0250J dated December 21, 2018, this property is located in Flood Zones AE, which is the zone associated with property subject to inundation by the 1% annual chance flood hazard and considered a special flood hazard area, and zones X and X-shaded, Which are not considered special flood hazard areas.
11. Add Note: Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1’) above the base flood elevation height for the area at that time.
12. Add Note: Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
13. Back out parking is not allowed.
14. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour. LDC 89-26 (d) (c).
15. **A note must be placed on the final plat that states:** “Please be advised that permanent structures and/or trees are not permitted within the Gulf South Pipeline Company easement (Index 188). Gulf South shall be notified (337-981-6699) prior to any work to be performed on or near the pipeline easement.” (Gulf South)
16. 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, Bldg 3- Suite 100
Lafayette, LA 70508

REVISIONS:

1. Ensure that the roadways labeled as “Street B”, “Street C” and “Street D” are assigned approved names submitted through standard procedures.
2. The names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation “Unplatted”. (LDC Art. 10, Sec 89-301)
*Subdivisions Phase 10A & Phase 25 to the west should be labelled; Phase 22 to the south
*Cite Phase 25 subdivision
3. Statement #2 "Field Work Performed on *TBD*" must be updated.
4. Addresses:

Lot #	Address	Lot #	Address	Lot #	Address
1	101	15	209	29	401
2	103	16	211	30	403
3	105	17	210	31	405
4	107	18	208	32	407
5	109	19	206	33	409
6	111	20	204	34	411
7	113	21	202	35	400
8	115	22	200	36	402
9	117	23	301	37	404
10	119	24	303	38	406
11	201	25	305	39	408
12	203	26	307	40	410
13	205	27	309	41	412
14	207	28	311	42	414

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
2. NOTE: All work to be performed within public right-of-way must be permitted. City of Youngsville right-of-way permits may be obtained at City of Youngsville City Hall
3. Land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will require a Land Disturbance Permit. Please contact us directly at 337-291-8529 to discuss the application process.
4. 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. Erosion control measures must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in an issuance of fines and/or a Cease-and-Desist Order.

5. Land disturbance of one acre or more requires the preparation and submittal of a SWPPP.
6. Land disturbance of five acres or more requires the preparation and submittal of an NOI to the state DEQ and a copy must be provided to LCG's EQ Dept.
7. The Postal Service determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should provide Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new development. All new deliveries must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
8. 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.
9. This property is currently located in the unincorporated area of Lafayette Parish, therefore not zoned.