

Lafayette Development Code Changes from UDC

September 22, 23 & 24, 2020



UDC Replacement Timeline



Information & Expectations

- The information shared today is very high level.
- It is based on conversations with UDC Replacement Committee sub-teams, LCG staff and administration.
- We will not cover every single change today.
- Additional smaller changes can be found in our working spreadsheet.
- Feel free to ask questions about any item not covered today and we can report proposed change.



Information & Expectations

- Our objective today is to report concept changes for some of the larger issues and gather feedback to ensure our new concepts are in line with requests from the public.
- Questions?



Landscaping

- **Parking lot landscaping** – removing requirement that vehicular use area shall be within 75ft of tree trunk for parking lots with 30 or less spaces.
- Parking lot islands will have options for **perforated curb** on islands with trees in order to require that landscaped spaces take in water:
 - This new option for construction allows for increased ability for stormwater to **run through** these islands.
 - Allows for creativity on parking lot landscaping design where **walkways** can count towards required parking lot landscaping.
- Increasing incentive for **mature tree** preservation by allowing reduction of parking spaces required.



Buffers

- Removing land use application \$500 fee and streamline process through commercial plan review
- Giving flexibility to provide buffers only for developing portion rather than entire lot when appropriate. Buffer size requirements will remain unchanged.
- If adjacent property is undeveloped, only a 10' landscape strip will be required.



Buffers

- Clarifying section to add alternative compliance language
- Buffer landscaping requirements have been changed to allow for flexibility of plantings
 - Simplified buffering plan requirements
 - More allowance for existing plantings
 - Reducing # of shrubs required in buffers



Gravel Parking

1. Gravel parking allowed when:

- Use is for overflow/inventory storage (oilfield/car dealerships)
- Property is located in unincorporated parish and on local roads in the city, parking lot must be in the rear of a building; corner lots must have landscaping barrier on street which the parking lot fronts
- Redevelopment of property which currently has gravel parking existing
 - Landscaping barrier will be required if expanding current parking lot



Gravel Parking

2. ADA requirements for gravel lots are still required (hard surface for handicap)
3. Not allowed in Downtown district
4. Design of gravel parking lot:
 - River stone or other smooth gravel recommended
 - Limestone can be used, but runoff must be filtered through active vegetation or buffers to avoid direct runoff into roadside drainage
 - Parking lot must be bordered to keep gravel/limestone in parking lot and not on connecting streets and roadside drainage
 - Parking lot entrances (driveway apron) must be hard surface and meet specifications of 89-39(h) (4)
5. Administrator privileges will be added for this section



Private Streets

- Private streets in subdivision over 15 lots in unincorporated parish AND all private streets in the City of Lafayette must have a minimum pavement section of two inches (2") asphaltic concrete wearing course, and eight inches (8") soil cement base or eight inches (8") concrete (3800 psi) and six inches (6") properly prepared base.
- Previously, requirement was 3" asphaltic concrete wearing course and 11" soil cement base.



Sign Regulations

- Amending list of signs that no longer need permits:
 - Directional signs
 - Tenant panel changes on approved and permitted multi-tenant freestanding signs
 - Maintenance of approved signs including repainting without changing the wording, composition, size, or colors; or minor non-structural repairs (except electrical repairs)



Sign Regulations

- Allow certain zoning districts to have pylon signs
 - Pylon sign = a freestanding sign supported by two vertical pole supports encased in brick, stone or materials architecturally compatible with the main building or structure on the property



Other Changes Proposed

Density:

- RM-1: increase from 17 to 25 units per acre
- MN-1: increase from 15 to 17 units per acre

Setbacks:

- Minimum setback in CM-B developments change to 80' minimum to allow for double parking in front ($10' + 16.5' + 26' + 16.5' + 7' = 80'$)
- Corner lots: frontage buildout & setback required on highest classified road.
- Administrative variance privileges to be added to this section for situations with site constraints



Other Changes Proposed

Open Space:

- For residential developments, open space requirement will be 25%; no allocations or qualifications
- For CH zoning district, open space requirement will be reduced to 20%.

Open Ditches:

- Open ditches allowed when lot frontage averages 150ft (mean and median)



Other Changes Proposed

Pre-app Meetings:

- We will be actively working to engage developers and property owners in our pre-app meeting process. These early conversations are critical to all parties in order to ensure that street design, drainage and other development code considerations are discussed early in the process and to avoid surprises and delays through the platting and/or plan review process.



Other Public Meeting Dates:

Wednesday, Sept. 23rd – 2pm

Thursday, Sept. 24th – 10am



**THANK YOU for your time and
feedback throughout this
process!**

