November 19, 2019

### 5:30 PM

# AGENDA

- 1. Call to Order
- 2. Invocation and Pledge of Allegiance
- 3. Roll Call
- 4. Explain the Rules of Procedure
- 5. Take appropriate action to approve the minutes of the September 17, 2019, Planning and Zoning meeting.
- 6. Take appropriate action on VAR-0919-0103; a request by SEC Holdings, LLC for a variance to increase the density requirements (allowed 12 units; requesting 16 units) in the 1300 Block of Georgia Road in Ward One. (District 2, Mr. Collins)

Because the development is in the urban service area and the proposed landscaping and fencing will minimize visual impact, the staff recommends that the request be **granted** with the condition that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development.

7. Take appropriate action on VAR-0919-0108; a request by Terran Leger, et ux for a variance to decrease the side and rear yard setback requirements for a pond (required 50 feet; requesting 20 feet) at 1079 Zoe's Court in Ward Three. (District 6, Mr. Scott)

Because there is no evidence of a hardship, the staff recommends that the request be **denied**. Should the Board grant the request, the staff recommends the following conditions: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; 2) that the development adhere to storm water best management practices; and 3) that obstructing the flow of surface water is prohibited.

8. Take appropriate action on VAR-1019-0111; a request by Wayne Gaddy, et ux for a variance to decrease the side yard setback requirement for an accessory building (required 3 feet; requesting 1 foot) at 681 You Winn Road in Ward One. (District 2, Mr. Collins)

Because there is no hardship, the staff recommends that the request be **denied**. Should the Board grant the request, the staff recommends the following conditions: 1) that the development

adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; and 2) that the development adhere to storm water best management practices.

9. Take appropriate action on **EX-0919-0059**; a request by **Tower Land Company**, **LLC and HGPC**, **LLC** for an exception to allow a three (3) year extension to an existing borrow pit in the 8200 Block of Gulf Hwy in Ward Three. (District 7, Mr. Landry)

Because the surrounding land uses are agricultural and industrial, the staff recommends that the request be **granted** with the following conditions: 1) that the development must be in accordance with Section 26-122 (1) f. 4. of the Parish Code of Ordinances; 2) that the approval is subject to conditions imposed by the Division of Engineering, including, but not limited to, hauling routes and bonding; 3) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; and 4) that a letter of no objection from applicable Gravity Drainage District be provided prior to issuance of the development permit.

10. Take appropriate action on **EX-1019-0062**; a request by **John Leggett** for an exception to allow residential development (modular home) at 1157 Currie Drive in Ward Four. (District 12, Mr. Bares)

Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the following conditions: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; 2) that the modular home is certified by a third party inspector registered with the Louisiana Code Council; and 3) that the modular home meets the International Residential Code (IRC), prior to obtaining a development permit.

11. Take appropriate action on **RZ-1019-0148**; a request by **Jonathan LaRocca** to rezone from Agricultural (A-1) to General Commercial (C-2) to allow commercial development in the 5000 Block of Highway 3059 in Ward Three. (District 2, Mr. Collins)

Because the proposed zoning is consistent with the character of the area, the staff recommends that the request be **granted** with the following conditions: 1) that, unless modifications are required due to technical or engineering considerations and approved by the Director, all uses and improvements must be pursuant to and in strict accordance with all applicable federal, state, and local laws, statues, ordinances, codes, resolutions, rules, and regulations; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances prior to final electrical approval on that specific development; and 4) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering.

12. Take appropriate action on **RZ-1019-0149**; a request by **TKN Properties, LLC** to amend Ordinance #6334 (RZ01-006-14) stipulation 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director of Planning and Development, or designee may authorize adjustments to site plan in light of technical or engineering considerations discovered during development; to allow a revised site plan at 1665 Marlin Road in Ward One. (District 1, Mr. Senegal)

Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the condition that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development.

13. The next item on the agenda is to advise that the Police Jury took the following action on October 24, 2019, with reference to the recommendation of the Planning and Zoning Board from the October 22, 2019, meeting.

Michael Red, Kellogg Road, P&Z approved, PJ upheld West Calcasieu Port, Gross Road, P&Z approved, PJ upheld SBB Enterprises, Hwy 3059, P&Z approved, PJ upheld Chapter 26, small cell wireless facilities ordinance, P&Z approved, PJ upheld Nov. 7, 2019

- 14. The next item on the agenda is to advise that the next regularly scheduled Planning and Zoning meeting will be held on Tuesday, December 17, 2019, in the Police Jury Meeting Room.
- 15. Adjournment

### **AGENDA ITEM:**

Take appropriate action on VAR-0919-0103; a request by SEC Holdings, LLC for a variance to increase the density requirements (allowed 12 units; requesting 16 units) in the 1300 Block of Georgia Road in Ward One. (District 2, Mr. Collins)

### **ADDITIONAL INFORMATION:**

Because the development is in the urban service area and the proposed landscaping and fencing will minimize visual impact, the staff recommends that the request be **granted** with the condition that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development.

### **ATTACHMENTS:**

#### Description

D Packet - SEC Holdings, LLC

Type Cover Memo

### CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE APPLICATION FOR ZONING CHANGES / AMENDMENTS VARIANCES OR EXCEPTIONS



| CASE            | NUMBER                      | VAR-0919-0103  | DATE F   | ECEIVED  | 9/9/19  | FEE_   | \$200.00                  |                   |
|-----------------|-----------------------------|--|--|--|---|--|---------------------------|-------------------|
|                 |                             |  | APPLICANT  | INFORMAT   |   |  |                           |                   |
| NAM             | SEC H                       | Ioldings, LLC  | AFFLICANI  |  |   |  |                           |                   |
|                 |                             | Kirkman Street   |  |  | ne Developme  | nt Solutions,  | LLC                       |                   |
| ADDK            |                             | Charles, LA 70601  |  |  | obin Basone   |  |                           |                   |
| PHON            |                             | (Home)   |  |  | Lakelyn Drive   |  |                           |                   |
|                 |                             |  |  |  | Charles, LA 7   |  |                           |                   |
| (work           | ()                          | (Cell)   |  |  | 337-764-038   |  |                           |                   |
|                 |                             |  |  |  | l: robin@baso   | nesolutions.   | com                       |                   |
|                 |                             |  | PROPERTY   | INFORMATI  | ON  |  |                           |                   |
| LOCAT           | TION:1                      | 300 Block of Geor  | gia Road 🛛 🗛   | MOUNT OF L   | AND: 220.4  | x 316.8'   | 1.6                       | acres             |
|                 |                             | MARK: Four duple   |  |  |   | A PICIC I  |                           | acres             |
|                 |                             |  |  |  |   |  |                           |                   |
| PRESE           | NT ZONING (                 | CLASSIFICATION: _M   | ulti-Family Reside   | ntial (R-M)  |   |  |                           |                   |
| METR            | O. PLANNING                 | BOUNDARY   | 🕦 OUT  |  |   |  |                           |                   |
|                 | 1810                        |  |  |  |   |  |                           |                   |
|                 | NING<br>NG VARIANO          | F  | ZONING REQU  | EST INFORM   | ATION   | EXCEPTIO<br>SUBDIVIS                                 | N ION VARI                | NOR               |
| EXTE            |                             |  | Lonnio Regel   | EST INFORM   |   | REVISION   |                           |                   |
| 7000            | NG CHANGE                   | FROM   |  |  |   | ADMINIST   | RATIVE F                  | EVIEW             |
| ZUNIF           | NO CHANGE                   | TO   |  |  |   |  |                           | -                 |
| PURPO           | OSE OF REQU                 | UEST: To increase  | the density require  | ments (allow   | ved 12 units: r   | equesting 16   | units).                   | _                 |
|                 |                             |  | , ,  |  |   | i queo ingro   | unitoj.                   |                   |
|                 |                             |  |  |  |   |  |                           | _                 |
|                 |                             |  |  |  |   |  |                           | _                 |
|                 |                             |  |  |  |   |  |                           | -                 |
| SIGNED<br>WHICH | AND ACKNOW<br>A CHANGE OF C | ND THAT NO PETITION FC<br>LEDGED BY THE OWNERS<br>CLASSIFICATION IS REQUE<br>WNERS MUST SIGN THE F<br>(ANCE, NUMBER 1927, A) | OF AUTHORIZED AGENT<br>STED PROVIDED HOWE<br>PETITION FOR THAT LOT | TS OF NOT LESS T<br>VER, THAT WHEN<br>TO BE INCLUDED | THAN FIFTY (50) P<br>RE ANY LOT LOCAT<br>D IN THE (50) PERC | ERCENT OF THE A<br>TED IN THE AFOR<br>CENT AREA PROV | AREA OF LAN<br>ESAID AREA | D FOR<br>IS OWNED |
|                 |                             | THAT THE PROPERTY FO   |  | QUEST IS BEING                                       | MADE DOES NOT   | HOLD ANY REST  | RICTIONS OF               |                   |
| CI INTHI        | ERMORE I THE                | APPLICANT AGREE TO DI  | SPOSE OF THE ZONING  | GN(S) PLACED   | ON MY PROPERTY  | AFTER THE PUBL                                       | IC HEARING                |                   |
|                 |                             | TURE_Signature or  |  | in and a second                                      |   | DATE   |                           |                   |
| AFFLI           | CAN'I SIGNA                 |  |  |  |   |  |                           |                   |
|                 |                             | REVIEW   | INFORMATION (FO  | R STAFF INFO   | ORMATION ON   | ily)   |                           |                   |
|                 |                             |  | C DADIELI WATED DIE  | TRICTO   |   | VES  | NO                        | N/A               |
| 1a.<br>b.       |                             | ATED WITHIN AN ACTIVE<br>PRESENT FACILITIES A  |  |  |   | YES  |                           | N/A               |
| 2a.             | HAS THE M                   | ETHOD OF SEWAGE DI   | SPOSAL BEEN APPROV   | ED BY THE CA   | LCASIEU   | _  | _                         | •                 |
|                 |                             | ALTH UNIT?   |  |  |   | YES  | (NO                       | <u>N/A</u>        |
| b.              | SEPTIC TAN                  | E OF SEWAGE DISPOSA  | VAGE DISTRICT  | MECHANICAL   | . PLANT   |  |                           |                   |
| 3.              | ARE THE EX                  | (ISTING NATURAL & / C  | R MAN-MADE DRAIN   | AGE FACILITIES                                       | S ADEQUATE FO   | R  |                           |                   |
| 3.              | EXPECTED                    | SURFACE WATER RUN  | -OFF?  |  |   | YES  | NO NO                     | N/A               |
| 4.              | WILL THE P                  | ROPOSED USE BE A NU  | JISANCE TO THE SURR  | OUNDING ARE  | A BECAUSE OF  | YES  | i NO                      | N/A               |
| 6               | ODORS, VII                  | BRATIONS, UNSIGHTLY<br>ACITY OF THE ROAD A   | AREAS OR OTHER UN  | NG FACILITIES  | ADEQUATE  | 16   |                           | 000               |
| 5.              | FOR USE B                   | Y THE PROPOSED DEVE  | LOPMENT?   |  |   | YES  |                           | N/A               |
| 6.              | WILL THE L                  | OCATION BE SERVED E  | Y A FIRE PROTECTION  | 2  | CT THE  | YES  | NO NO                     | N/A               |
| 7.              |                             | ROPOSED DEVELOPME<br>R / AESTHETICS OF THE   |  |  | ECTIME  | YES  | S NO                      | N/A               |
| 8.              | IS DRODER                   | TY WITHIN & DESIGNAT   | TED FLOOD HAZARD A   | REA?   |   | YES  |                           | N/A               |
| -               | FLOOD ZO                    | NE CLASSIFICATION  | X BFI  | i  | FT.   |  |                           |                   |
| STAF            | F RECOMME                   | NDATION: Staff reco  | ommends the requ   | est be grante  | d. See applica  | tion summar  | y for cond                | lition.           |

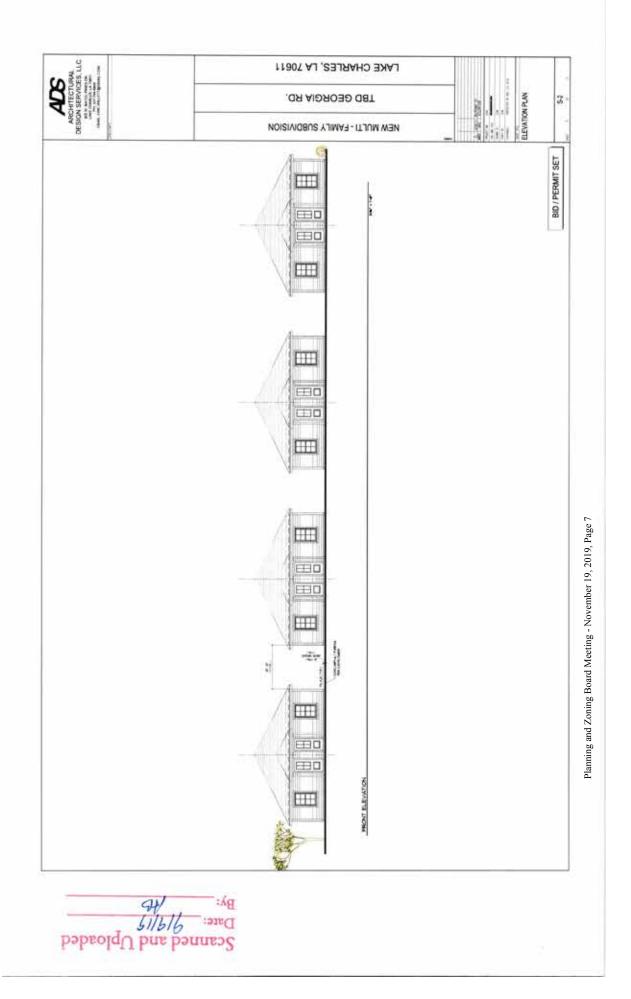
|  |                               | Application  | n Summary   |                                |       |                       |
|--|-------------------------------|--|---|--------------------------------|-------|-----------------------|
| Applicant  | SEC Holdi                     | ngs, LLC   |   | Submittal<br>Date<br>Site Area |       | 9/9/19                |
| Case Number  | VAR-0919-                     | -0103  |   |                                |       | 1.6 Acres             |
| Location   | 1300 Block                    | of Georgia Road  | 1 Police Jury   | Distric                        | t 2-  | - Calvin Collins      |
| P&Z Meeting<br>Date  | November                      | 19, 2019   | PJ Meeting D  |                                | /A    |                       |
|  |                               | Reau   | est(s)  |                                |       | A State of the second |
|  | density requi                 | Site Char  |   | leoting                        | 10 ui | uoj.                  |
| and also be and  |                               |  |   | leoting                        | 10 ul | uoj.                  |
| Present Zoning<br>Classification   |                               | Site Char  |   |                                |       |                       |
| Present Zoning   |                               | Site Char  | acteristics<br>Residential (R-  |                                |       |                       |
| Present Zoning<br>Classification   | dmark                         | Site Char<br>Multi-Family  | acteristics<br>Residential (R-  |                                |       |                       |
| Present Zoning<br>Classification<br>Identifying Lan                                      | dmark                         | Site Char<br>Multi-Family<br>Four duplexes<br>In   | acteristics<br>Residential (R-)   | M)                             |       |                       |
| Present Zoning<br>Classification<br>Identifying Lan                                      | dmark<br>Area                 | Site Chara<br>Multi-Family<br>Four duplexes<br>In<br>Area Char                                 | acteristics<br>Residential (R-)<br>Flood Zone<br>racteristics                               | M)                             |       | sidential (R-M)       |
| Present Zoning<br>Classification<br>Identifying Lan<br>Urban Service A                   | dmark<br>Area<br>oning        | Site Chara<br>Multi-Family<br>Four duplexes<br>In<br>Area Char                                 | acteristics<br>Residential (R-)<br>Flood Zone<br>racteristics                               | M)                             |       |                       |
| Present Zoning<br>Classification<br>Identifying Lan<br>Urban Service A<br>Surrounding Zo | dmark<br>Area<br>oning        | Site Chara<br>Multi-Family<br>Four duplexes<br>In<br>Area Char<br>Mixed Resider                | acteristics<br>Residential (R-<br>Flood Zone<br>acteristics<br>ntial (R-2), Mul             | M)                             |       |                       |
| Present Zoning<br>Classification<br>Identifying Lan<br>Urban Service A<br>Surrounding Zo | dmark<br>Area<br>oning<br>ses | Site Chara<br>Multi-Family<br>Four duplexes<br>In<br>Area Char<br>Mixed Resider<br>Residential | acteristics<br>Residential (R-)<br>Flood Zone<br>acteristics<br>ntial (R-2), Mul<br>History | M)                             | ly Re |                       |

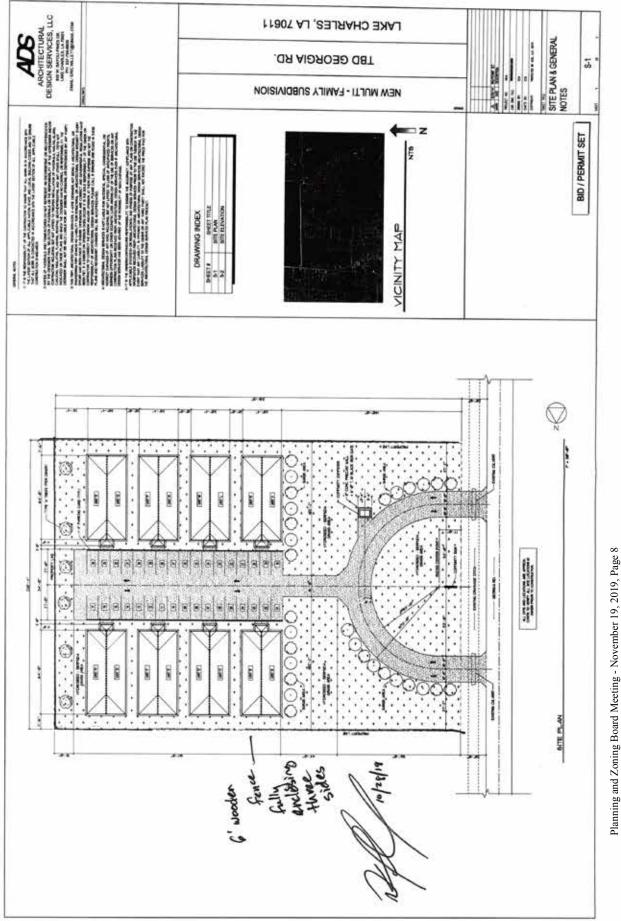
In the past five years, there have been three zoning requests within the immediate area.

- In 2018, the Planning and Zoning Board and the Police Jury granted a request by Propertywise, LLC to rezone from Mixed Residential (R-2) to Multi-Family Residential (R-M) to allow multi-family residential development (6 duplexes) at 1368, 1370, and 1386 Georgia Road. This is pertaining to the property in question.
- In 2018, the Planning and Zoning Board granted a request by Propertywise, LLC for a variance to increase the density requirements (allowed 11 units; requesting 12 units) at 1368, 1370, and 1386 Georgia Road. This is pertaining to the property in question.
- In 2018, the Planning and Zoning Board and the Police Jury granted a request by Top Bid Homebuyer, LLC to rezone from Mixed Residential (R-2) to Multi-Family Residential (R-M) to allow residential development (6 duplexes) in the 1600 Block of Thompson Road.

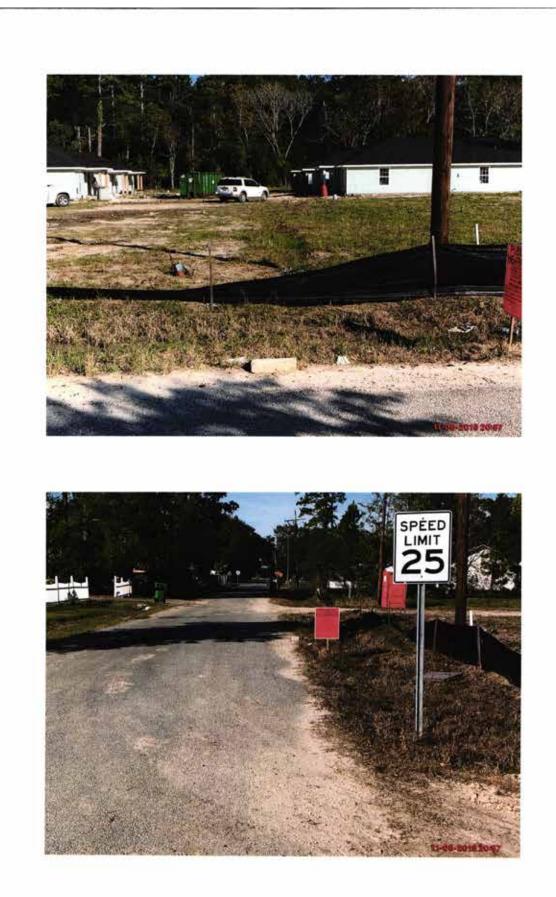
#### Recommendation

Because the development is in the urban service area and the proposed landscaping and fencing will minimize visual impact, the staff recommends that the request be **granted** with the condition that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development.









### VAR-0919-0103



# VAR-0919-0103



### **AGENDA ITEM:**

Take appropriate action on **VAR-0919-0108**; a request by **Terran Leger, et ux** for a variance to decrease the side and rear yard setback requirements for a pond (required 50 feet; requesting 20 feet) at 1079 Zoe's Court in Ward Three. (District 6, Mr. Scott)

### **ADDITIONAL INFORMATION:**

Because there is no evidence of a hardship, the staff recommends that the request be **denied**. Should the Board grant the request, the staff recommends the following conditions: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; 2) that the development adhere to storm water best management practices; and 3) that obstructing the flow of surface water is prohibited.

### **ATTACHMENTS:**

#### Description

D Packet - Terran Leger, et ux

Type Cover Memo

### CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE APPLICATION FOR ZONING CHANGES / AMENDMENTS VARIANCES OR EXCEPTIONS



| CASE NUMBE      | RVAR-0919  | 9-0108   | DATE RECI                                      | EIVED                      | 9/26/19      | FBE                          | \$200.00  |            |
|-----------------|--|--|--|----------------------------|--------------|------------------------------|-----------|------------|
|                 |  |  |  |                            |              | F66                          | \$200.00  |            |
|                 |  |  | PPLICANT INF                                   | ORMATI                     | ON           |                              |           |            |
|                 | erran Leger, et u  |  |  |                            |              |                              |           |            |
|                 | 86 Spanish Mis<br>ake Charles, LA  |  |  |                            |              |                              |           |            |
|                 |  |  |  |                            |              |                              |           |            |
|                 | ER: (Home)   |  |  |                            |              |                              |           |            |
| (Work)          |  | (Cell) 337-305   | 9-7220   | Email:                     | terranleger  | ⊕gmail.com                   |           |            |
|                 |  |  | ROPERTY INF                                    | ORMATIC                    | ON           |                              |           |            |
|                 | 1079 Zoe's Cou   |  |  |                            |              | 222                          |           |            |
| IDENTIFYING L   | ANDMARK: Va  | cant   | AMU  |                            | AND:         | X 332 -                      | 1.32      | acres      |
|                 |  |  |  |                            |              |                              | ,         |            |
| PRESENT ZON     | NG CLASSIFICATIO   | ON: Agricult   | ural (A-1)                                     |                            |              |                              |           |            |
|                 | NING BOUNDARY  |  | OUT  |                            |              |                              |           |            |
| REZONING        |  |  |  |                            |              |                              | 1         |            |
| ZONING VAR      | ANCE   | ZON  | ING REQUEST                                    | INFORM                     | ATION        | SUBDIVISIO                   | ON VAR    |            |
| ZONING CHA      | IGE: FROM  |  |  |                            |              | □ ADMINIST                   | ATIVE     | REVIEW     |
|                 | то   |  |  |                            |              |                              |           | _          |
| PURPOSE OF      | REQUEST: To d  |  |  | d setback                  | requiremen   | nts for a pond (             | require   | d          |
|                 | 50 fe  | eet; requesting  | 20 feet).                                      |                            |              |                              |           | _          |
|                 |  |  |  |                            |              |                              |           |            |
|                 |  |  |  |                            |              |                              |           |            |
| FURTHER, I DO C | CO-OWNERS MUST SI<br>DRDINANCE, NUMBER<br>ERTIFY THAT THE PRO<br>T WOULD BE IN CONF<br>, THE APPLICANT AGE | R 1927, AS AMEND<br>OPERTY FOR WHICH<br>FLICT WITH SAID RI | ED AND REENACTED<br>THE ABOVE REQUE<br>EQUEST. | ) by ordina<br>St is being | MADE DOES NO | MENDED.<br>DT HOLD ANY RESTR | ICTIONS O | R          |
| APPLICANT SI    | INATORE  | 1  | )  |                            |              | DATE_                        | 1-0       |            |
|                 | -  | REVIEW INFOR   | MATION (FOR S                                  | TAFF INFO                  | RMATION O    | NLY)                         |           |            |
| 1a. IS SITE     | LOCATED WITHIN   | AN ACTIVE PARIS  | H WATER DISTRIC                                | 77                         |              | YES                          | NO        | N/A        |
| b. IF NOT       | ARE PRESENT FAC  | CILITIES ADEQUAT   | TE FOR FUTURE US                               | SE?                        |              | YES                          | NO        | N/A        |
|                 | HE METHOD OF SEV   | NAGE DISPOSAL  | BEEN APPROVED I                                | BY THE CAL                 | CASIEU       | YES                          | NO        | N/A        |
| b. WHAT         | TYPE OF SEWAGE   |  |  |                            |              |                              |           |            |
| 3. ARE T        | E EXISTING NATUR   |  | MADE DRAINAGE                                  | FACILITIES                 | ADEQUATE FO  | OR (YES)                     | NO        | N/A        |
| 4. WILL         | HE PROPOSED USE  | BE A NUISANCE  |  |                            |              | •                            | _         |            |
| 5. IS THE       | S, VIBRATIONS, UN<br>CAPACITY OF THE   | ROAD AND OFF-S   | STREET PARKING F                               |                            |              | YES                          | NQ        | N/A        |
|                 | SE BY THE PROPOSI  |  |  |                            |              | YES                          | NQ        | N/A<br>N/A |
|                 | HE LOCATION BE S<br>HE PROPOSED DEV  |  |  | RSELY EFF                  | ECT THE      |                              | NO.       | <u>nva</u> |
| CHAR            | CTER / AESTHETIC   | S OF THE AREA IN   | NVOLVED?                                       |                            |              | YES                          | NO        | N/A        |
| 8. IS PRO       | PERTY WITHIN A D   | ESIGNATED FLOC   | DD HAZARD AREA                                 | 10                         | FT.          | <b>(119</b> )                | NO        | N/A        |
| STAFF RECON     | IMENDATION: St   | taff recommer  | nds the request                                | ha dania                   | d.           |                              |           |            |

| Service and the service services | Applicatio          | n Summary    |            |           |    | a line and   |  |
|----------------------------------|---------------------|--------------|------------|-----------|----|--------------|--|
| Applicant                        | Terran Leger, et ux |              | Sub<br>Dat | mitt<br>e | al | 9/26/19      |  |
| Case Number                      | VAR-0919-0108       |              | Site Area  |           | a  | 1.32 Acres   |  |
| Location                         | 1079 Zoe's Court    | Police Jury  | Distr      | rict      | 6- | Dennis Scott |  |
| P&Z Meeting Date                 | November 19, 2019   | PJ Meeting D |            | N/I       | A  |              |  |
|                                  | Requ                | iest(s)      |            | ,         |    |              |  |

To decrease the side and rear yard setback requirements for a pond (required 50 feet; requesting 20 feet).

| NE SELECTRONIC DE LA COMPANY     | Site                      | Characteristics | A suppliers the | No start and the second  |  |  |
|----------------------------------|---------------------------|-----------------|-----------------|--------------------------|--|--|
| Present Zoning<br>Classification | Agricult                  | ural (A-1)      |                 |                          |  |  |
| Identifying Landmark             | Vacant                    |                 |                 |                          |  |  |
| Urban Service Area               | In Flood Zone AE, Bfe 10' |                 |                 |                          |  |  |
|                                  | Area                      | Characteristics |                 | ter and the state of the |  |  |
| Surrounding Zoning               | Agricult                  | ural (A-1)      |                 |                          |  |  |
| Surrounding Uses                 | Resident                  | tial            |                 |                          |  |  |
|                                  | Zo                        | ning History    |                 | No. Constant Sale        |  |  |
| Original Zoning                  | Agricult                  | ural (A-1)      | Date            | 1980                     |  |  |

Recent Zoning Requests in Immediate Area

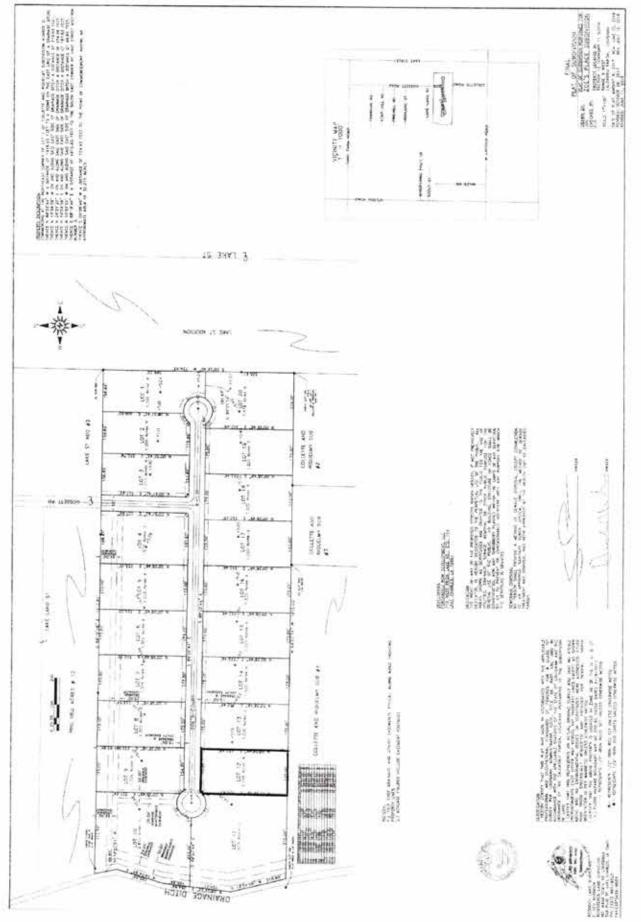
In the past five years, there have been four zoning requests within the immediate area.

- In 2019, the Planning and Zoning Board granted a request by Leo Bourgeois, IV for a variance to decrease the side and rear yard setback requirements for a pond (required 50 feet; requesting 20 feet) at 1053 Zoe's Court.
- In 2019, the Planning and Zoning Board granted a request by Kenneth Hughes, et ux for a variance to decrease the side and rear yard setback requirements for a pond (required 50 feet; requesting 20 feet) at 7963 Gossett Road.
- In 2019, the Planning and Zoning Board granted a request by Mark Stewart, Jr., et ux for a variance to decrease the side and rear yard setback requirements for a pond (required 50 feet; requesting 20 feet) at 7847 Gossett Road.
- In 2019, the Planning and Zoning Board granted a request by Arthur Lowery for a variance to decrease the side yard setback requirements for a pond (required 50 feet; requesting 20 feet) at 1090 Zoe's Court.

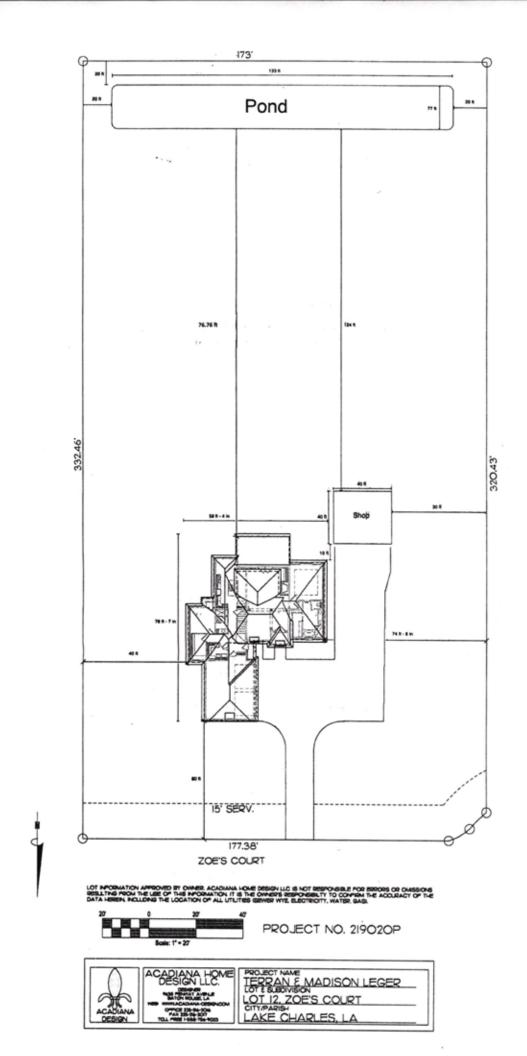
#### Recommendation

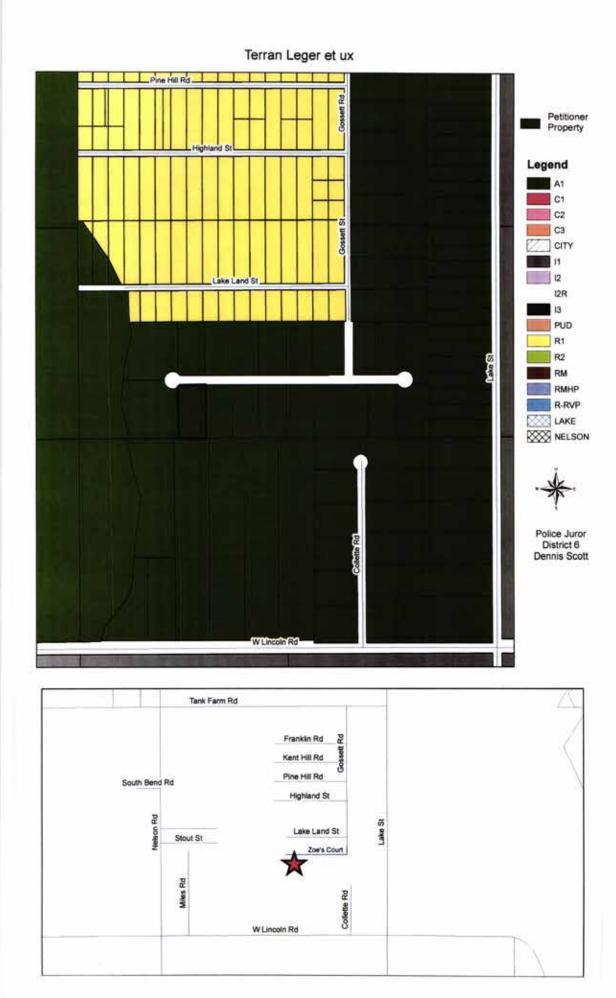
Because there is no evidence of a hardship, the staff recommends that the request be **denied**. Should the Board grant the request, the staff recommends the following conditions:

- that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development;
- 2) that the development adhere to storm water best management practices; and
- that obstructing the flow of surface water is prohibited.



Planning and Zoning Board Meeting - November 19, 2019, Page 16





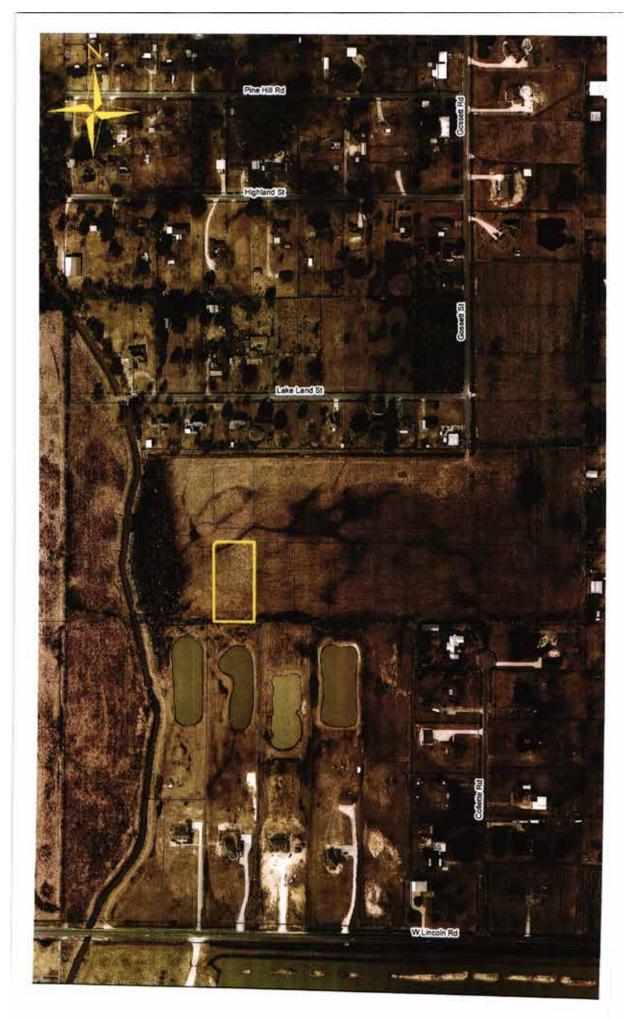




# VAR-0919-0108



# VAR-0919-0108



### **AGENDA ITEM:**

Take appropriate action on VAR-1019-0111; a request by Wayne Gaddy, et ux for a variance to decrease the side yard setback requirement for an accessory building (required 3 feet; requesting 1 foot) at 681 You Winn Road in Ward One. (District 2, Mr. Collins)

### **ADDITIONAL INFORMATION:**

Because there is no hardship, the staff recommends that the request be **denied**. Should the Board grant the request, the staff recommends the following conditions: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; and 2) that the development adhere to storm water best management practices.

### **ATTACHMENTS:**

#### Description

D Packet - Wayne Gaddy, et ux

Type Cover Memo

### CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE APPLICATION FOR ZONING CHANGES / AMENDMENTS VARIANCES OR EXCEPTIONS



| CASE NUMBER_            | VAR-1019-0111  | DATE RECEIVED  | D10/9/19            | FEE                     | \$200.00     |             |
|-------------------------|--|--|---------------------|-------------------------|--------------|-------------|
|                         |  | ADDI ICANT INTODA  |                     |                         |              |             |
|                         |  | APPLICANT INFORM   | LATION              |                         |              |             |
| NAME: Wayn              | the second s |  |                     |                         |              |             |
| ADDRESS: 681 Y          | Ou Winn Road<br>Charles, LA 70611  |  |                     |                         |              |             |
|                         |  |  |                     |                         |              |             |
|                         | (Home) (Cell) 33   |  | 11                  | 1                       |              |             |
| (work)                  | (Cell) 33  | 5/-855-3988 E  | mail: wgaddy@ci     | hevron.com              |              |             |
|                         |  |  |                     |                         |              |             |
|                         |  | PROPERTY INFORM  | ATION               |                         |              |             |
| LOCATION:681            | You Winn Road  | AMOUNT   | OF LAND: 264        | x 450'                  | 2.7          | acres       |
| IDENTIFYING LAND        | MARK: House and a  | ccessory building  |                     |                         |              |             |
|                         |  |  |                     |                         |              |             |
| PRESENT ZONING          | CLASSIFICATION:  | gle Family Residential (R                                  | -1)                 |                         |              |             |
| METRO. PLANNIN          | G BOUNDARY   | ουτ  |                     |                         |              |             |
| REZONING                |  |  |                     | - EVOEDEN               | 201          |             |
| ZONING VARIAN           |  | ZONING REQUEST INFO  | DRMATION            | EXCEPTION     SUBDIVIS  |              | IANCE       |
| EXTENSION               |  |  |                     | □ REVISION<br>□ ADMINIS | 1            |             |
| ZONING CHANGE           | : FROM   |  |                     | CI ADMINIS              | RATIVE       | REVIEW      |
|                         | то   |  |                     |                         |              |             |
| PURPOSE OF REQ          | UEST: To decrease th   | e side yard setback requi                                  | rement for an ac    | cessory buildi          | ng           |             |
|                         | (required 3 fee  | t: requesting 1 foot).                                     |                     |                         |              |             |
|                         |  |  |                     |                         |              |             |
|                         |  |  |                     |                         |              |             |
| I DO FULLY UNDERSTA     | ND THAT NO PETITION FOR  | A CHANGE IN THE CLASSIFICATIO                              |                     |                         |              |             |
| SIGNED AND ACKNOW       | VLEDGED BY THE OWNERS OF   | AUTHORIZED AGENTS OF NOT                                   | ESS THAN FIFTY (SOL | DEDCENT OF THE          | ADEA OF LAS  | UD FOR      |
| WHICH A CHANGE OF       | CLASSIFICATION IS REQUEST  | ED PROVIDED HOWEVER, THAT<br>ITION FOR THAT LOT TO BE INCL | WHERE ANY LOT LOC   | ATED IN THE AEOR        | FEAID AREA   | IC OLUMER   |
| PARISH ZONING ORDI      | NANCE, NUMBER 1927, AS AN  | MENDED AND REENACTED BY O                                  | RDINANCE 3940, AS A | MENDED.                 | ISION, AS SI | ATED IN THE |
| FURTHER, I DO CERTIF    | Y THAT THE PROPERTY FOR V  | WHICH THE ABOVE REQUEST IS E                               |                     |                         | BICTIONS O   | .           |
| COVENANTS THAT WO       | OULD BE IN CONFLICT WITH S   | AID REQUEST.   | LING MIADE DOES N   | OT HOLD ANT RES         | RICHONSO     | к           |
| FURTHERMORE, I, THE     | APPLICANT AGREE TO DISPO   | DSE OF THE ZONING SIGN(S) PLA                              | CED ON MY PROPERT   |                         |              |             |
| APPLICANT SIGNA         | TURE LU AURA   | 1.00   | CLD ON MIT PROPER   |                         | 10 19        | /           |
|                         |  | 1  |                     |                         | × 10/9       | 119         |
|                         | REVIEW IN  | FORMATION (FOR STAFF                                       | INFORMATION O       | NLY)                    |              |             |
| 1a. IS SITE LOC         | ATED WITHIN AN ACTIVE F  | ARISH WATER DISTRICTS                                      |                     |                         |              |             |
| <li>b. IF NOT, ARE</li> | E PRESENT FACILITIES ADE   | QUATE FOR FUTURE USE?                                      |                     | YES<br>YES              |              | N/A<br>N/A  |
| 2a. HAS THE M           | ETHOD OF SEWAGE DISPO<br>ALTH UNIT?  | SAL BEEN APPROVED BY THE                                   | CALCASIEU           | The                     |              | (MAR)       |
| b. WHAT TYPE            | OF SEWAGE DISPOSAL SY  | STEM WILL BE USED? OXIDA                                   | TION POND           | YES                     | NO           | N/A         |
| SEFTIC TAN              | K MUNICIPAL SEWA   | GE DISTRICT MECHANI  | CAL PLANT           |                         |              |             |
| OTHER                   |  | AN-MADE DRAINAGE FACILI                                    |                     |                         |              |             |
| EXPECTED 3              | SURFACE WATER RUN -OFF   | 7  |                     |                         |              |             |
| 4. WILL THE PI          | ROPOSED USE BE A NUISA   | NCE TO THE SURROUNDING                                     | AREA BECAUSE OF     | YES                     | NO           | <u>N/A</u>  |
| 5. IS THE CAPA          | CITY OF THE ROAD AND O   | AS OR OTHER UNWARRANTE                                     | D. EL EL LELLER     | YES                     | NO           | N/A         |
|                         | THE PROPUSED DEVELOP   | MENT2  | ES ADEQUATE         | YES                     |              |             |
| CAN THE PR              | OCATION BE SERVED BY A I   | F EXPECTED TO ADUCTOR                                      |                     | YES                     |              | N/A<br>N/A  |
|                         | THE ARE OF THE ARE   |  | EFFECT THE          |                         | _            |             |
| D. DFROPERI             | WITHIN A DESIGNATED F  | 1000 HATARS LARGE  |                     | YES<br>YES              | NO           | N/A         |
|                         |  | XBFE   |                     |                         |              | N/A         |
| STAFF RECOMMEN          | DATION: Staff recomm   | ends the request be deni                                   | ed.                 |                         |              |             |
|                         |  |  |                     |                         |              |             |
|                         |  |  |                     |                         |              |             |
|                         |  |  |                     |                         |              |             |

|                  | Application        | n Summary     |                   |      |         | in the second               |  |
|------------------|--------------------|---------------|-------------------|------|---------|-----------------------------|--|
| Applicant        | Wayne Gaddy, et ux |               | Submittal 10/9/19 |      | 10/9/19 |                             |  |
| Case Number      | VAR-1019-0111      |               | Site              | Are  | a       | 2.7 Acres<br>Calvin Collins |  |
| Location         | 681 You Winn Road  | Police Jury   | Dist              | rict | 2-      |                             |  |
| P&Z Meeting Date | November 19, 2019  | PJ Meeting Da |                   | N//  | Á       |                             |  |
|                  | Requ               | est(s)        | -                 |      |         |                             |  |

To decrease the side yard setback requirement for an accessory building (required 3 feet; requesting 1 foot).

|                                  | Site Cha                        | aracteristics        |           |           |  |  |  |
|----------------------------------|---------------------------------|----------------------|-----------|-----------|--|--|--|
| Present Zoning<br>Classification | Single Family Residential (R-1) |                      |           |           |  |  |  |
| Identifying Landmark             | House and a                     | accessory building   |           |           |  |  |  |
| Urban Service Area               | In                              | Flood Zone           | X         |           |  |  |  |
|                                  | Area Ch                         | aracteristics        |           |           |  |  |  |
| Surrounding Zoning               | Single Famil                    | y Residential (R-1), | Agricultu | ral (A-1) |  |  |  |
| Surrounding Uses                 | Residential                     |                      |           |           |  |  |  |
|                                  | Zonin                           | g History            |           |           |  |  |  |
| Original Zoning                  | Single Famil                    | y Residential (R-1)  | Date      | 1982      |  |  |  |

Recent Zoning Requests in Immediate Area

In the past five years, there have been three zoning requests within the immediate area.

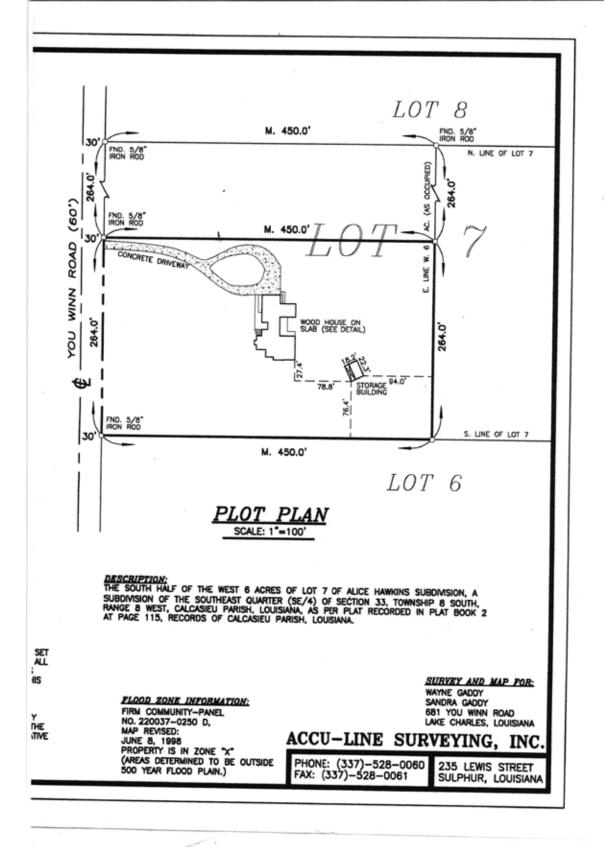
- In 2019, the Planning and Zoning Board granted a request by Daniel Jacobsen, et ux for an exception to allow residential development (manufactured home) at 663 East Telephone Road.
- In 2019, the Planning and Zoning Board granted a request by D.R. Horton, Inc. Gulf Coast for a variance to increase the maximum square footage of an onpremise sign (allowed 32 square feet; requesting 212 square feet) in the 900 Block of North Berryvine Lane.
- In 2015, the Planning and Zoning Board granted a request by J and P Land Development, LLC for a variance to decrease the lot size requirement (required 7,500 lot square footage; requesting 6,269 lot square footage for smallest lot), to decrease the front setback requirement (required 30 feet; requesting 20 feet), and to decrease the public road frontage requirement (required 60 feet; requesting 41.28 feet for smallest lot) in the 800 Block of You Winn Road.

#### Recommendation

Because there is no hardship, the staff recommends that the request be **denied**. Should the Board grant the request, the staff recommends the following conditions:

- that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; and
- 2) that the development adhere to storm water best management practices.

Residential Site Plan N 450,0' 243.75 -166.25 3:0 Proposed storage Building 40.0 Existing. House 190.75 204.25 87.5 you Winn Road 2. Ce 4.0 0 Get. Existing 53.0'-X 450.0' Scale 1"=60' Adjacent Property DWNERS/USE North - RONNie Mire - PRIVATE RESIDENCE South - Undeveloped LAND - DWNER - UNKNOWN EAST - UNdere loped LAND - OWNER - UNKNOWN WEST - JACK MANNEL - PRIVATE RESIDENCE Wayne Hally 10/09/19 Scanned and Uploaded Date: 10/14/19 AB



Scanned and Uploaded Date: <u>10/16/19</u> By: <u>Ar3</u> By:

47

124





# VAR-1019-0111



# VAR-1019-0111



# VAR-1019-0111



### **AGENDA ITEM:**

Take appropriate action on **EX-0919-0059**; a request by **Tower Land Company, LLC and HGPC, LLC** for an exception to allow a three (3) year extension to an existing borrow pit in the 8200 Block of Gulf Hwy in Ward Three. (District 7, Mr. Landry)

### **ADDITIONAL INFORMATION:**

Because the surrounding land uses are agricultural and industrial, the staff recommends that the request be **granted** with the following conditions: 1) that the development must be in accordance with Section 26-122 (1) f. 4. of the Parish Code of Ordinances; 2) that the approval is subject to conditions imposed by the Division of Engineering, including, but not limited to, hauling routes and bonding; 3) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; and 4) that a letter of no objection from applicable Gravity Drainage District be provided prior to issuance of the development permit.

### **ATTACHMENTS:**

D

| Description                                    | Туре       |
|--|------------|
| Packet - Tower Land Company, LLC and HGPC, LLC | Cover Memo |

|   |  | APPLICAT  | ION FO  | h planning<br>R zoning Ci<br>NANCES or I  | HANGE   | S / AMEN  | DMENT  | CE<br>S  |  | 3                                  |
|---|--|---|---|---|---|---|--|--|--|------------------------------------|
| CAS   | E NUMBER   | EX-0919-005   |   | DATE RECE   |   |   |  | PP   | \$200.00   |                                    |
|   |  |   |   |   |   |   |  | DD_  | \$200.00   | ,                                  |
|   |  | 10  |   | PPLICANT INFO   | ORMATI  | ON  |  |  |  |                                    |
|   |  | nd Company, L   |   |   |   | yle Law Fir   | m  |  |  |                                    |
|   | Lake Cha   | Prien Lake Roa  |   |   |   | nas Gayle   |  |  |  |                                    |
|   |  | the second s  |   |   | X   | irby Street   |  | -  |  |                                    |
| (Wor  | rk)  | ime)(Cell)  |   |   | Lake C  | travle@ga   | 70601  | Wor  | k (337)4   | 94-1220                            |
|   |  |   |   |   | Eman.   | (gayle@ga)  | iciaw.con  |  |  |                                    |
|   |  |   | PF  | ROPERTY INFO  | ORMATIC   | DN  |  |  |  |                                    |
| LOCA  | TION: 8200   | Block of Gulf H   | ighway  | AMO   |   | ND:   |  |  | +/ 20  | 0                                  |
| IDEN  | TIFYING LANDM  | ARK: Vacant   | v /   |   |   |   | ×  |  | +/- 20   | acres                              |
|   |  |   |   |   |   |   |  |  |  |                                    |
|   | ENT ZONING CLA<br>RO. PLANNING B   |   | Light Ind   |   |   |   |  |  |  |                                    |
|   |  | CONDART   |   | OUT   |   |   |  |  |  |                                    |
|   | ONING<br>ING VARIANCE  |   | 701   | NC DEOUBOT  |   |   |  | EPTIC  | N  |                                    |
|   | ENSION   |   | ZONI  | NG REQUEST  | INFORM  | ATION   | REVI   | SION   | ION VAR  |                                    |
| ZON   | ING CHANGE: F  | ROM   |   |   |   |   | ADM  | INIST  | RATIVE   | REVIEW                             |
| 2011  | into chintop. P  | TO  |   |   |   |   |  |  |  | _                                  |
| PUR   | POSE OF REQUE  | ST: To allow a  | three yea   | r extension to a  | an existin  | g borrow p  | it.  |  |  | _                                  |
|   |  |   |   |   |   |   |  |  |  |                                    |
|   |  |   |   |   |   |   |  | _  |  |                                    |
|   |  |   |   |   |   |   |  |  |  | _                                  |
|   |  |   |   |   |   |   |  |  |  | _                                  |
| _   |  |   |   |   |   |   |  |  |  |                                    |
| I DO F  | ULLY UNDERSTAND  | THAT NO PETITION F  | OR A CHANG  | GE IN THE CLASSIFIC   | CATION OF I   | PROPERTY SHA  | LL BE FILED  | UNLES  | S SUCH PET   | ITION IS DUI                       |
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| SIGNE<br>WHICI<br>IN DIV  | D AND ACKNOWLED<br>H A CHANGE OF CLA<br>ISION, ALL CO-OWN  | GED BY THE OWNER<br>SSIFICATION IS REQU<br>ERS MUST SIGN THE  | S OF AUTHO  | DRIZED AGENTS OF<br>VIDED HOWEVER, T<br>OR THAT LOT TO BE   | NOT LESS T  | HAN FIFTY (50)<br>E ANY LOT LOC<br>IN THE (50) PE   | PERCENT OF   | THE A  | AREA OF LA   | ND FOR                             |
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| ale the stand was a shi | Application Su                   | nn   | nary        |      |    |                              |
|-------------------------|----------------------------------|------|-------------|------|----|------------------------------|
| Applicant               | Tower Land Company, LL<br>et al  | C,   | Submittal   | Date | 2  | 9/24/19                      |
| Case Number             | EX-0919-0059                     |      | Site Area   |      |    | +/-200 Acres                 |
| Location                | 8200 Block of Gulf<br>Highway Po | olic | e Jury Dist | rict | 7- | Chris Landry                 |
| P&Z Meeting Date        | November 19, 2019 PJ N           | lee  | ting Date   | N/A  | ł  |                              |
|                         | Request(s                        | )    |             |      |    | and the second second second |

To allow a three year extension to an existing borrow pit.

|                               | Site Char  | racteristics                        |            | Contraction and the        | -              |
|-------------------------------|------------|-------------------------------------|------------|----------------------------|----------------|
| Present Zoning Classification | Light Indu | ustrial (I-1)                       |            |                            |                |
| Identifying Landmark          | Vacant     |                                     |            |                            |                |
| Urban Service Area            | In         | Flood Zone                          | X (Sha     | ded), AE, Bf               | e 10'          |
|                               | Area Cha   | racteristics                        |            |                            |                |
| Surrounding Zoning            | 0          | dustrial (I-1),<br>ral (A-1), Manuf |            | Industrial<br>ome Park (R- | (I-2),<br>MHP) |
| Surrounding Uses              | Industrial | , Commercial, R                     | esidential |                            |                |
| Supplementation of the second | Zoning     | History                             |            |                            |                |
| Original Zoning               | Light Indu | ustrial (I-1)                       | Date       | 1980                       |                |

Recent Zoning Requests in Immediate Area

In the past five years, there have been six zoning requests within the immediate area.

- In 2015, the Planning and Zoning Board granted a request by Tower Land Company, LLC, et al for zoning exception to allow a borrow pit (138 acres) in the 8200 Block of Gulf Highway. This is pertaining to the property in question.
- In 2015, the Planning and Zoning Board granted a request by Hypolite Coulee Properties, LLC for an exception to allow to borrow pit (122 acres) at the south end of Lake Street.
- In 2015, the Planning and Zoning Board granted a request by LRPC, LLC to amend stipulations on EX03-013-15 to allow expansion and extension of a borrow pit (65 acres) in the 1200 Block of West Lincoln Road.
- In 2016, the Planning and Zoning Board and the Police Jury granted a request by Prairie Land Company to rezone from Light Industrial (I-1) to Recreational Vehicle Park (R-RVP) to allow recreational vehicle park (196 spaces) at the south end of Lake Street.
- In 2017, the Planning and Zoning Board and the Police Jury granted a request by James Roy Duplichan, et ux to rezone from Agricultural (A-1) to Manufactured Home Park (R-MHP) to allow a manufactured home park (154 spaces) at 8511 Gulf Highway.
- In 2018, the Planning and Zoning Board and the Police Jury granted a request by Prairie Land Company to rezone from Agricultural (A-1) to Light Commercial (C-1) to allow commercial development (convenience store) at 8510 Gulf Highway.

#### Recommendation

Because the surrounding land uses are agricultural and industrial, the staff recommends that the request be **granted** with the following conditions:

- that the development must be in accordance with Section 26-122 (1) f. 4. of the Parish Code of Ordinances;
- that the approval is subject to conditions imposed by the Division of Engineering, including, but not limited to, hauling routes and bonding;
- that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; and
- that a letter of no objection from applicable Gravity Drainage District be provided prior to issuance of the development permit.

TOWER LAND COMPANY, L.L.C.

November 5, 2019

Re: Request for Extension of Permit No. 221724

To Whom It May Concern:

We are writing to request an extension for the referenced permit. Two of the companies that I manage, namely Tower Land Company, L.L.C. and William B. Lawton Family Limited Partnership, have substantial land holdings in Calcasieu Parish and have been fortunate enough to supply dirt for at least one of the mega-projects recently completed in our area. We are actively pursuing other contracts for supplying fill materials on similar projects, however, larger projects take substantial time in planning and development, and often, construction deadlines get delayed. The projects on the east side of the parish have not commenced construction and we are respectfully requesting an extension of Permit No. 221724 in order to be prepared to compete for supplying fill materials if, and when, any of these projects proceed.

I am copying the co-owner in this tract. Should you have any questions, please let us know.

Sincerely,

WnT

William T. Drost

WTD/rw

CC: Mr. Jack E. Lawton, Jr. Mr. Bart Yakupzack

641 WEST PRIEN LAKE ROAD, LAKE CHARLES, LOUISIANA 70601 • 337-480-3799 • FACSIMILE 337-480-2527

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| Date:                | 11/2/19 |  |  |  |  |
| By:                  | AB      |  |  |  |  |

Planning and Zoning Board Meeting - November 19, 2019, Page 35

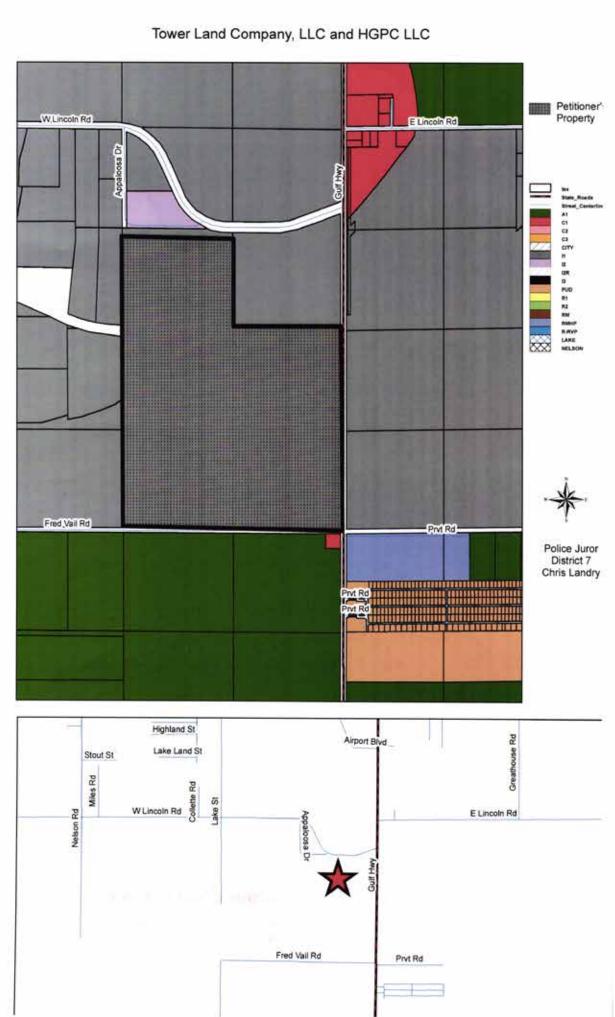
# Calcasieu Parish Police Jury

# Application for Borrow Pit or Pond

| Submit the following with this application   | an analysister officially docum                        | ents a benance she plan, and a  |
|--|--|---|
| copy of the dirt contractor's occupational li  | icense. Upon review, the Divisio                       | on of Engineering may require .   |
| road damage bond. If necessary, the bond   | d must be provided to the Divi                         | ision of Engineering before th  |
| application is considered complete. This w   | vill apply to all borrow pit applic                    | ation requests.   |
| Tayer Long (   |  |   |
| NGPE LLG   | e has not  |   |
| Name of Applicant: 10 Tom BA   | Mobile Pho   | ne: 802 3213  |
| Address: 713 Horley GL   | hC   |   |
| street   | city   | state, zip  |
| Name of Dirt Contractor:   | Mobile Pho   | ne:   |
| Address:   |  |   |
| street   | city   | state, zip  |
| Location of Excavation:Gul +liz  | hurry no ra  |   |
|  |  |   |
| Will site be fenced? No Yes If   | yes, fence type and height:                            |   |
|  |  | ccess? No Yes   |
| Will pit/pond be stocked? No   | Yes If yes, will public have a                         |   |
| Will pit/pond be stocked? No   | Yes If yes, will public have a                         |   |
| Will pit/pond be stocked? No<br>Will pit/pond be backfilled? No  | Yes If yes, will public have ac<br>Yes If yes, explain |   |
| Will pit/pond be stocked? No<br>Will pit/pond be backfilled? No<br>Size of Borrow Pit or Pond: Length: <u>7/- 238</u>  | Yes If yes, will public have as<br>Yes If yes, explain | 10 A Side Slope: 211 min  |
| Will pit/pond be stocked? No<br>Will pit/pond be backfilled? No<br>Size of Borrow Pit or Pond: Length: <u>7/- 238</u>  | Yes If yes, will public have as<br>Yes If yes, explain | 10 A Side Slope: 211 min  |
| Will pit/pond be stocked? No<br>Will pit/pond be backfilled? No<br>Size of Borrow Pit or Pond: Length: <u>7/-</u> 238<br>Will material be removed from the site?   | Yes If yes, will public have as<br>Yes If yes, explain | 10 A Side Slope: <u>211 min</u><br>on must be filled out completely:  |
| Will pit/pond be stocked? No<br>Will pit/pond be backfilled? No<br>Size of Borrow Pit or Pond: Length: <u>7/- 238</u><br>Will material be removed from the site?<br>What percentage of dirt will be removed from t   | Yes If yes, will public have as<br>Yes If yes, explain | 10 A Side Slope: <u>2:1 min</u><br>on must be filled out completely:<br>pic yards: <u>S She mail a h</u>  |
| Will pit/pond be stocked? No<br>Will pit/pond be backfilled? No<br>Size of Borrow Pit or Pond: Length: <u>7/- 238</u><br>Will material be removed from the site?<br>What percentage of dirt will be removed from s<br>(Cubic yards = [Leng   | Yes If yes, will public have as<br>Yes If yes, explain | 10  A Side Slope: <u>211 min</u><br>on must be filled out completely:<br>pic yards: <u>S 3 le mail 4 le</u><br>ct)] + 27)   |
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| List setbacks (minimum 50 feet from property lines): | 50  | sides 50 | rear_SD | front |
|--|-----|----------|---------|-------|
| Location of nearest operating pit: r \iA             |     |          |         | -5450 |
| Length of access road and type of road surface:      | ALC |          |         |       |

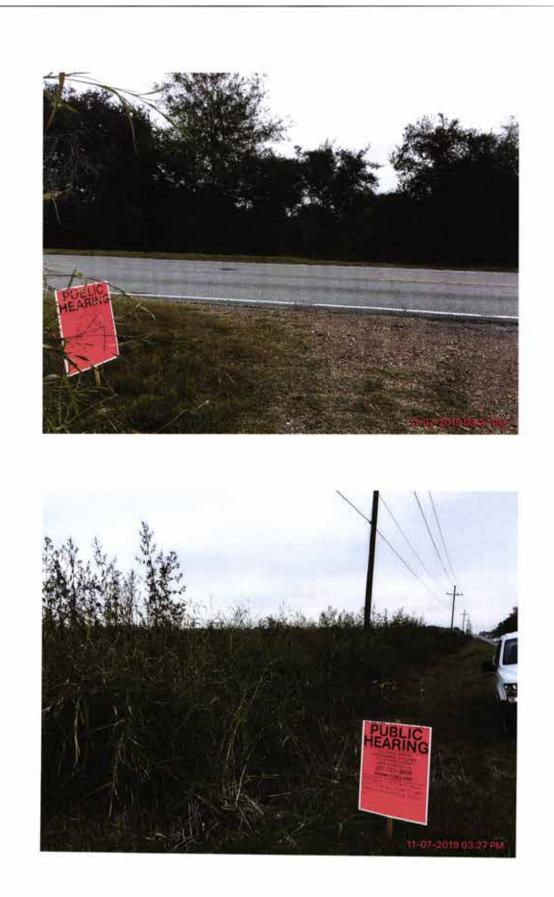




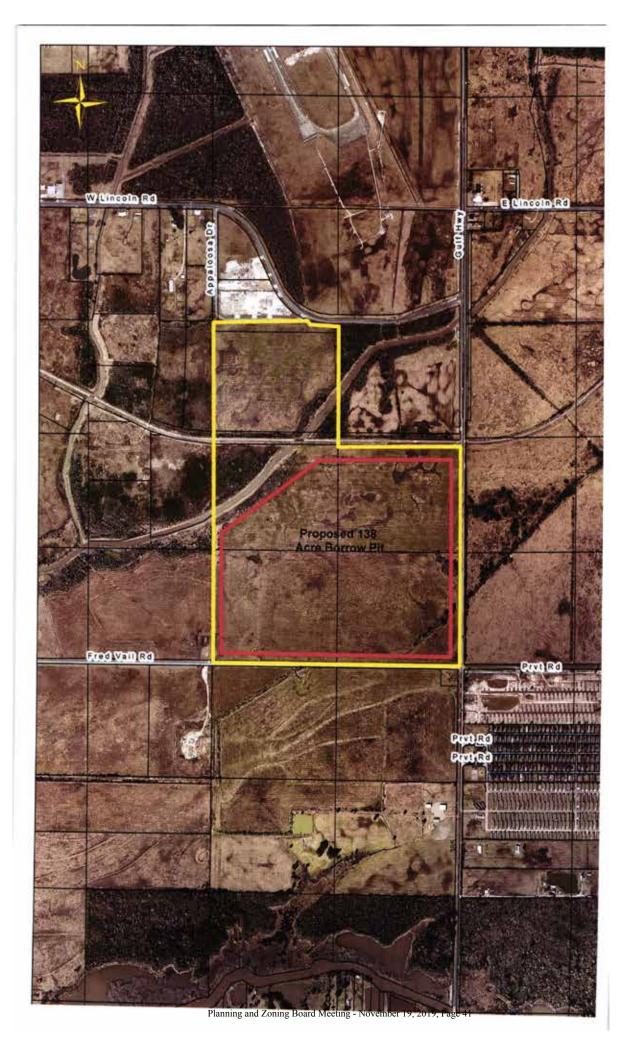
Planning and Zoning Board Meeting - November 19, 2019, Page 38



EX-0919-0059



# EX-0919-0059



## PARISH PLANNING AND ZONING BOARD MEETING

## **AGENDA ITEM:**

Take appropriate action on **EX-1019-0062**; a request by **John Leggett** for an exception to allow residential development (modular home) at 1157 Currie Drive in Ward Four. (District 12, Mr. Bares)

## **ADDITIONAL INFORMATION:**

Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the following conditions: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; 2) that the modular home is certified by a third party inspector registered with the Louisiana Code Council; and 3) that the modular home meets the International Residential Code (IRC), prior to obtaining a development permit.

#### **ATTACHMENTS:**

#### Description

D Packet - John Leggett

Type Cover Memo

## CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE APPLICATION FOR ZONING CHANGES / AMENDMENTS VARIANCES OR EXCEPTIONS



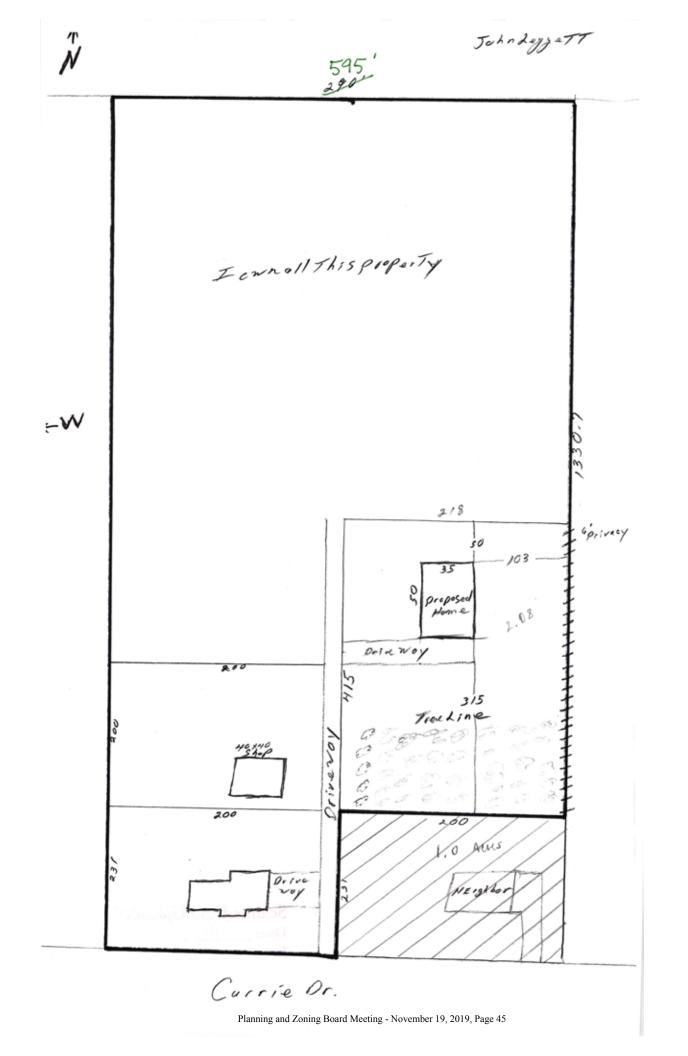
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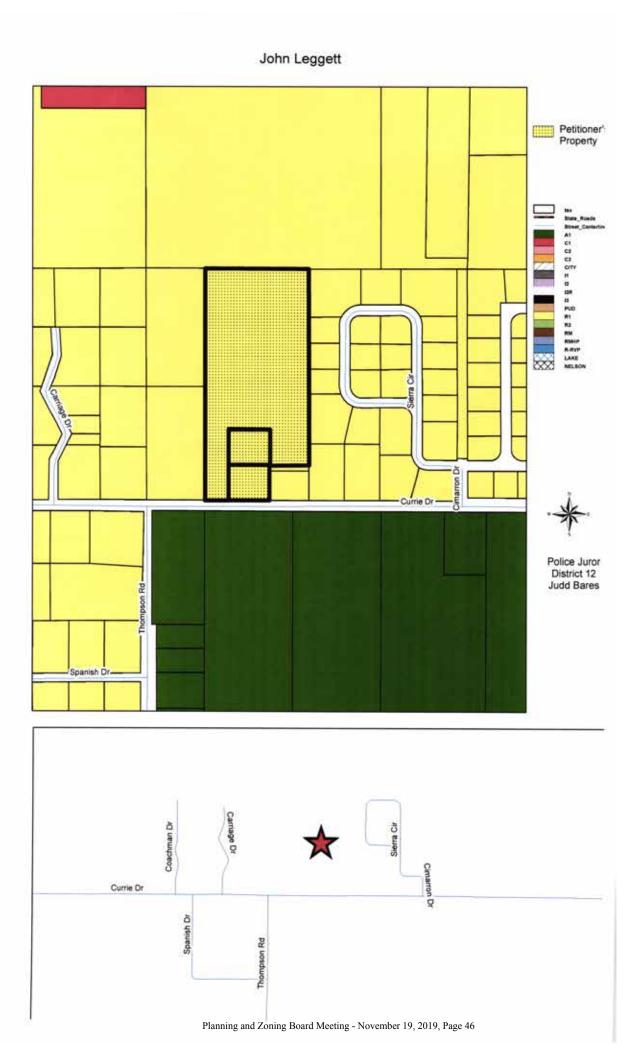
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| PHONE   | NUMBER: (Hor   | ne)  |  |   |  |  |  |   |  |                                  |
| (Work)  |  | (Cell)   | 337-794-   | 9901  | Email  | : johngolfe  | r50@gm   | ail.com   |  |                                  |
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| and the fail of the light sector | and the states | Applicatio      | n Sumr    |             |                 |                       |
|----------------------------------|----------------|-----------------|-----------|-------------|-----------------|-----------------------|
| Applicant                        | John L         | eggett          |           |             | ıbmittal<br>ate | 10/15/19              |
| Case Number                      | EX-101         | 9-0062          |           | Si          | te Area         | 17.16 Acres           |
| Location                         | 1157 C         | urrie Drive     | Po        | lice Jury   | District        | 12- Judd Bares        |
| P&Z Meeting Date                 | Noven          | nber 19, 2019   | PJ Mee    | ting Date   | N/A             |                       |
|                                  |                | Requ            | aest(s)   |             |                 |                       |
|                                  |                | Site Char       | ractorist | ice         |                 |                       |
| Present Zoning<br>Classification |                | Single Family   |           |             |                 |                       |
| Identifying Landma               | rk             | House and ac    | cessory b | ouilding    |                 |                       |
| Urban Service Area               |                | In              | Flood 2   | Zone        | X               |                       |
|                                  |                | Area Cha        | racteris  | tics        |                 | and the second second |
| Surrounding Zoning               | ç.             | Single Family   | Residen   | tial (R-1), | Agricultu       | ral (A-1)             |
| Surrounding Uses                 |                | Residential     |           |             | 0               | 1                     |
|                                  |                | Zoning          | Histor    | v           |                 |                       |
| Original Zoning                  |                | Single Family   | Residen   | tial (R-1)  | Date            | 1982                  |
| Recent Zoning Requ               | ests in I      | mmediate Area   | a         |             |                 |                       |
|                                  |                | ave been no zor |           | ests withi  | n the imr       | nediate area.         |
| in the past five years,          |                |                 |           |             |                 |                       |
| in the past live years,          |                |                 |           |             |                 |                       |

Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the following conditions:

- that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development;
- that the modular home is certified by a third party inspector registered with the Louisiana Code Council; and
- that the modular home meets the International Residential Code (IRC), prior to obtaining a development permit.







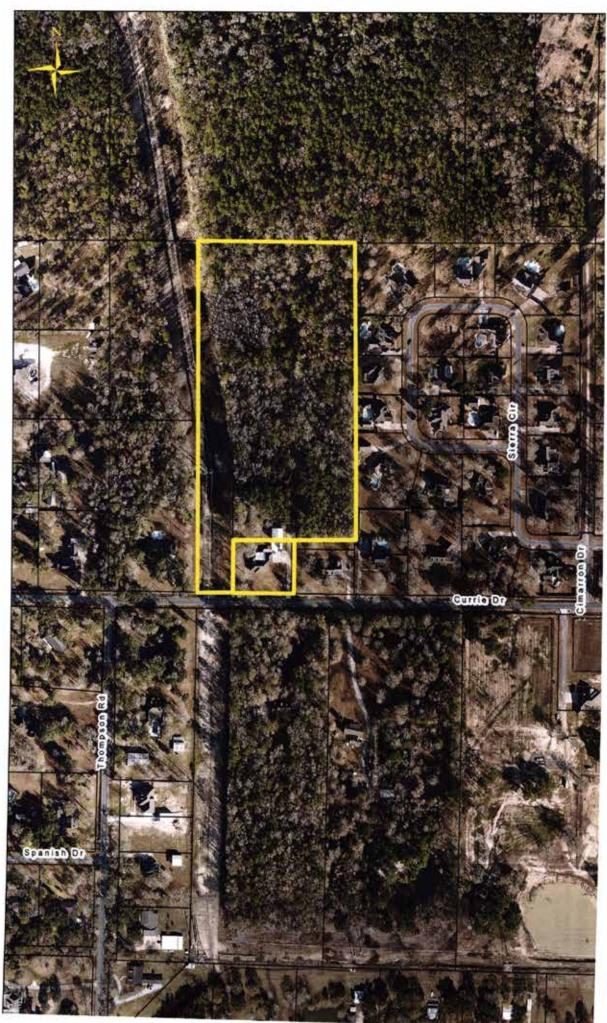


# EX-1019-0062

Planning and Zoning Board Meeting - November 19, 2019, Page 47



EX-1019-0062



Planning and Zoning Board Meeting - November 19, 2019, Page

## PARISH PLANNING AND ZONING BOARD MEETING

#### **AGENDA ITEM:**

Take appropriate action on **RZ-1019-0148**; a request by **Jonathan LaRocca** to rezone from Agricultural (A-1) to General Commercial (C-2) to allow commercial development in the 5000 Block of Highway 3059 in Ward Three. (District 2, Mr. Collins)

#### **ADDITIONAL INFORMATION:**

Because the proposed zoning is consistent with the character of the area, the staff recommends that the request be **granted** with the following conditions: 1) that, unless modifications are required due to technical or engineering considerations and approved by the Director, all uses and improvements must be pursuant to and in strict accordance with all applicable federal, state, and local laws, statues, ordinances, codes, resolutions, rules, and regulations; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances prior to final electrical approval on that specific development; and 4) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering.

#### **ATTACHMENTS:**

|   | Description                        | Туре       |
|---|------------------------------------|------------|
| D | Packet (1 of 2) - Jonathan LaRocca | Cover Memo |
| 1 | Packet (2 of 2) - Jonathan LaRocca | Cover Memo |

## CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE APPLICATION FOR ZONING CHANGES / AMENDMENTS VARIANCES OR EXCEPTIONS



| CAS      | E NUMBER                  | RZ-1019-0148                                      | D               | ATE RECEI     | VED       | 10/8/19        |                 | 222     | \$200.00   |             |
|----------|---------------------------|---|-----------------|---------------|-----------|----------------|-----------------|---------|------------|-------------|
|          |                           |   |                 |               |           |                |                 | "BD_    | \$200.00   |             |
|          |                           |   | APPLIC          | ANT INFO      | RMAT      | ION            |                 |         |            |             |
| NAM      | E:Jonatha                 | an LaRocca  |                 |               |           |                |                 |         |            |             |
| ADD      |                           | nterprise Boulevard                               | 1               |               |           |                |                 |         |            |             |
|          | Lake C                    | harles, LA 70601                                  |                 |               |           |                |                 |         |            |             |
| PHON     | NE NUMBER: (              | Home)   |                 |               |           |                |                 | _       |            |             |
|          |                           | (Cell) 3  | 37-532-6464     |               | Email:    | rockbrollie    | @yahoo.c        | om      |            |             |
|          |                           |   |                 |               |           |                | ,               |         |            |             |
|          |                           |   | PROPE           | RTY INFO      | MATL      | ON             |                 |         |            |             |
|          |                           |   |                 |               |           |                |                 |         |            |             |
| LOCA     | TION:                     | 0 Block of Highway                                | 3059            | AMOU          | NT OF L   | AND: 541.8     | 9' <b>x</b> 706 | .85' :  | 8.7        | acres       |
| IDEN     | TIFYING LANDI             | MARK: Vacant                                      |                 |               |           |                |                 | _       |            |             |
| DBES     | ENT ZONING C              | LASSIFICATION: A                                  | ricultural (A   | 1)            |           |                |                 | _       |            |             |
|          | RO. PLANNING C            |   |                 | -             |           |                |                 |         |            |             |
|          | O. FLANNING               | BOONDART  |                 | v             |           |                |                 |         |            |             |
| N REZO   | NING                      |   |                 |               |           |                |                 | EPTIO   | IN         |             |
|          | NG VARIANC                | E   | ZONING R        | EQUEST IN     | FORM      | IATION         | SUBI            | DIVIS   | ION VAR    | ANCE        |
|          |                           |   |                 |               |           |                |                 | ISION   | RATIVE     | PEVIEW      |
| ZONI     | NG CHANGE:                | FROM Agricultura                                  |                 |               |           |                | - 1101          |         | KATIVE .   |             |
| DITED    | OSE OF REOL               | TO <u>General Co</u><br>JEST: To allow co         | mmercial (C     | -2)           |           |                |                 |         |            | _           |
| FUR      | OSE OF REQU               | 10 anow co  | minercial de    | velopment.    |           |                |                 |         |            |             |
|          |                           |   |                 |               |           |                |                 |         |            | _           |
|          |                           |   |                 |               |           |                |                 |         |            |             |
|          |                           |   |                 |               |           |                |                 |         |            | _           |
| I DO FI  | ULLY UNDERSTAN            | ID THAT NO PETITION FOR                           | R A CHANGE IN T | HE CLASSIFICA | TION OF   | PROPERTY SHA   |                 |         |            |             |
| SIGNE    | D AND ACKNOWL             | EDGED BY THE OWNERS                               | OF AUTHORIZED   | AGENTS OF N   | OT LESS T | HAN FIFTY (50) | PERCENT O       | E THE A | REA OF LAN | ID FOR      |
| IN DIV   | ISION, ALL CO-OV          | LASSIFICATION IS REQUES<br>WNERS MUST SIGN THE PE | ETITION FOR THA | T LOT TO BE I | NCLUDED   | IN THE (50) PE | RCENT AREA      | E AFORI | ESAID AREA | IS OWNED    |
| PARISH   | ZONING ORDIN              | ANCE, NUMBER 1927, AS                             | AMENDED AND     | REENACTED B   | ORDINA    | NCE 3940, AS A | MENDED.         |         | 500, 75 31 | ALED IN THE |
| FURTH    | ER, I DO CERTIFY          | THAT THE PROPERTY FOR                             | WHICH THE ABO   | OVE REQUEST   | IS BEING  | MADE DOES NO   |                 | VREST   |            | .           |
| COVEN    | ANTS THAT WOU             | JLD BE IN CONFLICT WITH                           | SAID REQUEST.   |               |           |                |                 | in near | NICTIONS O | °           |
| FURTH    | ERMORE, I, THE            | APPLICANT AGREE TO DIS                            | POSE OF THE ZO  | NING SIGN(S)  | PLACED    | N MY PROPERT   | TY AFTER TH     | FPURI   | C HEARING  |             |
| APPL     | CANT SIGNAT               | URE X Dehalla                                     | in WALME        | Liloc         | ch.       |                |                 | DATE    | C HEARING  | · .         |
|          |                           | /*  |                 |               |           |                |                 |         |            |             |
|          |                           | REVIEW  | INFORMATIO      | N (FOR STA    | FF INFO   | RMATION O      | NLY)            |         |            |             |
| 1a.      | IS SITE LOCA              | TED WITHIN AN ACTIVI                              | E PARISH WATE   | R DISTRICT?   |           |                |                 | VEC     | NO         | N/A         |
| b.       | IF NOT, ARE               | PRESENT FACILITIES AD                             | DEQUATE FOR F   | UTURE USE?    |           |                |                 | YES     | NO         | N/A<br>N/A  |
| 2a.      | HAS THE ME<br>PARISH HEAI | THOD OF SEWAGE DIS                                | POSAL BEEN AP   | PROVED BY     | THE CAL   | CASIEU         |                 |         | _          | -           |
| b.       | WHAT TYPE                 | OF SEWAGE DISPOSAL                                | SYSTEM WILL B   | E USED? OX    |           | N POND         |                 | YES     | NO         | N/A         |
|          | SEPTIC TANK               | MUNICIPAL SEW                                     | AGE DISTRICT    | MECH          | ANICAL    | PLANT          |                 |         |            |             |
| 3.       | ARE THE EXIS              | STING NATURAL & / OF                              | MAN-MADE D      | RAINAGE EA    |           |                |                 |         |            |             |
|          | EXPECTED SU               | JRFACE WATER RUN -C                               | DFF7            |               |           |                |                 | YES     | NO         | N/A         |
| 4.       | WILL THE PR               | OPOSED USE BE A NUI                               | SANCE TO THE    | SURROUNDI     | NG AREA   | BECAUSE OF     |                 | -       | _          | INC         |
| 5.       | IS THE CAPA               | ATIONS, UNSIGHTLY A<br>CITY OF THE ROAD AND       | REAS OR OTHE    | ARKING FAC    | NTED EL   | EMENTS?        |                 | YES     | NO         | N/A         |
|          |                           | THE PROPOSED DEVEL                                |                 |               | LINES A   | DEQUATE        |                 | YES     | NO         | N/A         |
| 6.<br>7. |                           | CATION BE SERVED BY                               |                 |               |           |                |                 | YES     |            | N/A         |
| 7.       |                           | POSED DEVELOPMEN<br>A AESTHETICS OF THE A         |                 |               | LY EFFE   | CT THE         |                 | VEC     |            |             |
| 8.       | IS PROPERTY               | WITHIN A DESIGNATE                                | D FLOOD HAZA    | RD AREA?      |           |                |                 | YES     | NO         | N/A<br>N/A  |
|          | FLOOD ZONE                | CLASSIFICATION                                    | AE              | _BFE1         | <u>,</u>  | FT.            |                 | 0       | _          |             |
| STAFF    | RECOMMEN                  | DATION: Staff recom                               | mends the re    | equest be g   | ranted.   | See applica    | tion sum        | mary    | for condi  | tions.      |
|          |                           |   | and the fit     | 1             |           | - Price        |                 | , ,     |            |             |
|          |                           |   |                 |               |           |                |                 |         |            |             |

|  |                   | Application                        | Summary       |                |       |                  |  |
|--|-------------------|------------------------------------|---------------|----------------|-------|------------------|--|
| Applicant  | Jonatha           | n LaRocca                          |               | Submit<br>Date | tal   | 10/8/19          |  |
| Case Number  | RZ-101            | 9-0148                             |               |                |       | 8.7 Acres        |  |
| Location   | 5000 Block of Hwy |                                    |               | District       | Г     | Calvin Collins   |  |
| P&Z Meeting Date   |                   | ber 19, 2019                       | PJ Meeting D  | ate No         | vem   | ber 21, 2019     |  |
|  |                   | Reque                              | . 0           |                |       |                  |  |
| To allow commercial  | develop           | ment.                              |               |                |       |                  |  |
| States and the Party of the Par |                   | Site Chara                         | cteristics    |                |       |                  |  |
| Present Zoning<br>Classification   |                   | Agricultural (A                    |               |                |       |                  |  |
| Identifying Landma   | rk                | Vacant                             |               |                |       |                  |  |
| Urban Service Area   |                   | Out                                | Flood Zone    | AE,            | Bfe   | 13′              |  |
|  |                   | Area Chara                         | acteristics   |                |       |                  |  |
| Surrounding Zoning   | 5                 | Agricultural (<br>Industrial (I-1) | A-1), Genera  | l Comn         | nerci | ial (C-2), Lig   |  |
| Surrounding Uses   |                   | Residential                        |               |                |       |                  |  |
|  |                   | Zoning                             | History       |                |       |                  |  |
| Original Zoning  |                   | Agricultural (A                    | 2             | Date           | ,     | 1980             |  |
| Recent Zoning Requ   | acto in In        |                                    | -1)           | Date           | -     | 1700             |  |
| shop and stora   |                   | ial (C-2) to allo                  | w light indus | trial deve     | elop  | ment (contract   |  |
|  |                   | Recomme                            | endation      |                |       |                  |  |
|  |                   |                                    |               |                |       | ne area, the sta |  |
| <ul> <li>Because the proposed zoning is consistent with the character of the area, the starecommends that the request be granted with the following conditions:</li> <li>1) that, unless modifications are required due to technical or engineerir considerations and approved by the Director, all uses and improvements must be pursuant to and in strict accordance with all applicable federal, state, and loc laws, statues, ordinances, codes, resolutions, rules, and regulations;</li> <li>2) that all exterior lighting must be oriented inward toward the development of structures to minimize intrusion onto surrounding properties;</li> <li>3) that screening must be provided in accordance with Sec. 26-50 of the Parish Coc of Ordinances prior to final electrical approval on that specific development; and</li> <li>4) that a Runoff Management Plan (RMP) will be required unless appropriate waive is granted by the Division of Engineering.</li> </ul>  |                   |                                    |               |                |       |                  |  |
|  |                   | 0                                  |               |                |       |                  |  |

## Letter of Intent

To offer for sale future commercial development of lot 6, 8.747 acres, site can be used for different types of business, such as, truck stop, heavy industrial truck sales, ministorage, building materials, dollar store, bail bonds, restaurant, glass and mirror business, mechanic shop, car wash, convenience store, strip mall, urgent care or a bank.



Dollar General Store, 2319 Country Club Rd., Lake Charles, LA (10/06/2019)



Dollar General Store, 2615 Broad St., Lake Charles, LA (10/06/2019)



Allied Glass & Mirror, 1505 Hodges St., Lake Charles, LA (10/06/2019)



Precision Tune Auto Care, 3224 Ryan St., Lake Charles, LA (10/06/2019)

st



CubeSmart Self Storage, 3100 Country Club Rd., Lake Charles, LA (10/06/2019)



Doug Ashy Building Materials, 1910 E. McNeese St., Lake Charles, LA (10/06/2019)



Jailbusters Bail Bonds, 5345 E. Broad St., Lake Charles, LA (10/06/2019)



Fuselier's Ball Bonds, 5419 E. Broad St., Lake Charles, LA (10/06/2019)



Circle K Convenience Store, 5721 Nelson Rd., Lake Charles, LA (10/06/2019)



Airport Corner Store, 6878 Lake St., Lake Charles, LA (10/06/2019)



Don's Car Wash, 3700 Ryan St., Lake Charles, LA (10/06/2019)



Don's Express Car Wash, 4050 Nelson Rd., Lake Charles, LA (10/06/2019)



Novus Glass, 4419 Lake St., Lake Charles, LA (10/06/2019)



Cash Magic Truck Stop, 108 Hwy. 397, Lake Charles, LA (10/07/2019)



Martin Truck Center, 2948 Hwy. 90, Lake Charles, LA (10/07/2019)



El Paso Mexican Restaurant, 2638 Derek Dr., Lake Charles, LA (10/06/2019)



McDonald's, 2602 Broad St., Lake Charles, LA (10/06/2019)



Strip Mall, 1905 Country Club Rd., Lake Charles, LA (10/06/2019)



Strip Mall, 943 E. McNeese St., Lake Charles, LA (10/06/2019)





Lake Charles Urgent Care, 1905 Country Club Rd., Lake Charles, LA (10/06/2019)



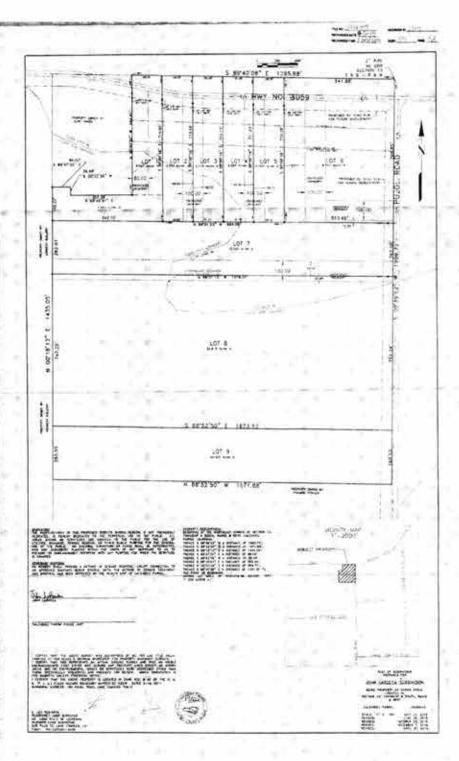
Urgent Care, 2400 Ryan St., Lake Charles, LA (10/06/2019)



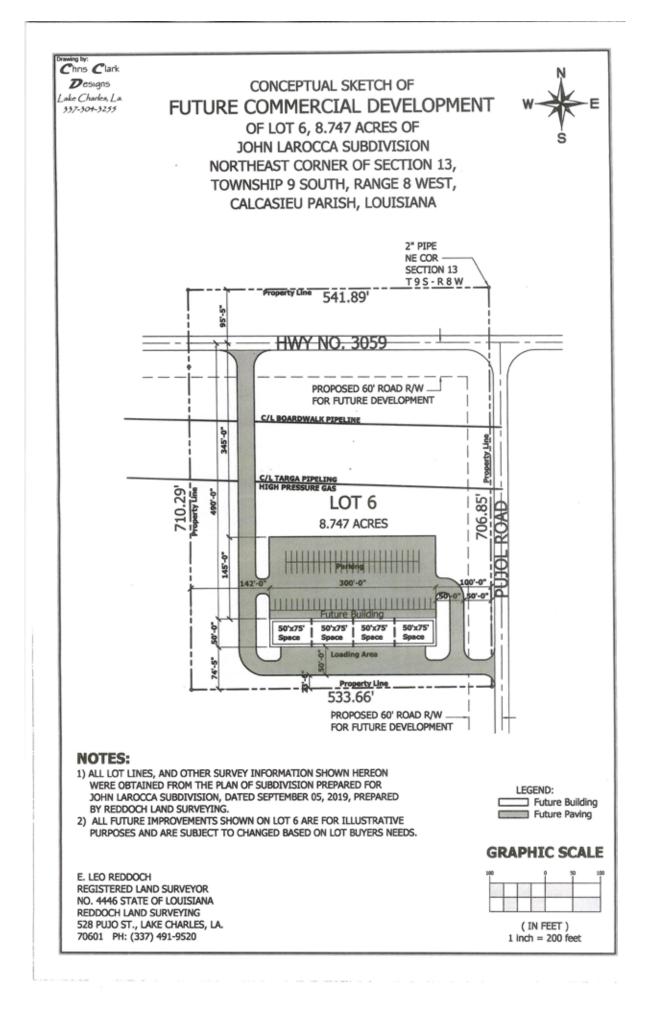
Jeff Davis Bank, 4904 Big Lake Rd., Lake Charles, LA (10/06/2019)



Hancock Whitney Bank, 1901 Country Club Rd., Lake Charles, LA (10/06/2019)







Jonathan LaRocca



Planning and Zoning Board Meeting - November 19, 2019, Page 67

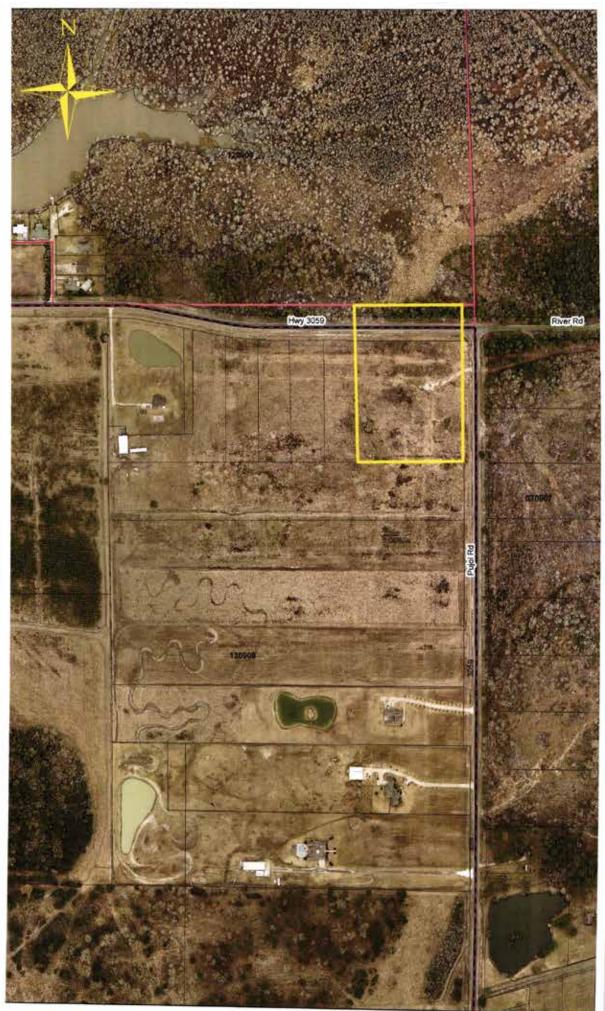
Jonathan LaRocca











Planning and Zoning Board Meeting - November 19, 2019, Page 71

## PARISH PLANNING AND ZONING BOARD MEETING

### **AGENDA ITEM:**

Take appropriate action on **RZ-1019-0149**; a request by **TKN Properties, LLC** to amend Ordinance #6334 (RZ01-006-14) stipulation 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director of Planning and Development, or designee may authorize adjustments to site plan in light of technical or engineering considerations discovered during development; to allow a revised site plan at 1665 Marlin Road in Ward One. (District 1, Mr. Senegal)

#### **ADDITIONAL INFORMATION:**

Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the condition that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development.

## **ATTACHMENTS:**

Description

D Packet - TKN Properties, LLC

Туре

Cover Memo

## CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE APPLICATION FOR ZONING CHANGES / AMENDMENTS VARIANCES OR EXCEPTIONS



|   |  | DA1  | E RECEIVED  | 10/8/19   | FEE  | \$200.00  |   |
|---|--|--|---|---|--|---|---|
|   |  |  |   |   |  |   |   |
|   |  | APPLICA  | NT INFORMAT   | ION   |  |   |   |
| NAME: TKN P   |  |  | c/o T   | an Norwood  |  |   |   |
| ADDRESS: 885 Be   | eau Avenue   |  |   |   |  |   |   |
| Lake (  | Charles, LA 7061   | 1  |   |   |  | -   |   |
| PHONE NUMBER:   | (Home)   |  |   |   |  |   |   |
| (Work)  |  | 337-794-2854   |   |   |  |   |   |
| (WOIK/  | 100  | 557-794-2054   |   |   |  |   |   |
|   |  | PROPERT  | TY INFORMATI  | ON  |  |   |   |
| LOCATION: 166   | 5 Marlin Road  |  | AMOUNT OF I   | AND: 210.5  | × 235' -   | 1 1 3   |   |
| IDENTIFYING LAND  | MARK: Vacant   |  |   |   | A 200  | 1.1.5   | acres   |
|   |  |  |   |   |  |   |   |
| PRESENT ZONING  | CLASSIFICATION   | Multi-Family Resi  | dential (R-2)   |   |  |   |   |
| METRO. PLANNING   |  | (IN) OUT   |   |   |  |   |   |
|   | BOONDAN  | 001  |   |   |  |   |   |
| REZONING  |  |  |   |   | EXCEPTIO   | N   |   |
| ZONING VARIANO  | CE   | ZONING REC   | QUEST INFORM  | IATION  | SUBDIVISI  | ON VAR  | IANCE   |
| EXTENSION   |  |  |   |   | REVISION   |   |   |
| ZONING CHANGE   | FROM   |  |   |   | ADMINIST   | RATIVE  | REVIEW  |
|   | то   |  |   |   |  |   |   |
| PURPOSE OF REQ  | UEST: To amer  | nd Ordinance #633-   | 4 (RZ01-006-14  | ) stipulation 1   | ) that the dev   | elopme  | nt  |
|   |  | n the Division of Pl   |   |   |  |   |   |
| Director of Plann   | ning and Develo  | pment, or designee   | may authorize   | adjustments t   | o site plan in   | light   |   |
| of technical or en  | ngineering consi   | derations discovered   | ed during develo  | opment; to all  | ow a revised s   | ite plan.   |   |
|   |  |  |   |   |  |   |   |
| WHICH A CHANGE OF C   | CLASSIFICATION IS RE<br>WNERS MUST SIGN T  | QUESTED PROVIDED HO  | ENTS OF NOT LESS T<br>WEVER, THAT WHEN  | RE ANY LOT LOCAT  | ERCENT OF THE A<br>ED IN THE AFORE   | REA OF LA   | ND FOR  |
| WHICH A CHANGE OF (<br>IN DIVISION, ALL CO-O<br>PARISH ZONING ORDIN   | CLASSIFICATION IS RE<br>WNERS MUST SIGN TI<br>IANCE, NUMBER 1927   | QUESTED PROVIDED HO<br>QUESTED PROVIDED HO<br>HE PETITION FOR THAT L<br>7, AS AMENDED AND REE<br>Y FOR WHICH THE ABOVI   | ENTS OF NOT LESS<br>WEVER, THAT WHEN<br>OT TO BE INCLUDED<br>ENACTED BY ORDIN/  | THAN FIFTY (50) PE<br>RE ANY LOT LOCAT<br>D IN THE (50) PERC<br>NNCE 3940, AS AM  | ERCENT OF THE A<br>ED IN THE AFORE<br>ENT AREA PROVIS<br>ENDED.  | REA OF LA<br>SAID AREA<br>SION, AS S  | ND FOR<br>IS OWNED<br>FATED IN THE  |
| WHICH A CHANGE OF (<br>IN DIVISION, ALL CO-O'<br>PARISH ZONING ORDIN<br>FURTHER, I DO CERTIFI<br>COVENANTS THAT WO  | CLASSIFICATION IS RE<br>WNERS MUST SIGN TI<br>IANCE, NUMBER 1927<br>THAT THE PROPERT<br>ULD BE IN CONFLICT   | UES OF AUTHORIZED AG<br>QUESTED PROVIDED HO<br>HE PETITION FOR THAT L<br>7, AS AMENDED AND REI<br>Y FOR WHICH THE ABOVI<br>WITH SAID REQUEST.  | ENTS OF NOT LESS T<br>WEVER, THAT WHEN<br>OT TO BE INCLUDED<br>ENACTED BY ORDIN/<br>E REQUEST IS BEING  | THAN FIFTY (50) PI<br>RE ANY LOT LOCAT<br>D IN THE (50) PERC<br>NICE 3940, AS AM<br>MADE DOES NOT   | ERCENT OF THE A<br>ED IN THE AFORE<br>ENT AREA PROVIS<br>ENDED.<br>HOLD ANY RESTR  | REA OF LA<br>SAID AREA<br>SION, AS ST   | ND FOR<br>IS OWNED<br>FATED IN THE  |
| WHICH A CHANGE OF (<br>IN DIVISION, ALL CO-O'<br>PARISH ZONING ORDIN<br>FURTHER, I DO CERTIFI<br>COVENANTS THAT WO<br>FURTHERMORE, I, THE   | CLASSIFICATION IS RE<br>WINERS MUST SIGN TI<br>IANCE, NUMBER 1923<br>THAT THE PROPERT<br>ULD BE IN CONFLICT  | QUESTED PROVIDED HO<br>QUESTED PROVIDED HO<br>HE PETITION FOR THAT L<br>7, AS AMENDED AND REE<br>Y FOR WHICH THE ABOVI   | ENTS OF NOT LESS T<br>WEVER, THAT WHEN<br>OT TO BE INCLUDED<br>ENACTED BY ORDIN/<br>E REQUEST IS BEING  | THAN FIFTY (50) PI<br>RE ANY LOT LOCAT<br>D IN THE (50) PERC<br>NICE 3940, AS AM<br>MADE DOES NOT   | RCENT OF THE A<br>ED IN THE AFORE<br>ENT AREA PROVI<br>ENDED.<br>HOLD ANY RESTR<br>AFTER THE PUBLI                                       | REA OF LA<br>SAID AREA<br>SION, AS ST<br>UCTIONS O                                | ND FOR<br>IS OWNED<br>FATED IN THE  |
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| Application Summary  |                     |                   |         |         |                              |  |  |  |
|--|---------------------|-------------------|---------|---------|------------------------------|--|--|--|
| Applicant  | TKN Properties, LLC | Submittal<br>Date |         | 10/8/19 |                              |  |  |  |
| Case Number  | RZ-1019-0149        |                   | Site Ar | ea      | 1.13 Acres                   |  |  |  |
| Location   | 1665 Marlin Road    | Police Jury D     | istrict | 1-      | Mark Senegal, Jr.            |  |  |  |
| P&Z Meeting Date November 19, 2019 PJ Meeting Date November 21, 2019 |                     |                   |         |         |                              |  |  |  |
|  | Requ                | est(s)            |         |         | and the second states of the |  |  |  |

To amend Ordinance #6334 (RZ01-006-14) stipulation 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director of Planning and Development, or designee may authorize adjustments to site plan in light of technical or engineering considerations discovered during development; to allow a revised site plan.

|                                    | Site C    | haracteristics                               |                  | and had been and         |
|------------------------------------|-----------|--|------------------|--------------------------|
| Present Zoning<br>Classification   | Multi-Fan | nily Residential (R-                         | 2)               |                          |
| Identifying Landmark               | Vacant    |  |                  |                          |
| Urban Service Area                 | In        | Flood Zone                                   | X                |                          |
| and the state of the second second | Area C    | haracteristics                               | And the second   | and the second of        |
| Surrounding Zoning                 |           | mily Residential (I<br>nily Residential (R-) |                  | Residential (R-2),       |
| Surrounding Uses                   |           | al, Church, Comme                            |                  |                          |
| and the second second              | Zon       | ing History                                  | fill and a state | White part and the party |
| Original Zoning                    | Mixed Re  | sidential (R-2)                              | Date             | 1982                     |
| Percent Zoning Percente :          | . T       |  |                  |                          |

**Recent Zoning Requests in Immediate Area** 

In the past five years, there has been one zoning request within the immediate area.

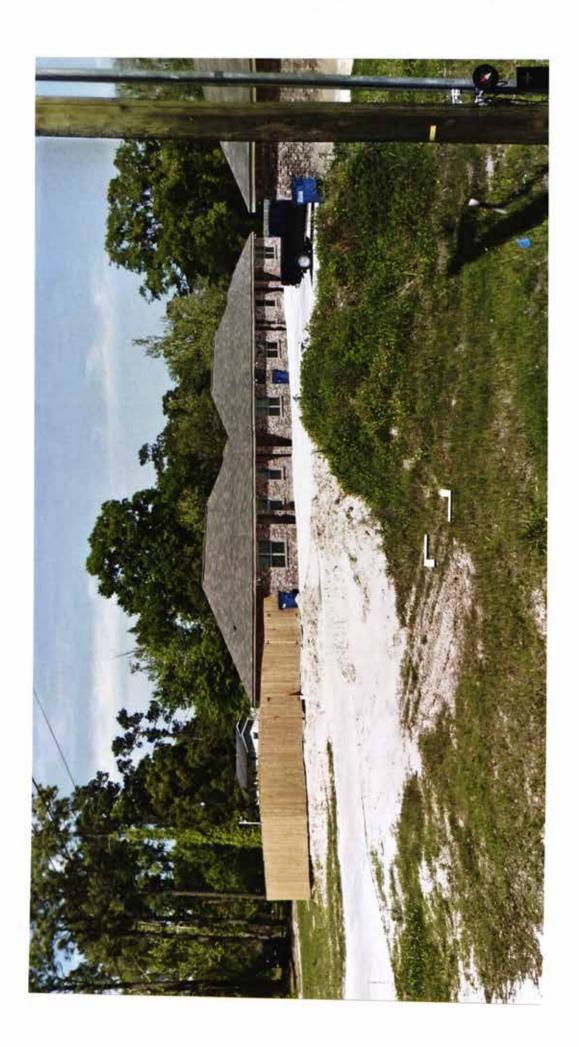
 In 2016, the Planning and Zoning Board granted a request by Ricky LeBlanc for an exception to allow residential development (13 units) at 643 North Perkins Ferry Road.

#### Recommendation

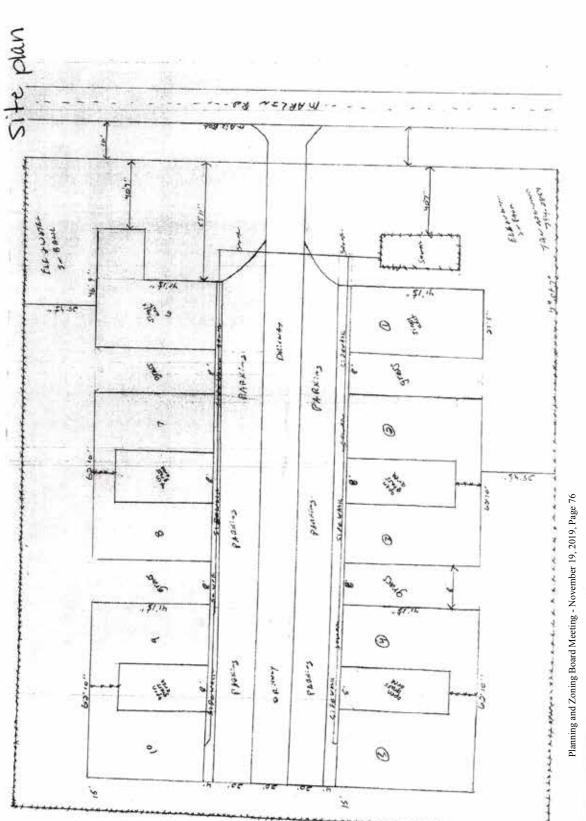
Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the condition that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development.

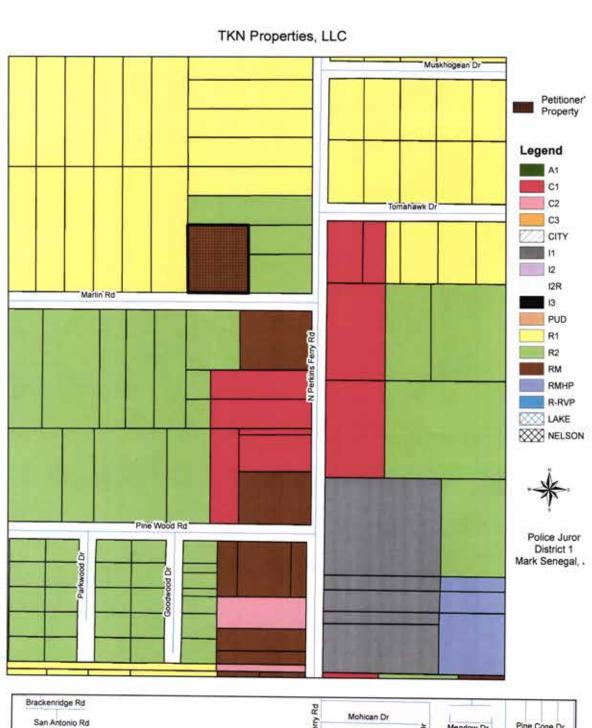
## Additional Information

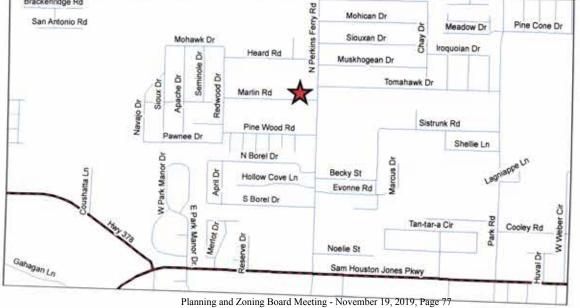
- In 2014, the Police Jury granted a request by High Definition Properties, LLC to rezone from Mixed Residential (R-2) to Multi-Family Residential (R-M) to allow multi-family residential development (4 duplexes) on Marlin Road. This is pertaining to the property in question.
- In 1993, the Police Jury granted a request by Sadie and Zoan Marie Duplechin to rezone from Light Commercial (C-1) to Mixed Residential (R-2) to allow a manufactured home on N Perkins Ferry Road. This is pertaining to the property in question.

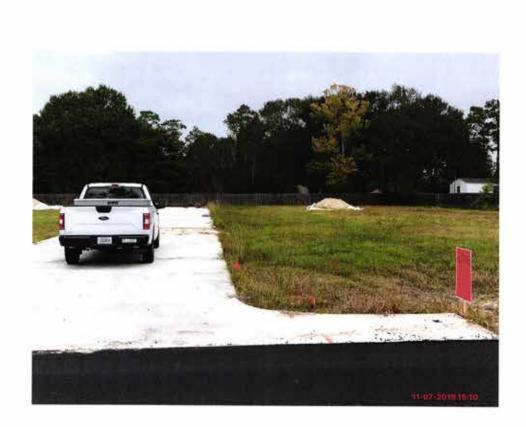


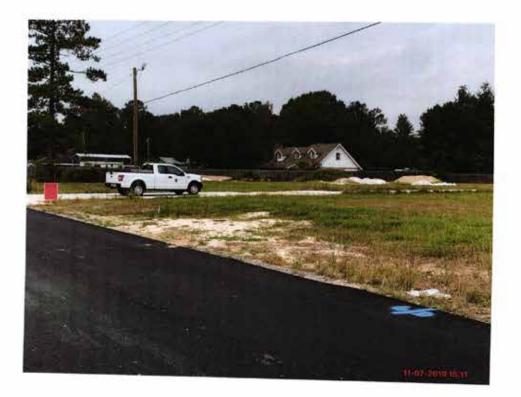
# Revised Site Plan

















Planning and Zoning Board Meeting - November 19, 2019, Page 81