

# PARISH PLANNING AND ZONING BOARD MEETING

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

# PARISH PLANNING AND ZONING BOARD MEETING

## 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	Type
☐ Packet - SEC Holdings, LLC	Cover Memo



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



CASE NUMBER VAR-0919-0103 DATE RECEIVED 9/9/19 FEE \$200.00

**APPLICANT INFORMATION**

NAME: SEC Holdings, LLC Basone Development Solutions, LLC  
 ADDRESS: 2140 Kirkman Street c/o Robin Basone  
Lake Charles, LA 70601 1010 Lakelyn Drive  
 PHONE NUMBER: (Home) \_\_\_\_\_ Lake Charles, LA 70605  
 (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_ (Cell) 337-764-0389  
 Email: robin@basonesolutions.com

**PROPERTY INFORMATION**

LOCATION: 1300 Block of Georgia Road AMOUNT OF LAND: 220.4' x 316.8' = 1.6 acres  
 IDENTIFYING LANDMARK: Four duplexes  
 PRESENT ZONING CLASSIFICATION: Multi-Family Residential (R-M)  
 METRO. PLANNING BOUNDARY  IN  OUT

- REZONING  
 ZONING VARIANCE  
 EXTENSION

**ZONING REQUEST INFORMATION**

- EXCEPTION  
 SUBDIVISION VARIANCE  
 REVISION  
 ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM \_\_\_\_\_  
 TO \_\_\_\_\_

PURPOSE OF REQUEST: To increase the density requirements (allowed 12 units; requesting 16 units).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE Signature on file DATE \_\_\_\_\_

**REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)**

- |     |   |   |  |                              |
|-----|---|---|--|------------------------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT?   | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input type="checkbox"/> N/A |
| b.  | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE?   | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input type="checkbox"/> N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT?  | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input type="checkbox"/> N/A |
| b.  | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____<br>SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____<br>OTHER _____ |   |  |                              |
| 3.  | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF?  | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input type="checkbox"/> N/A |
| 4.  | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS?                          | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input type="checkbox"/> N/A |
| 5.  | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT?   | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input type="checkbox"/> N/A |
| 6.  | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION?   | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input type="checkbox"/> N/A |
| 7.  | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED?   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A |
| 8.  | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?<br>FLOOD ZONE CLASSIFICATION <u>X</u> BFE _____ FT.  | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input type="checkbox"/> N/A |

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for condition.

### Application Summary

<b>Applicant</b>	SEC Holdings, LLC	<b>Submittal Date</b>	9/9/19
<b>Case Number</b>	VAR-0919-0103	<b>Site Area</b>	1.6 Acres
<b>Location</b>	1300 Block of Georgia Road	<b>Police Jury District</b>	2- Calvin Collins
<b>P&amp;Z Meeting Date</b>	November 19, 2019	<b>PJ Meeting Date</b>	N/A

### Request(s)

To increase the density requirements (allowed 12 units; requesting 16 units).

### Site Characteristics

<b>Present Zoning Classification</b>	Multi-Family Residential (R-M)		
<b>Identifying Landmark</b>	Four duplexes		
<b>Urban Service Area</b>	In	<b>Flood Zone</b>	X

### Area Characteristics

<b>Surrounding Zoning</b>	Mixed Residential (R-2), Multi-Family Residential (R-M)		
<b>Surrounding Uses</b>	Residential		

### Zoning History

<b>Original Zoning</b>	Mixed Residential (R-2)	<b>Date</b>	1982
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#### Recent Zoning Requests in Immediate Area

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.

Scanned and Uploaded  
 Date: 9/19/15  
 By: AS

<b>ADS</b> ARCHITECTURAL DESIGN SERVICES, LLC <small>305 N. BAYOU DRIVE          LAKE CHARLES, LA 70611          PHONE: (504) 483-1111          FAX: (504) 483-1112          WWW.ADSARCHITECTURAL.COM</small>	NEW MULTI - FAMILY SUBDIVISION TBD GEORGIA RD. LAKE CHARLES, LA 70611	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">           PROJECT NO. 15-0001            SHEET NO. 5-2            DATE 9/15/15            DRAWN BY AS            CHECKED BY            APPROVED BY         </td> </tr> </table>	PROJECT NO. 15-0001 SHEET NO. 5-2 DATE 9/15/15 DRAWN BY AS CHECKED BY APPROVED BY	ELEVATION PLAN BID / PERMIT SET
PROJECT NO. 15-0001 SHEET NO. 5-2 DATE 9/15/15 DRAWN BY AS CHECKED BY APPROVED BY				

FRONT ELEVATION



**GENERAL NOTES:**

1. THE ARCHITECTURE OF THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND TO ALL CITY, COUNTY AND STATE ORDINANCES AND TO ALL APPLICABLE ZONING ORDINANCES.
2. THE ARCHITECTURE OF THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND TO ALL CITY, COUNTY AND STATE ORDINANCES AND TO ALL APPLICABLE ZONING ORDINANCES.
3. THE ARCHITECTURE OF THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND TO ALL CITY, COUNTY AND STATE ORDINANCES AND TO ALL APPLICABLE ZONING ORDINANCES.
4. THE ARCHITECTURE OF THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND TO ALL CITY, COUNTY AND STATE ORDINANCES AND TO ALL APPLICABLE ZONING ORDINANCES.
5. THE ARCHITECTURE OF THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND TO ALL CITY, COUNTY AND STATE ORDINANCES AND TO ALL APPLICABLE ZONING ORDINANCES.
6. THE ARCHITECTURE OF THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND TO ALL CITY, COUNTY AND STATE ORDINANCES AND TO ALL APPLICABLE ZONING ORDINANCES.
7. THE ARCHITECTURE OF THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND TO ALL CITY, COUNTY AND STATE ORDINANCES AND TO ALL APPLICABLE ZONING ORDINANCES.
8. THE ARCHITECTURE OF THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND TO ALL CITY, COUNTY AND STATE ORDINANCES AND TO ALL APPLICABLE ZONING ORDINANCES.
9. THE ARCHITECTURE OF THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND TO ALL CITY, COUNTY AND STATE ORDINANCES AND TO ALL APPLICABLE ZONING ORDINANCES.
10. THE ARCHITECTURE OF THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND TO ALL CITY, COUNTY AND STATE ORDINANCES AND TO ALL APPLICABLE ZONING ORDINANCES.

NEW MULTI - FAMILY SUBDIVISION  
 TBD GEORGIA RD.  
 LAKE CHARLES, LA 70611

DRAWING INDEX	
SHEET #	SHEET TITLE
S-1	SITE PLAN
S-2	SITE ELEVATION

VICINITY MAP

NTB

N

**SITE PLAN & GENERAL NOTES**

SHEET NO. S-1

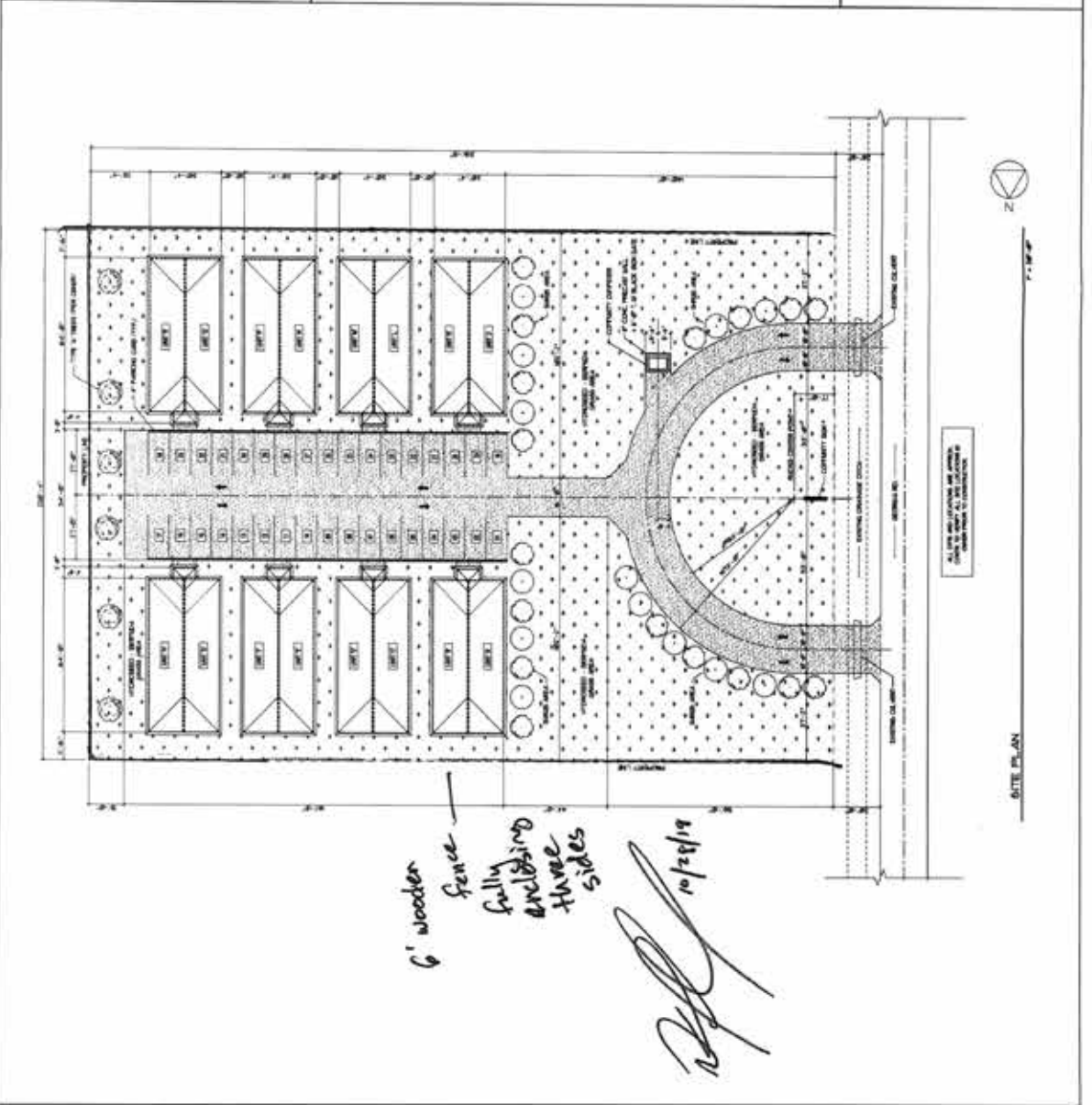
DATE: 10/26/19

SCALE: AS SHOWN

PROJECT: NEW MULTI-FAMILY SUBDIVISION

CLIENT: TBD

LOCATION: TBD GEORGIA RD., LAKE CHARLES, LA 70611



SEC Holdings, LLC





**VAR-0919-0103**





**VAR-0919-0103**







# PARISH PLANNING AND ZONING BOARD MEETING

## 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	Type
☐ Packet - Terran Leger, et ux	Cover Memo

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



CASE NUMBER VAR-0919-0108 DATE RECEIVED 9/26/19 FEE \$200.00

**APPLICANT INFORMATION**

NAME: Terran Leger, et ux  
 ADDRESS: 1086 Spanish Mission Trail  
Lake Charles, LA 70605  
 PHONE NUMBER: (Home) \_\_\_\_\_  
 (Work) \_\_\_\_\_ (Cell) 337-309-7220 Email: terranleger@gmail.com

**PROPERTY INFORMATION**

LOCATION: 1079 Zoe's Court AMOUNT OF LAND: 173' x 332' = 1.32 ACRES  
 IDENTIFYING LANDMARK: Vacant  
 PRESENT ZONING CLASSIFICATION: Agricultural (A-1)  
 METRO. PLANNING BOUNDARY  IN  OUT

- |   |                                   |  |
|---|-----------------------------------|--|
| <input type="checkbox"/> REZONING                   | <b>ZONING REQUEST INFORMATION</b> | <input type="checkbox"/> EXCEPTION             |
| <input checked="" type="checkbox"/> ZONING VARIANCE |                                   | <input type="checkbox"/> SUBDIVISION VARIANCE  |
| <input type="checkbox"/> EXTENSION                  |                                   | <input type="checkbox"/> REVISION              |
|   |                                   | <input type="checkbox"/> ADMINISTRATIVE REVIEW |

ZONING CHANGE: FROM \_\_\_\_\_ TO \_\_\_\_\_

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

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE [Signature] DATE 9-26-19

**REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)**

- |     |   |                                      |                                     |                                      |
|-----|---|--------------------------------------|-------------------------------------|--------------------------------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT?   | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |
| b.  | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE?   | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT?  | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |
| b.  | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER _____ |                                      |                                     |                                      |
| 3.  | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN-OFF?   | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |
| 4.  | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS?                    | YES                                  | <input checked="" type="radio"/> NO | N/A                                  |
| 5.  | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT?   | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |
| 6.  | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION?   | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |
| 7.  | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED?   | YES                                  | <input checked="" type="radio"/> NO | N/A                                  |
| 8.  | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?<br>FLOOD ZONE CLASSIFICATION <u>AE</u> BFE <u>10</u> FT.   | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |

STAFF RECOMMENDATION: Staff recommends the request be denied.

### Application Summary

<b>Applicant</b>	Terran Leger, et ux	<b>Submittal Date</b>	9/26/19
<b>Case Number</b>	VAR-0919-0108	<b>Site Area</b>	1.32 Acres
<b>Location</b>	1079 Zoe's Court	<b>Police Jury District</b>	6- Dennis Scott
<b>P&amp;Z Meeting Date</b>	November 19, 2019	<b>PJ Meeting Date</b>	N/A

### Request(s)

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

### Site Characteristics

<b>Present Zoning Classification</b>	Agricultural (A-1)		
<b>Identifying Landmark</b>	Vacant		
<b>Urban Service Area</b>	In	<b>Flood Zone</b>	AE, Bfe 10'

### Area Characteristics

<b>Surrounding Zoning</b>	Agricultural (A-1)
<b>Surrounding Uses</b>	Residential

### Zoning History

<b>Original Zoning</b>	Agricultural (A-1)	<b>Date</b>	1980
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#### 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:

- 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.



NOTES:  
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

PREPARED BY:  
 JACQUES & ASSOCIATES, INC.  
 1000 RIVERVIEW AVENUE, SUITE 100  
 WILSON, ONTARIO L0R 2K0

THE DESIGN OF THIS PLAN IS BASED ON THE ASSUMPTIONS AND INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY CONSEQUENTIAL DAMAGES.

REVISIONS:  
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



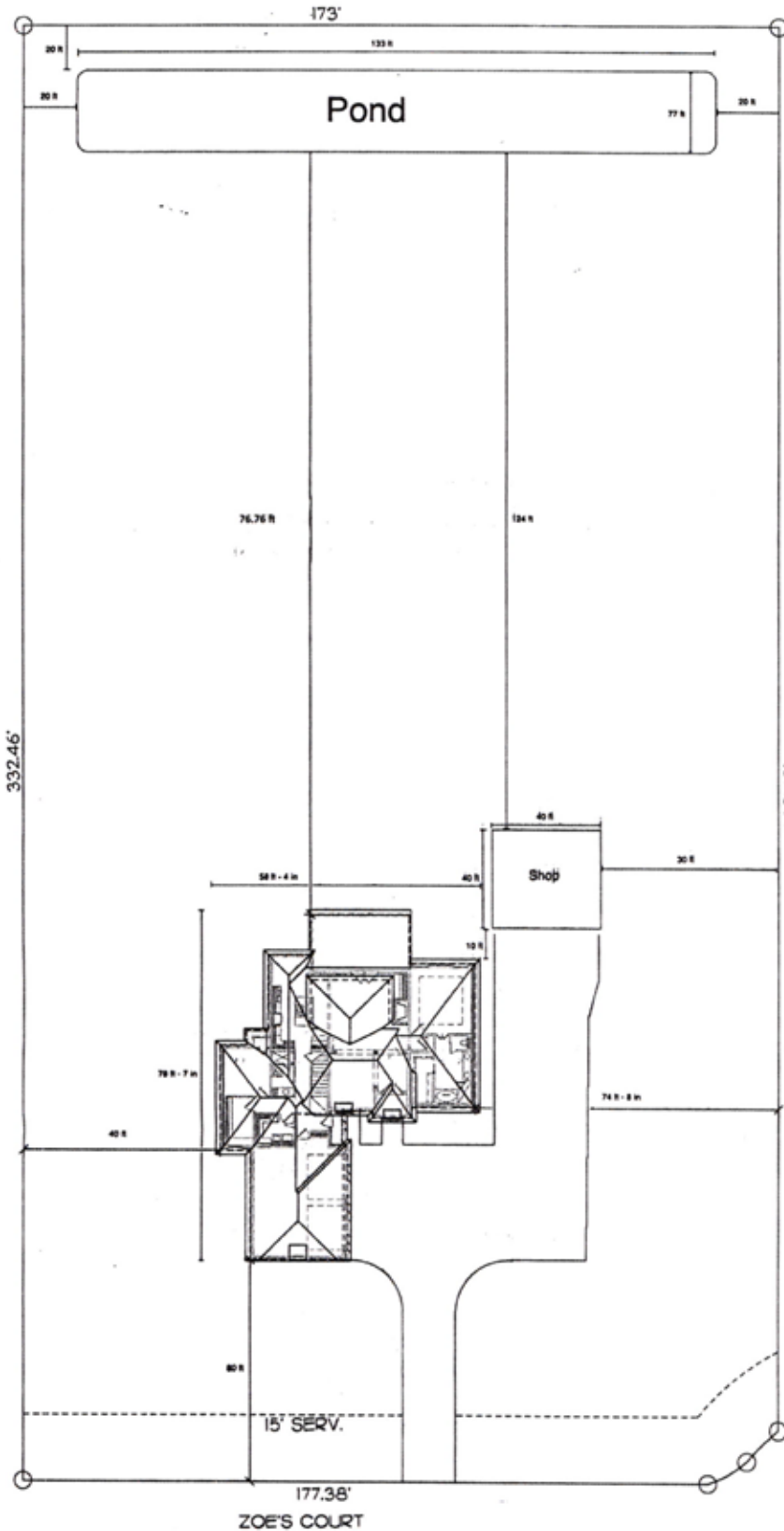
PLANNING AND ZONING BOARD MEETING - NOVEMBER 19, 2019, PAGE 16

THESE PROVISIONS...  
 1. THESE PROVISIONS...  
 2. THESE PROVISIONS...  
 3. THESE PROVISIONS...



FINAL  
 MAP OF SUBDIVISION  
 SHOWING LOTS, BLOCKS, DISTRICTS, AND  
 OTHER INFORMATION  
 PREPARED BY:  
 JACQUES & ASSOCIATES, INC.  
 1000 RIVERVIEW AVENUE, SUITE 100  
 WILSON, ONTARIO L0R 2K0  
 DATE: JAN 11, 2019






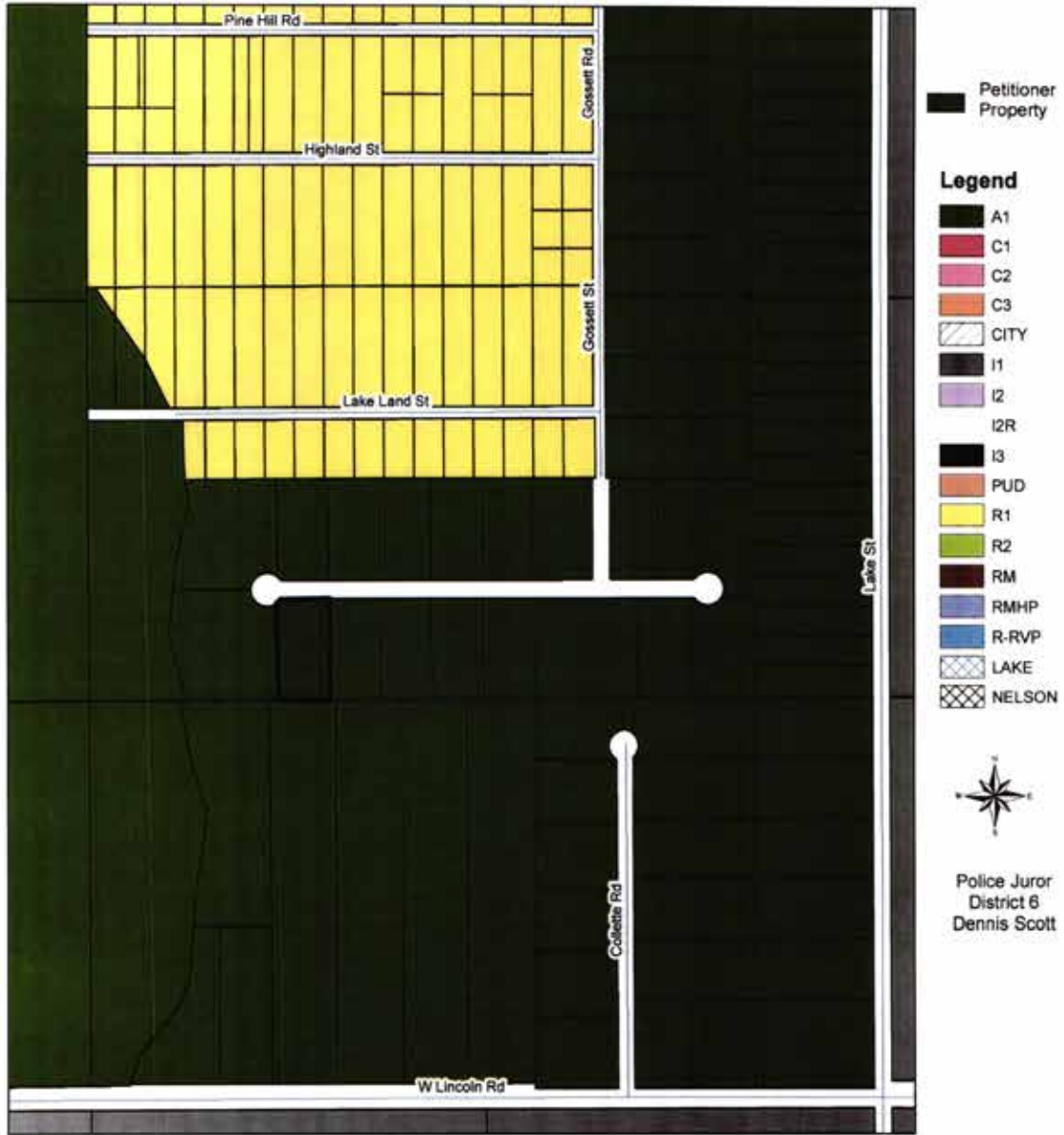
LOT INFORMATION APPROVED BY OWNER. ACADIANA HOME DESIGN LLC IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS RESULTING FROM THE USE OF THIS INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THE ACCURACY OF THE DATA HEREIN, INCLUDING THE LOCATION OF ALL UTILITIES (SEWER, WYE, ELECTRICITY, WATER, GAS).



PROJECT NO. 219020P

 <p>ACADIANA DESIGN</p>	<p><b>ACADIANA HOME DESIGN LLC.</b></p> <p>DESIGNER 1535 PINEVALLEY AVENUE BATCH HOUSE, LA WWW.ACADIANA-DESIGN.COM OFFICE 225-244-2074 FAX 225-244-5077 TOLL FREE 1-888-724-8023</p>	<p>PROJECT NAME <b>TERRAN &amp; MADISON LEGER</b></p> <p>LOT &amp; SUBDIVISION <b>LOT 12, ZOE'S COURT</b></p> <p>CITY/PARISH <b>LAKE CHARLES, LA</b></p>
	<p>ACADIANA HOME DESIGN LLC IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS RESULTING FROM THE USE OF THIS INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THE ACCURACY OF THE DATA HEREIN, INCLUDING THE LOCATION OF ALL UTILITIES (SEWER, WYE, ELECTRICITY, WATER, GAS).</p>	

Terran Leger et ux





**VAR-0919-0108**



**VAR-0919-0108**





# PARISH PLANNING AND ZONING BOARD MEETING

## 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	Type
☐ Packet - Wayne Gaddy, et ux	Cover Memo



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



CASE NUMBER VAR-1019-0111 DATE RECEIVED 10/9/19 FEE \$200.00

**APPLICANT INFORMATION**

NAME: Wayne Gaddy, et ux  
 ADDRESS: 681 You Winn Road  
Lake Charles, LA 70611  
 PHONE NUMBER: (Home) \_\_\_\_\_  
 (Work) \_\_\_\_\_ (Cell) 337-855-3988 Email: wgaddy@chevron.com

**PROPERTY INFORMATION**

LOCATION: 681 You Winn Road AMOUNT OF LAND: 264' x 450' = 2.7 acres  
 IDENTIFYING LANDMARK: House and accessory building  
 PRESENT ZONING CLASSIFICATION: Single Family Residential (R-1)  
 METRO. PLANNING BOUNDARY  IN  OUT

- |   |                                   |  |
|---|-----------------------------------|--|
| <input type="checkbox"/> REZONING                   | <b>ZONING REQUEST INFORMATION</b> | <input type="checkbox"/> EXCEPTION             |
| <input checked="" type="checkbox"/> ZONING VARIANCE |                                   | <input type="checkbox"/> SUBDIVISION VARIANCE  |
| <input type="checkbox"/> EXTENSION                  |                                   | <input type="checkbox"/> REVISION              |
|   |                                   | <input type="checkbox"/> ADMINISTRATIVE REVIEW |

ZONING CHANGE: FROM \_\_\_\_\_  
 TO \_\_\_\_\_

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

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

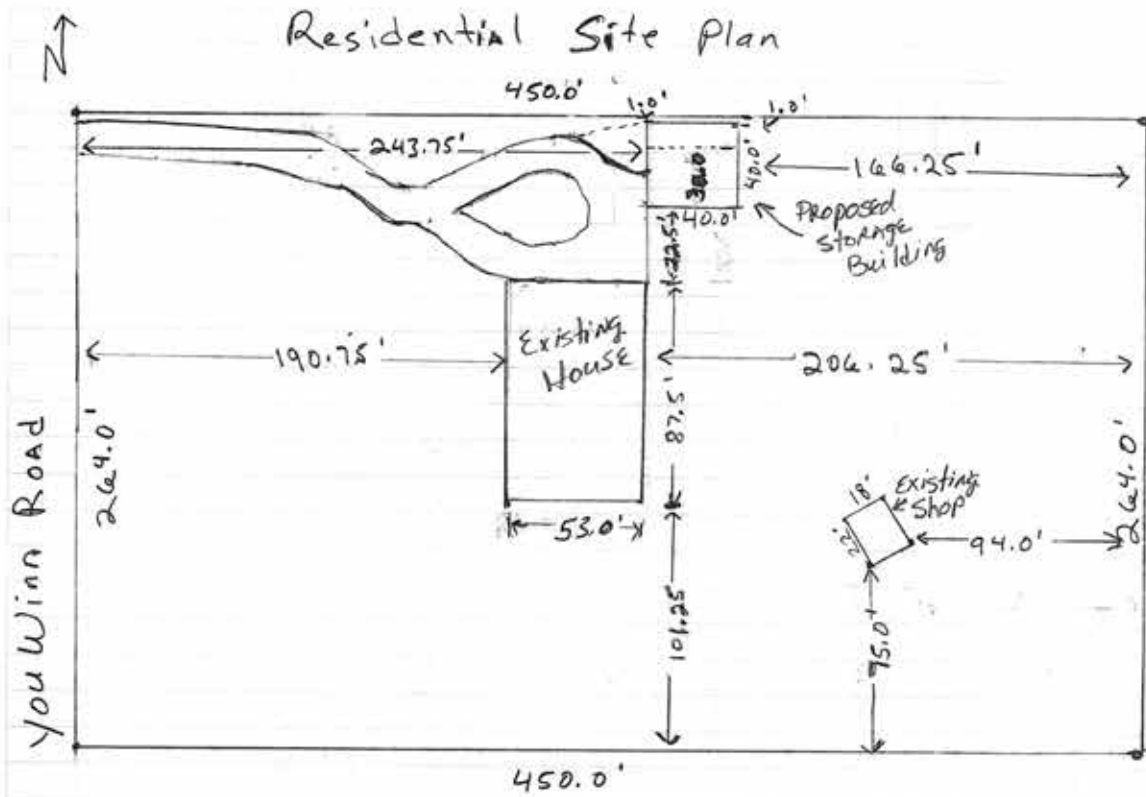
APPLICANT SIGNATURE Wayne Gaddy DATE 10/9/19

**REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)**

- |     |   |                                      |                                     |                                      |
|-----|---|--------------------------------------|-------------------------------------|--------------------------------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT?   | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |
| b.  | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE?   | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT?  | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |
| b.  | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____<br>SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____<br>OTHER _____ | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |
| 3.  | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN-OFF?   | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |
| 4.  | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS?                          | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |
| 5.  | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT?   | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |
| 6.  | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION?   | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |
| 7.  | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED?   | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |
| 8.  | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?<br>FLOOD ZONE CLASSIFICATION <u>X</u> BFE _____ FT.  | YES                                  | <input checked="" type="radio"/> NO | N/A                                  |

STAFF RECOMMENDATION: Staff recommends the request be denied.

Application Summary				
Applicant	Wayne Gaddy, et ux		Submittal Date	10/9/19
Case Number	VAR-1019-0111		Site Area	2.7 Acres
Location	681 You Winn Road	Police Jury District	2- Calvin Collins	
P&Z Meeting Date	November 19, 2019	PJ Meeting Date	N/A	
Request(s)				
To decrease the side yard setback requirement for an accessory building (required 3 feet; requesting 1 foot).				
Site Characteristics				
Present Zoning Classification	Single Family Residential (R-1)			
Identifying Landmark	House and accessory building			
Urban Service Area	In	Flood Zone	X	
Area Characteristics				
Surrounding Zoning	Single Family Residential (R-1), Agricultural (A-1)			
Surrounding Uses	Residential			
Zoning History				
Original Zoning	Single Family 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.				
<ul style="list-style-type: none"> <li>• In 2019, the Planning and Zoning Board <b>granted</b> a request by Daniel Jacobsen, et ux for an exception to allow residential development (manufactured home) at 663 East Telephone Road.</li> <li>• In 2019, the Planning and Zoning Board <b>granted</b> a request by D.R. Horton, Inc. - Gulf Coast for a variance to increase the maximum square footage of an on-premise sign (allowed 32 square feet; requesting 212 square feet) in the 900 Block of North Berryvine Lane.</li> <li>• In 2015, the Planning and Zoning Board <b>granted</b> 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.</li> </ul>				
Recommendation				
Because there is no hardship, the staff recommends that the request be <b>denied</b> . Should the Board grant the request, the staff recommends the following conditions:				
<ol style="list-style-type: none"> <li>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</li> <li>2) that the development adhere to storm water best management practices.</li> </ol>				



Scale 1"=60'

Adjacent Property Owners / Use

North - RONNIE MIRE - PRIVATE RESIDENCE

South - UNDEVELOPED LAND - OWNER - UNKNOWN

East - UNDEVELOPED LAND - OWNER - UNKNOWN

West - JACK MANUEL - PRIVATE RESIDENCE

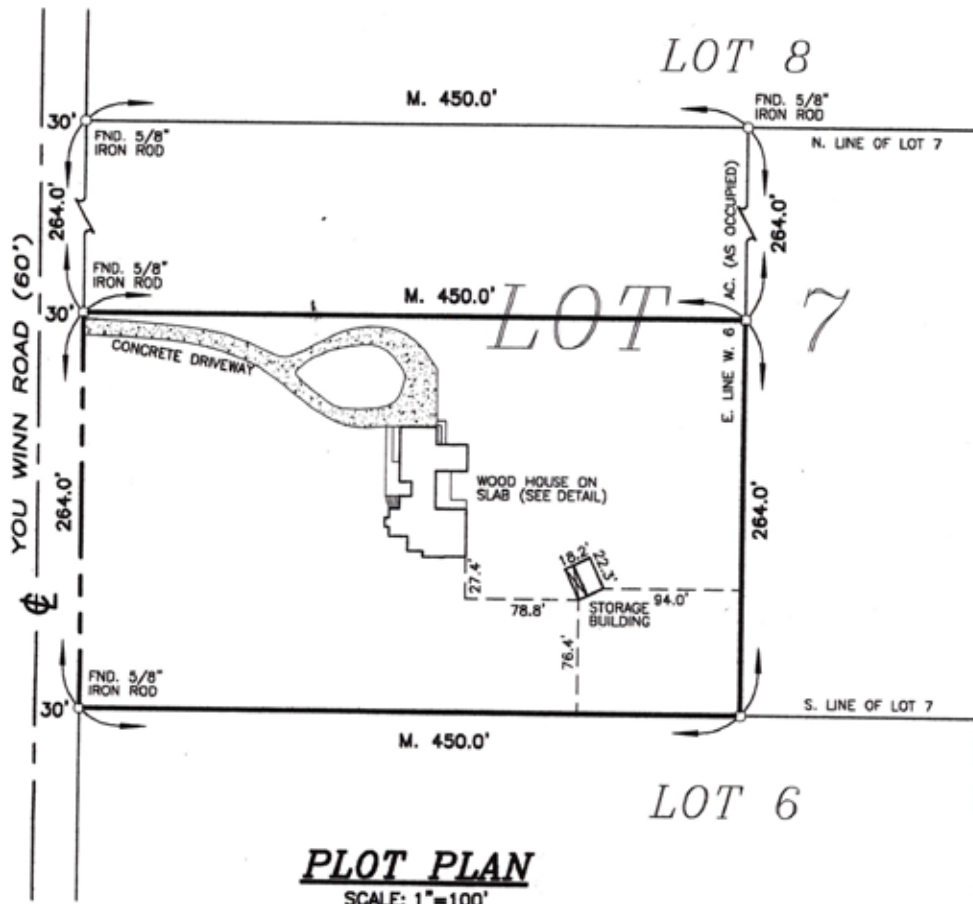
Wayne Staley 10/09/19

Scanned and Uploaded

Date: 10/16/19

By: AD





**PLOT PLAN**  
SCALE: 1"=100'

**DESCRIPTION:**  
THE SOUTH HALF OF THE WEST 6 ACRES OF LOT 7 OF ALICE HAWKINS SUBDIVISION, A SUBDIVISION OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA, AS PER PLAT RECORDED IN PLAT BOOK 2 AT PAGE 115, RECORDS OF CALCASIEU PARISH, LOUISIANA.

SET  
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ITIVE

**FLOOD ZONE INFORMATION:**  
FIRM COMMUNITY-PANEL  
NO. 220037-0250 D,  
MAP REVISED:  
JUNE 8, 1998  
PROPERTY IS IN ZONE "X"  
(AREAS DETERMINED TO BE OUTSIDE  
500 YEAR FLOOD PLAIN.)

**SURVEY AND MAP FOR:**  
WAYNE GADDY  
SANDRA GADDY  
681 YOU WINN ROAD  
LAKE CHARLES, LOUISIANA

**ACCU-LINE SURVEYING, INC.**

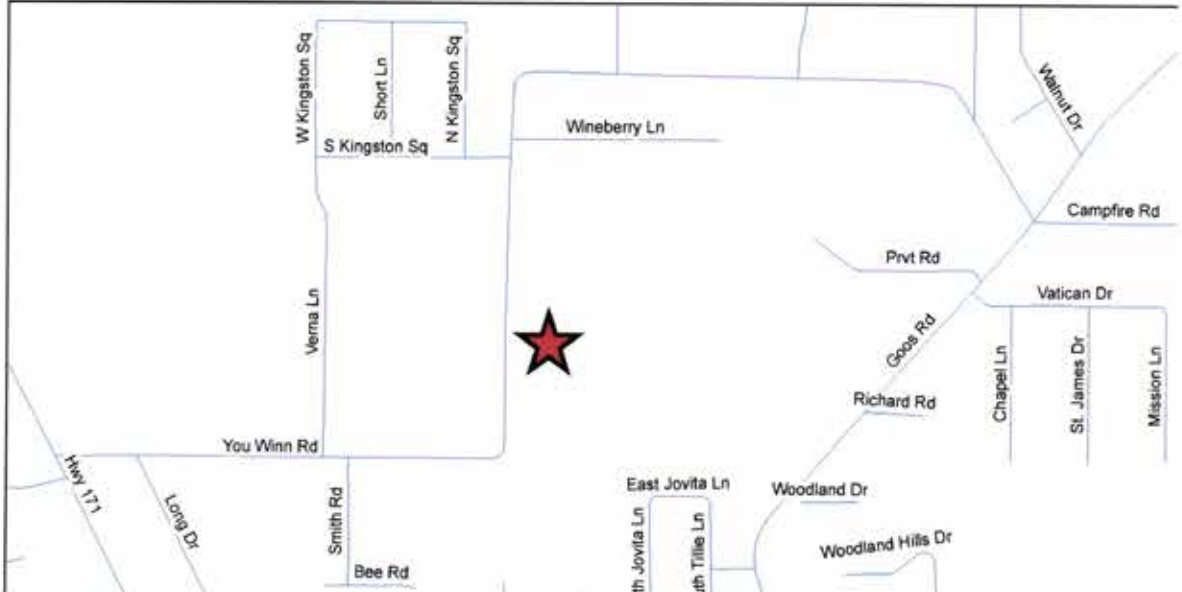
PHONE: (337)-528-0060 235 LEWIS STREET  
FAX: (337)-528-0061 SULPHUR, LOUISIANA

Scanned and Uploaded  
Date: 10/16/19  
By: AB

Wayne Gaddy, et ux



Police Juror  
District 2  
Calvin Collins





**VAR-1019-0111**





**VAR-1019-0111**



**VAR-1019-0111**





# PARISH PLANNING AND ZONING BOARD MEETING

## 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:

Description	Type
☐ Packet - Tower Land Company, LLC and HGPC, LLC	Cover Memo



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



CASE NUMBER EX-0919-0059 DATE RECEIVED 9/24/19 FEE \$200.00

**APPLICANT INFORMATION**

NAME: Tower Land Company, LLC, et al c/o Gayle Law Firm  
 ADDRESS: 641 West Prien Lake Road Thomas Gayle  
Lake Charles, LA 70601 713 Kirby Street  
 PHONE NUMBER: (Home) \_\_\_\_\_ Lake Charles, LA 70601 Work (337)494-1220  
 (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_ Email: tgayle@gaylelaw.com

**PROPERTY INFORMATION**

LOCATION: 8200 Block of Gulf Highway AMOUNT OF LAND: x = +/- 200 acres  
 IDENTIFYING LANDMARK: Vacant  
 PRESENT ZONING CLASSIFICATION: Light Industrial (I-1)  
 METRO. PLANNING BOUNDARY  IN  OUT

- REZONING
- ZONING VARIANCE
- EXTENSION

**ZONING REQUEST INFORMATION**

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM \_\_\_\_\_  
 TO \_\_\_\_\_

PURPOSE OF REQUEST: To allow a three year extension to an existing borrow pit.

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT, AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE [Signature] DATE 9/24/19

**REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)**

- |     |   |                                      |                                     |                                      |
|-----|---|--------------------------------------|-------------------------------------|--------------------------------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT?   | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |
| b.  | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE?   | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT?  | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |
| b.  | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER _____ | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |
| 3.  | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN-OFF?   | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |
| 4.  | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS?                    | YES                                  | <input checked="" type="radio"/> NO | N/A                                  |
| 5.  | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT?   | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |
| 6.  | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION?   | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |
| 7.  | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED?   | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |
| 8.  | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?<br>FLOOD ZONE CLASSIFICATION <u>X(S)</u> . AE _____ BFE <u>10</u> FT.                                    | YES                                  | <input checked="" type="radio"/> NO | N/A                                  |

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for conditions.

Application Summary			
Applicant	Tower Land Company, LLC, et al	Submittal Date	9/24/19
Case Number	EX-0919-0059	Site Area	+/- 200 Acres
Location	8200 Block of Gulf Highway	Police Jury District	7- Chris Landry
P&Z Meeting Date	November 19, 2019	PJ Meeting Date	N/A
Request(s)			
To allow a three year extension to an existing borrow pit.			
Site Characteristics			
Present Zoning Classification	Light Industrial (I-1)		
Identifying Landmark	Vacant		
Urban Service Area	In	Flood Zone	X (Shaded), AE, Bfe 10'
Area Characteristics			
Surrounding Zoning	Light Industrial (I-1), Heavy Industrial (I-2), Agricultural (A-1), Manufactured Home Park (R-MHP)		
Surrounding Uses	Industrial, Commercial, Residential		
Zoning History			
Original Zoning	Light Industrial (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.			
<ul style="list-style-type: none"> <li>• In 2015, the Planning and Zoning Board <b>granted</b> 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.</li> <li>• In 2015, the Planning and Zoning Board <b>granted</b> a request by Hypolite Coulee Properties, LLC for an exception to allow to borrow pit (122 acres) at the south end of Lake Street.</li> <li>• 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.</li> <li>• In 2016, the Planning and Zoning Board and the Police Jury <b>granted</b> 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.</li> <li>• In 2017, the Planning and Zoning Board and the Police Jury <b>granted</b> 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.</li> <li>• In 2018, the Planning and Zoning Board and the Police Jury <b>granted</b> 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.</li> </ul>			
Recommendation			
Because the surrounding land uses are agricultural and industrial, the staff recommends that the request be <b>granted</b> with the following conditions:			
<ol style="list-style-type: none"> <li>1) that the development must be in accordance with Section 26-122 (1) f. 4. of the Parish Code of Ordinances;</li> <li>2) that the approval is subject to conditions imposed by the Division of Engineering, including, but not limited to, hauling routes and bonding;</li> <li>3) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; and</li> <li>4) that a letter of no objection from applicable Gravity Drainage District be provided prior to issuance of the development permit.</li> </ol>			

# 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,

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

Scanned and Uploaded

Date: 11/7/19  
By: AB



Calcasieu Parish Police Jury  
Application for Borrow Pit or Pond

*Submit the following with this application: Recorded ownership document, a detailed site plan, and a copy of the dirt contractor's occupational license. Upon review, the Division of Engineering may require a road damage bond. If necessary, the bond must be provided to the Division of Engineering before the application is considered complete. This will apply to all borrow pit application requests.*

*Towerland Company LLC  
NGPC LLC*

Name of Applicant: ido Tom Oande Mobile Phone: 802 3213  
 Address: 713 Kirby St LA  
street city state, zip

Name of Dirt Contractor: N/A Mobile Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_  
street city state, zip

Location of Excavation: Gulf Highway  
 Will site be fenced?  No  Yes If yes, fence type and height: Attached  
 Will pit/pond be stocked?  No  Yes If yes, will public have access?  No  Yes  
 Will pit/pond be backfilled?  No  Yes If yes, explain \_\_\_\_\_

Size of Borrow Pit or Pond: Length: 7-2388 Width: 7-2793 Depth: 10 ft Side Slope: 2:1 min  
 Will material be removed from the site?  No  Yes If yes, this section must be filled out completely:

What percentage of dirt will be removed from site: 100 % Number of cubic yards: 8 36 mill cfs  
(Cubic yards = [Length (feet) x Width (feet) x Depth (feet)] + 27)

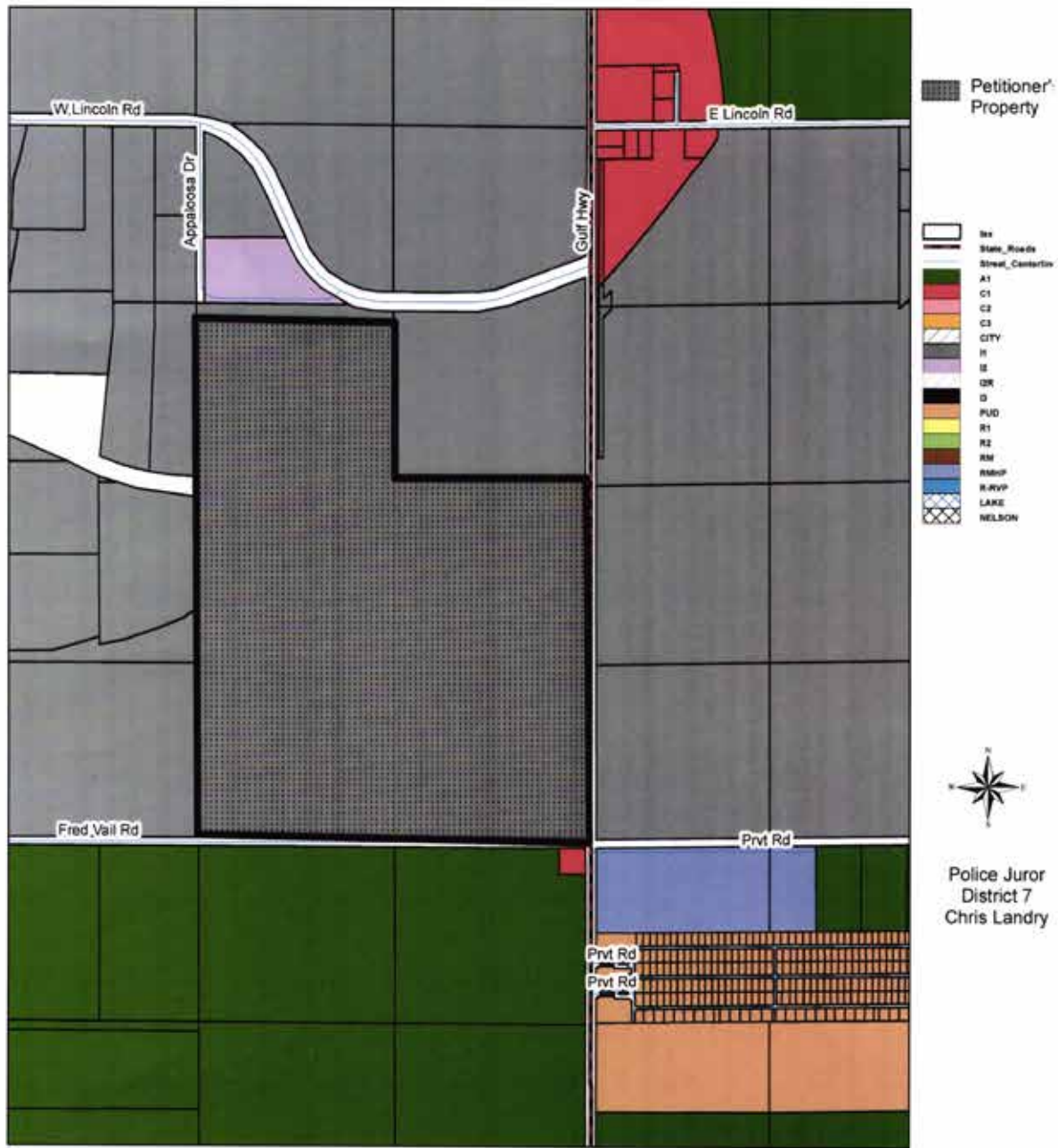
What size trucks will haul dirt:  7 yards  14 yards  Other If other, specify size \_\_\_\_\_  
 How many loads will be hauled each day: N/A Estimated date of completion: \_\_\_\_\_  
 What days and times will the pit operate: Days: N/A Hours of operation: \_\_\_\_\_  
 Do you have a contract for purchase of materials:  No  Yes If yes, name: \_\_\_\_\_  
 List all roads trucks will utilize to reach state or federal roads: Gulf Highway

List setbacks (minimum 50 feet from property lines): 50 sides 50 rear 50 front  
 Location of nearest operating pit: N/A  
 Length of access road and type of road surface: N/A





Tower Land Company, LLC and HGPC LLC







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	Type
☐ Packet - John Leggett	Cover Memo



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



CASE NUMBER EX-1019-0062 DATE RECEIVED 10/15/19 FEE \$200.00

**APPLICANT INFORMATION**

NAME: John Leggett  
 ADDRESS: 3596 Pete Seay Road  
Sulphur, LA 70665  
 PHONE NUMBER: (Home) \_\_\_\_\_  
 (Work) \_\_\_\_\_ (Cell) 337-794-9901 Email: johngolfer50@gmail.com

**PROPERTY INFORMATION**

LOCATION: 1157 Currie Drive AMOUNT OF LAND: X = 17.16 acres  
 IDENTIFYING LANDMARK: House and accessory building  
 PRESENT ZONING CLASSIFICATION: Single Family Residential (R-1)  
 METRO. PLANNING BOUNDARY  IN  OUT

- REZONING  
 ZONING VARIANCE  
 EXTENSION

**ZONING REQUEST INFORMATION**

- EXCEPTION  
 SUBDIVISION VARIANCE  
 REVISION  
 ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM \_\_\_\_\_  
 TO \_\_\_\_\_

PURPOSE OF REQUEST: To allow residential development (modular home).  
 \_\_\_\_\_  
 \_\_\_\_\_

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE *John Leggett* DATE \_\_\_\_\_

**REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)**

- |     |   |                                      |                          |                                      |
|-----|---|--------------------------------------|--------------------------|--------------------------------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A            |
| b.  | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input checked="" type="radio"/> N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A            |
| b.  | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____<br>SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____<br>OTHER _____ |                                      |                          |                                      |
| 3.  | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A            |
| 4.  | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS?                          | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A            |
| 5.  | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A            |
| 6.  | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A            |
| 7.  | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A            |
| 8.  | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?<br>FLOOD ZONE CLASSIFICATION <u>X</u> BFE _____ FT.  | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A            |

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for condition.

### Application Summary

<b>Applicant</b>	John Leggett	<b>Submittal Date</b>	10/15/19
<b>Case Number</b>	EX-1019-0062	<b>Site Area</b>	17.16 Acres
<b>Location</b>	1157 Currie Drive	<b>Police Jury District</b>	12- Judd Bares
<b>P&amp;Z Meeting Date</b>	November 19, 2019	<b>PJ Meeting Date</b>	N/A

### Request(s)

To allow residential development (modular home).

### Site Characteristics

<b>Present Zoning Classification</b>	Single Family Residential (R-1)		
<b>Identifying Landmark</b>	House and accessory building		
<b>Urban Service Area</b>	In	<b>Flood Zone</b>	X

### Area Characteristics

<b>Surrounding Zoning</b>	Single Family Residential (R-1), Agricultural (A-1)		
<b>Surrounding Uses</b>	Residential		

### Zoning History

<b>Original Zoning</b>	Single Family Residential (R-1)	<b>Date</b>	1982
------------------------	---------------------------------	-------------	------

#### Recent Zoning Requests in Immediate Area

In the past five years, there have been no zoning requests within the immediate area.

### Recommendation

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.

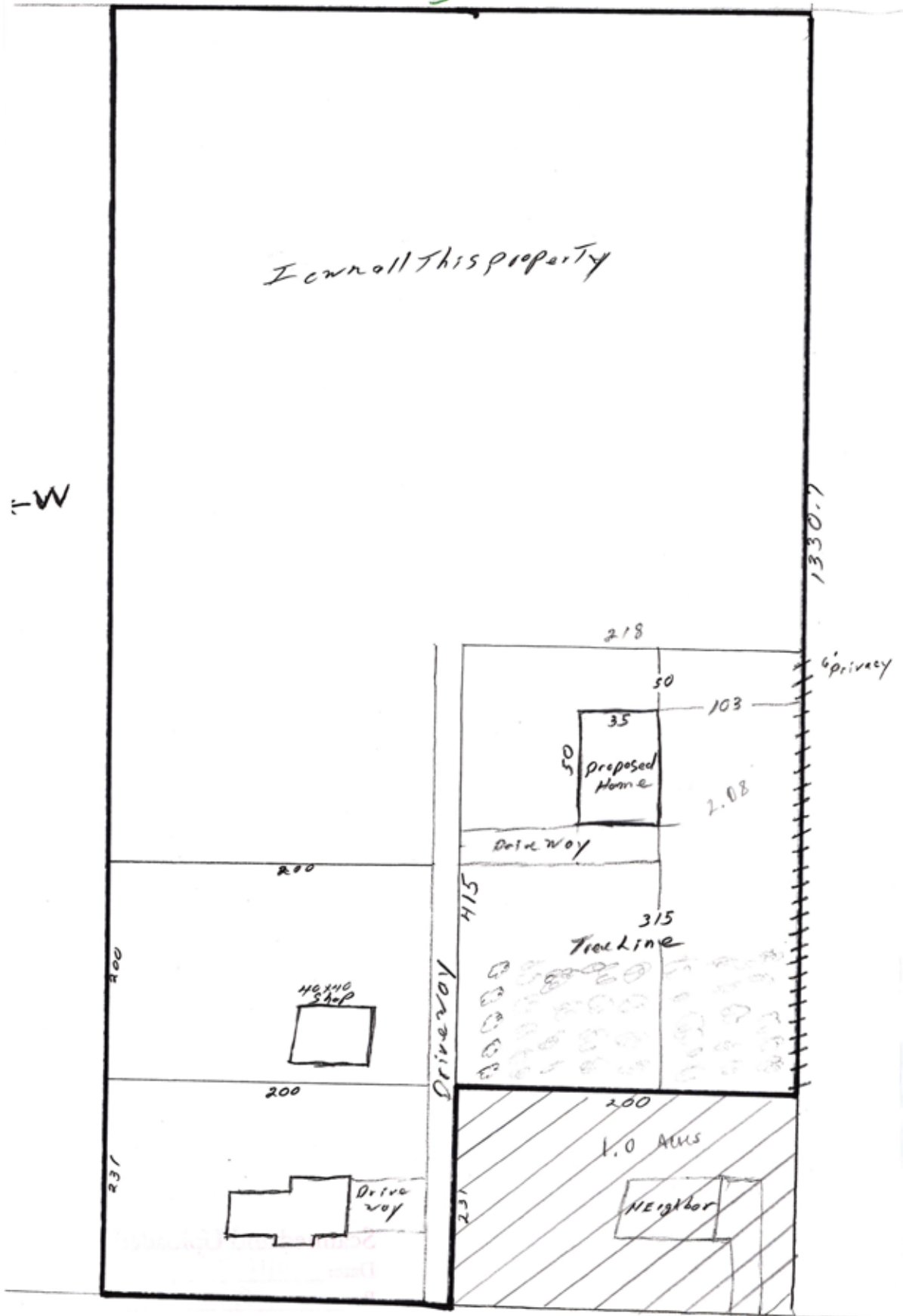
N ↑

John Doyett

595'  
290'

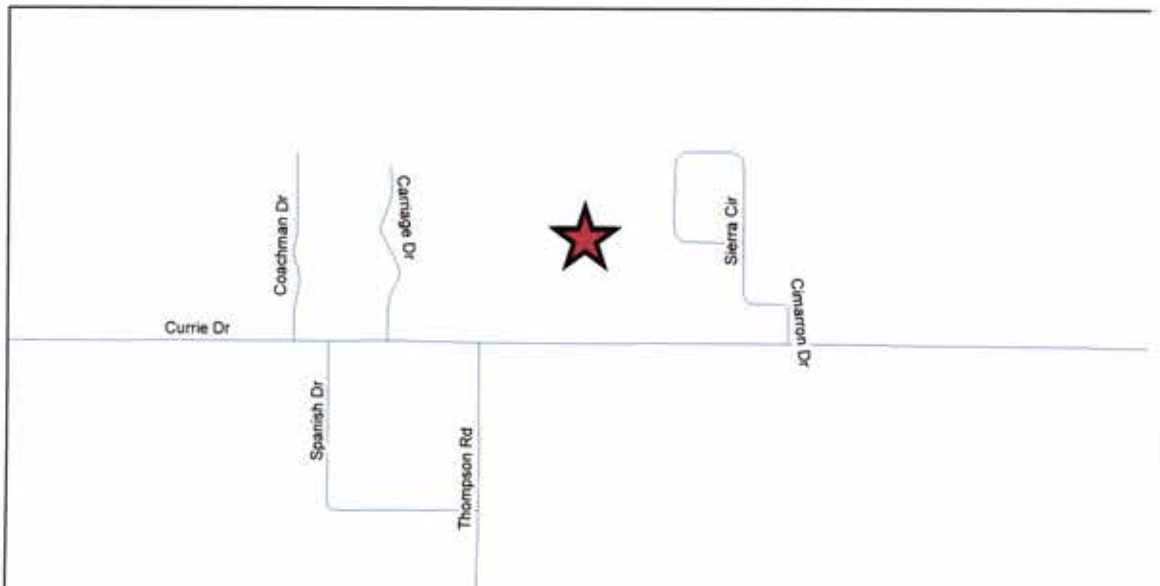
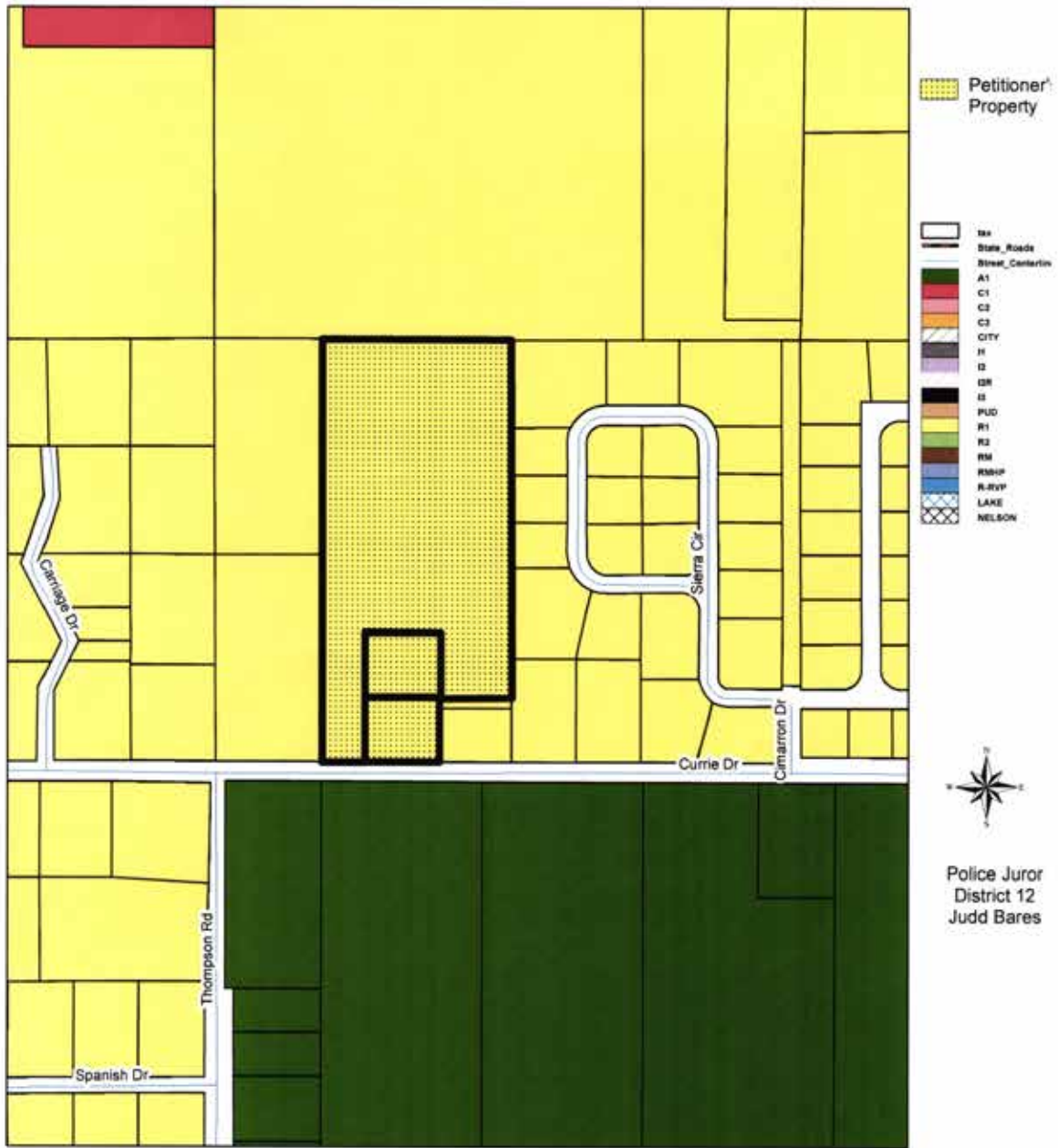
I own all this property

← W



Currie Dr.







**EX-1019-0062**





**EX-1019-0062**





# 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	Type
☐ Packet (1 of 2) - Jonathan LaRocca	Cover Memo
☐ Packet (2 of 2) - Jonathan LaRocca	Cover Memo



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



CASE NUMBER RZ-1019-0148 DATE RECEIVED 10/8/19 FEE \$200.00

**APPLICANT INFORMATION**

NAME: Jonathan LaRocca  
 ADDRESS: 2218 Enterprise Boulevard  
Lake Charles, LA 70601  
 PHONE NUMBER: (Home) \_\_\_\_\_  
 (Work) \_\_\_\_\_ (Cell) 337-532-6464 Email: rockbrollie@yahoo.com

**PROPERTY INFORMATION**

LOCATION: 5000 Block of Highway 3059 AMOUNT OF LAND: 541.89' x 706.85' = 8.7 acres  
 IDENTIFYING LANDMARK: Vacant  
 PRESENT ZONING CLASSIFICATION: Agricultural (A-1)  
 METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION

**ZONING REQUEST INFORMATION**

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Agricultural (A-1)  
 TO General Commercial (C-2)  
 PURPOSE OF REQUEST: To allow commercial development.

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT, AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE Jonathan Wayne LaRocca DATE \_\_\_\_\_

**REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)**

- |     |   |                                      |                          |                           |
|-----|---|--------------------------------------|--------------------------|---------------------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| b.  | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| b.  | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER _____ |                                      |                          |                           |
| 3.  | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 4.  | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS?                    | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 5.  | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 6.  | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 7.  | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |
| 8.  | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?<br>FLOOD ZONE CLASSIFICATION <u>AE</u> BFE <u>13</u> FT.   | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <input type="radio"/> N/A |

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for conditions.



Application Summary			
Applicant	Jonathan LaRocca	Submittal Date	10/8/19
Case Number	RZ-1019-0148	Site Area	8.7 Acres
Location	5000 Block of Hwy 3059	Police Jury District	2- Calvin Collins
P&Z Meeting Date	November 19, 2019	PJ Meeting Date	November 21, 2019
Request(s)			
To allow commercial development.			
Site Characteristics			
Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Vacant		
Urban Service Area	Out	Flood Zone	AE, Bfe 13'
Area Characteristics			
Surrounding Zoning	Agricultural (A-1), General Commercial (C-2), Light Industrial (I-1)		
Surrounding Uses	Residential		
Zoning History			
Original Zoning	Agricultural (A-1)	Date	1980
Recent Zoning Requests in Immediate Area			
In the past five years, there have been two zoning requests within the immediate area.			
<ul style="list-style-type: none"> <li>• In 2018, the Planning and Zoning Board and the Police Jury <b>granted</b> a request by JPASAP Company, LLC to rezone from Agricultural (A-1) to General Commercial (C-2) to allow commercial development at 2681 Pujol Road.</li> <li>• In 2019, the Planning and Zoning Board and the Police Jury <b>granted</b> a request by SBB Enterprises, LLC to rezone from Agricultural (A-1) to Light Industrial (I-1) and General Commercial (C-2) to allow light industrial development (contractor shop and storage yard).</li> </ul>			
Recommendation			
<p>Because the proposed zoning is consistent with the character of the area, the staff recommends that the request be <b>granted</b> with the following conditions:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties;</li> <li>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</li> <li>4) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering.</li> </ol>			

### *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, mini-storage, 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)

st



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



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 Bail 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)

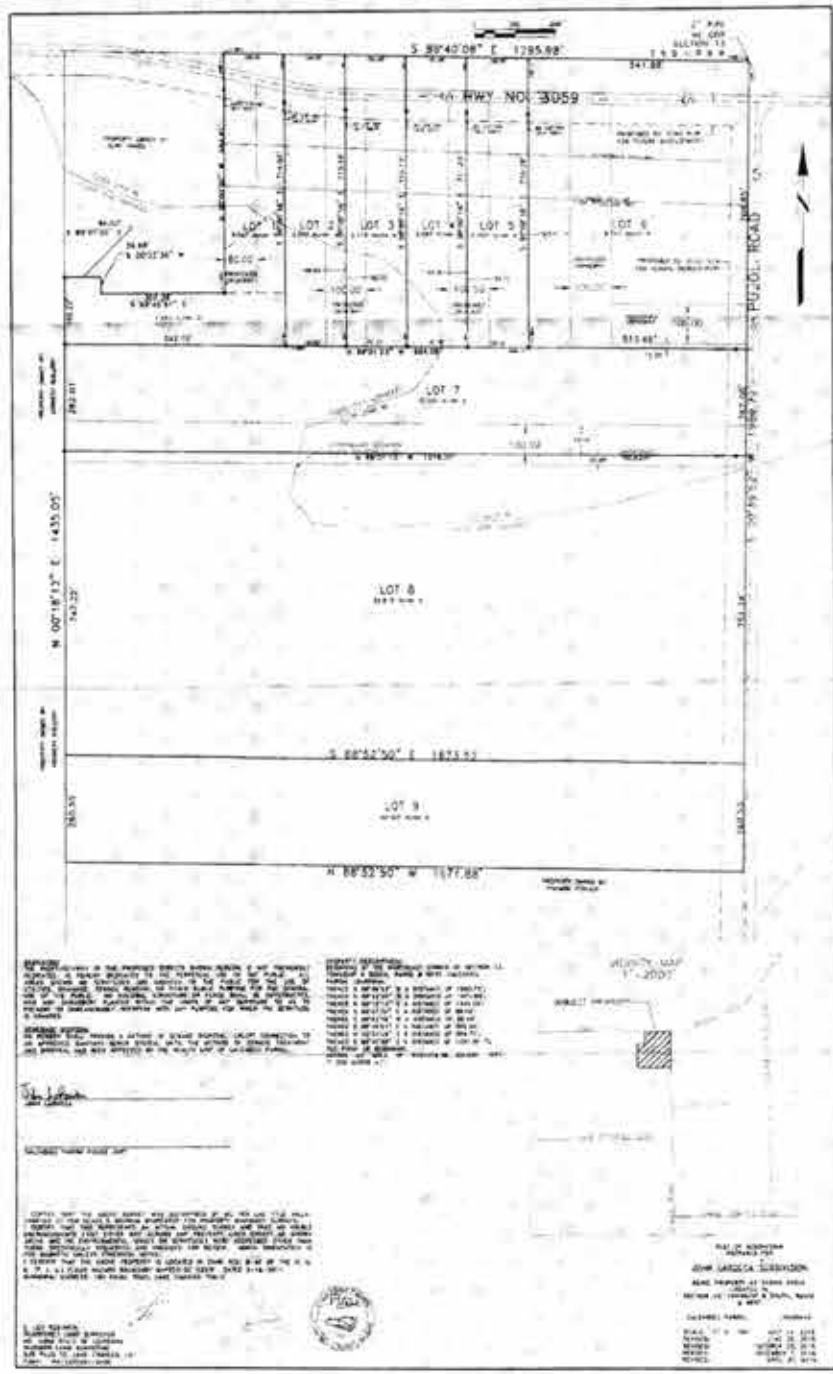




**Jeff Davis Bank, 4904 Big Lake Rd., Lake Charles, LA (10/06/2019)**



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



BEARING AND DISTANCE TO THE CENTER OF THE CURVE...  
 CURVE DATA...  
 DISTANCE TO THE CENTER OF THE CURVE...  
 BEARING AND DISTANCE TO THE CENTER OF THE CURVE...  
 CURVE DATA...  
 DISTANCE TO THE CENTER OF THE CURVE...

Surveyor's Name: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_

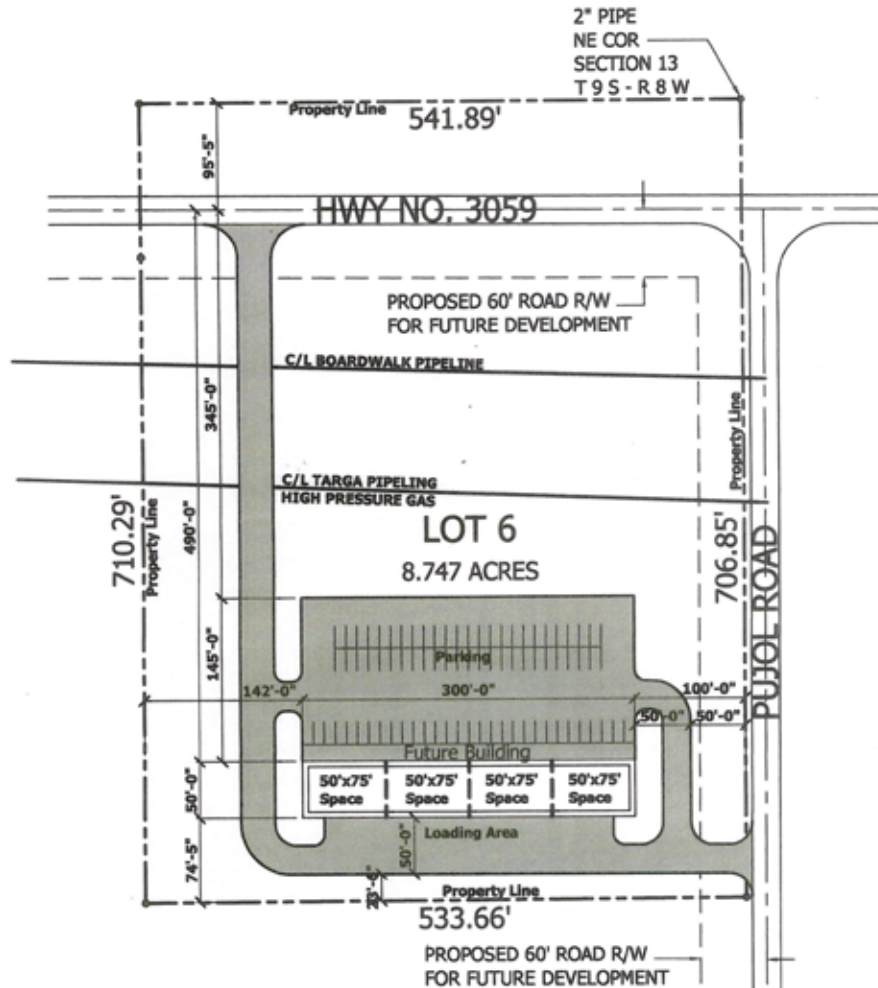
I CERTIFY THAT THE ABOVE REPORT IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF...  
 JOHN LARGICA SURVEYOR



DATE	TIME	BY
10/10/2007	10:00 AM	JL
10/10/2007	11:00 AM	JL
10/10/2007	12:00 PM	JL
10/10/2007	1:00 PM	JL
10/10/2007	2:00 PM	JL
10/10/2007	3:00 PM	JL
10/10/2007	4:00 PM	JL
10/10/2007	5:00 PM	JL
10/10/2007	6:00 PM	JL
10/10/2007	7:00 PM	JL
10/10/2007	8:00 PM	JL
10/10/2007	9:00 PM	JL
10/10/2007	10:00 PM	JL
10/10/2007	11:00 PM	JL
10/10/2007	12:00 AM	JL

Drawing by:  
**Chris Clark**  
**Designs**  
 Lake Charles, La.  
 337-304-3255

CONCEPTUAL SKETCH OF  
**FUTURE COMMERCIAL DEVELOPMENT**  
 OF LOT 6, 8.747 ACRES OF  
 JOHN LAROCCA SUBDIVISION  
 NORTHEAST CORNER OF SECTION 13,  
 TOWNSHIP 9 SOUTH, RANGE 8 WEST,  
 CALCASIEU PARISH, LOUISIANA



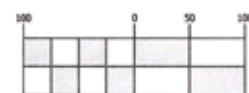
**NOTES:**

- 1) ALL LOT LINES, AND OTHER SURVEY INFORMATION SHOWN HEREON WERE OBTAINED FROM THE PLAN OF SUBDIVISION PREPARED FOR JOHN LAROCCA SUBDIVISION, DATED SEPTEMBER 05, 2019, PREPARED BY REDDOCH LAND SURVEYING.
- 2) ALL FUTURE IMPROVEMENTS SHOWN ON LOT 6 ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGED BASED ON LOT BUYERS NEEDS.

**LEGEND:**

- Future Building
- Future Paving

**GRAPHIC SCALE**



( IN FEET )  
 1 Inch = 200 feet

E. LEO REDDOCH  
 REGISTERED LAND SURVEYOR  
 NO. 4446 STATE OF LOUISIANA  
 REDDOCH LAND SURVEYING  
 528 PUJO ST., LAKE CHARLES, LA.  
 70601 PH: (337) 491-9520



Jonathan LaRocca







**RZ-1019-0148**





**RZ-1019-0148**





# 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	Type
□ Packet - TKN Properties, LLC	Cover Memo



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



CASE NUMBER RZ-1019-0149 DATE RECEIVED 10/8/19 FEE \$200.00

**APPLICANT INFORMATION**

NAME: TKN Properties, LLC c/o Tan Norwood  
 ADDRESS: 885 Beau Avenue  
Lake Charles, LA 70611  
 PHONE NUMBER: (Home) \_\_\_\_\_  
 (Work) \_\_\_\_\_ (Cell) 337-794-2854

**PROPERTY INFORMATION**

LOCATION: 1665 Marlin Road AMOUNT OF LAND: 210.5' x 235' = 1.13 acres  
 IDENTIFYING LANDMARK: Vacant  
 PRESENT ZONING CLASSIFICATION: Multi-Family Residential (R-2)  
 METRO. PLANNING BOUNDARY  IN  OUT

- REZONING  
 ZONING VARIANCE  
 EXTENSION

**ZONING REQUEST INFORMATION**

- EXCEPTION  
 SUBDIVISION VARIANCE  
 REVISION  
 ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM \_\_\_\_\_  
 TO \_\_\_\_\_

PURPOSE OF REQUEST: 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.

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE *Tan Norwood* DATE \_\_\_\_\_

**REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)**

- |     |   |                                      |                                     |                                      |
|-----|---|--------------------------------------|-------------------------------------|--------------------------------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO            | <input type="radio"/> N/A            |
| b.  | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE?   | <input type="radio"/> YES            | <input type="radio"/> NO            | <input checked="" type="radio"/> N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT?  | <input type="radio"/> YES            | <input checked="" type="radio"/> NO | <input type="radio"/> N/A            |
| b.  | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER _____ |                                      |                                     |                                      |
| 3.  | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF?  | <input checked="" type="radio"/> YES | <input type="radio"/> NO            | <input type="radio"/> N/A            |
| 4.  | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS?                    | <input type="radio"/> YES            | <input checked="" type="radio"/> NO | <input type="radio"/> N/A            |
| 5.  | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO            | <input type="radio"/> N/A            |
| 6.  | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO            | <input type="radio"/> N/A            |
| 7.  | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED?   | <input checked="" type="radio"/> YES | <input type="radio"/> NO            | <input type="radio"/> N/A            |
| 8.  | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?<br>FLOOD ZONE CLASSIFICATION <u>X</u> BFE _____ FT.  | <input type="radio"/> YES            | <input checked="" type="radio"/> NO | <input type="radio"/> N/A            |

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for condition.

Application Summary			
Applicant	TKN Properties, LLC		Submittal Date 10/8/19
Case Number	RZ-1019-0149		Site Area 1.13 Acres
Location	1665 Marlin Road	Police Jury District	1- Mark Senegal, Jr.
P&Z Meeting Date	November 19, 2019	PJ Meeting Date	November 21, 2019
Request(s)			
<p>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.</p>			
Site Characteristics			
Present Zoning Classification	Multi-Family Residential (R-2)		
Identifying Landmark	Vacant		
Urban Service Area	In	Flood Zone	X
Area Characteristics			
Surrounding Zoning	Single Family Residential (R-1), Mixed Residential (R-2), Multi-Family Residential (R-M)		
Surrounding Uses	Residential, Church, Commercial		
Zoning History			
Original Zoning	Mixed Residential (R-2)	Date	1982
Recent Zoning Requests in Immediate Area			
<p>In the past five years, there has been one zoning request within the immediate area.</p> <ul style="list-style-type: none"> <li>In 2016, the Planning and Zoning Board <b>granted</b> a request by Ricky LeBlanc for an exception to allow residential development (13 units) at 643 North Perkins Ferry Road.</li> </ul>			
Recommendation			
<p>Because minimal impacts are to be expected, the staff recommends that the request be <b>granted</b> 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.</p>			
Additional Information			
<ul style="list-style-type: none"> <li>In 2014, the Police Jury <b>granted</b> 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.</li> <li>In 1993, the Police Jury <b>granted</b> 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.</li> </ul>			

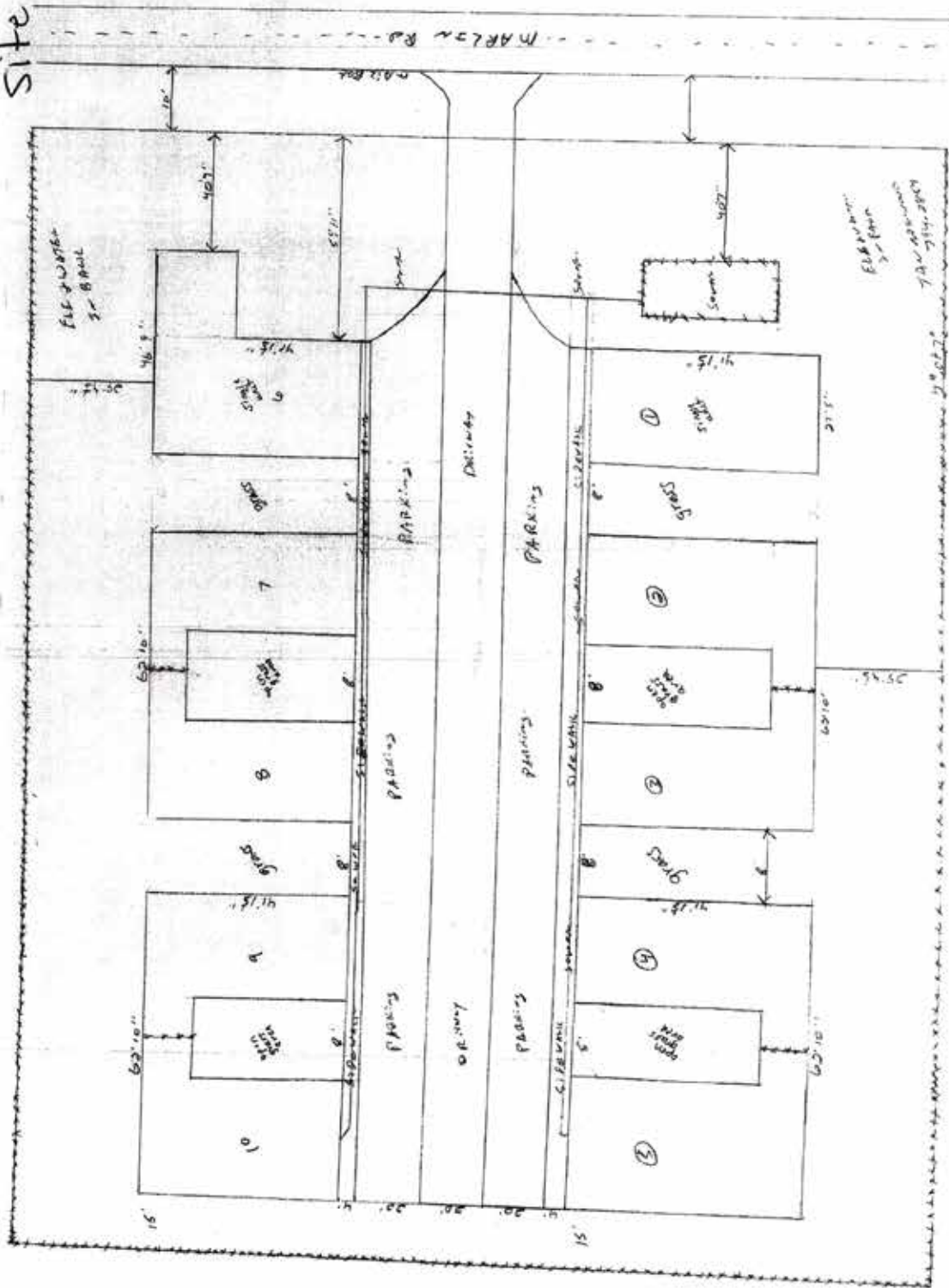




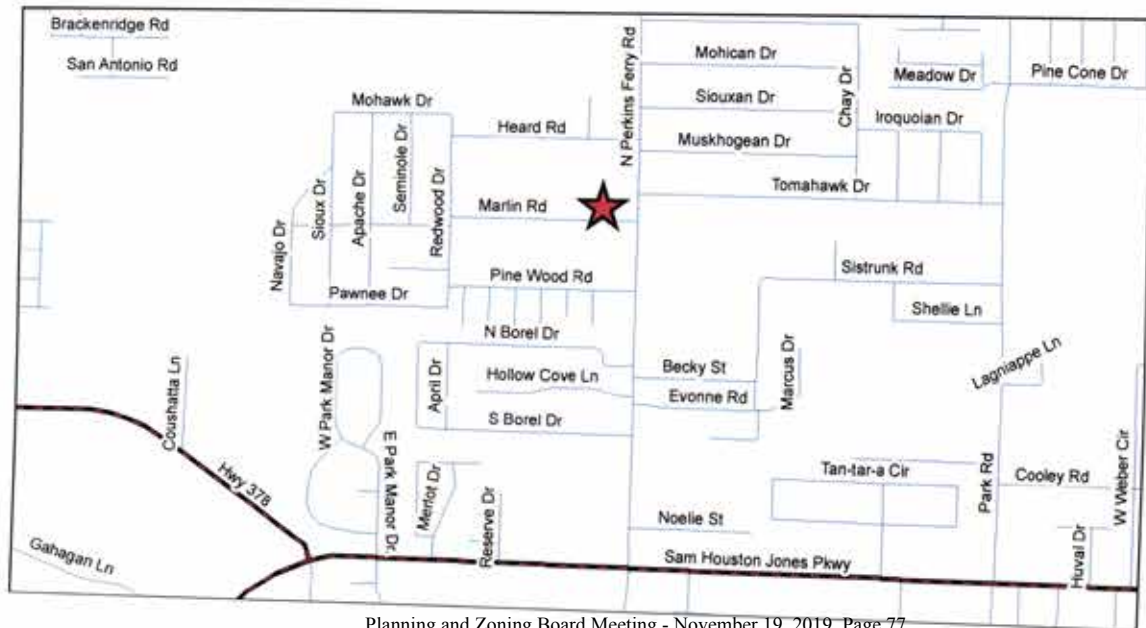
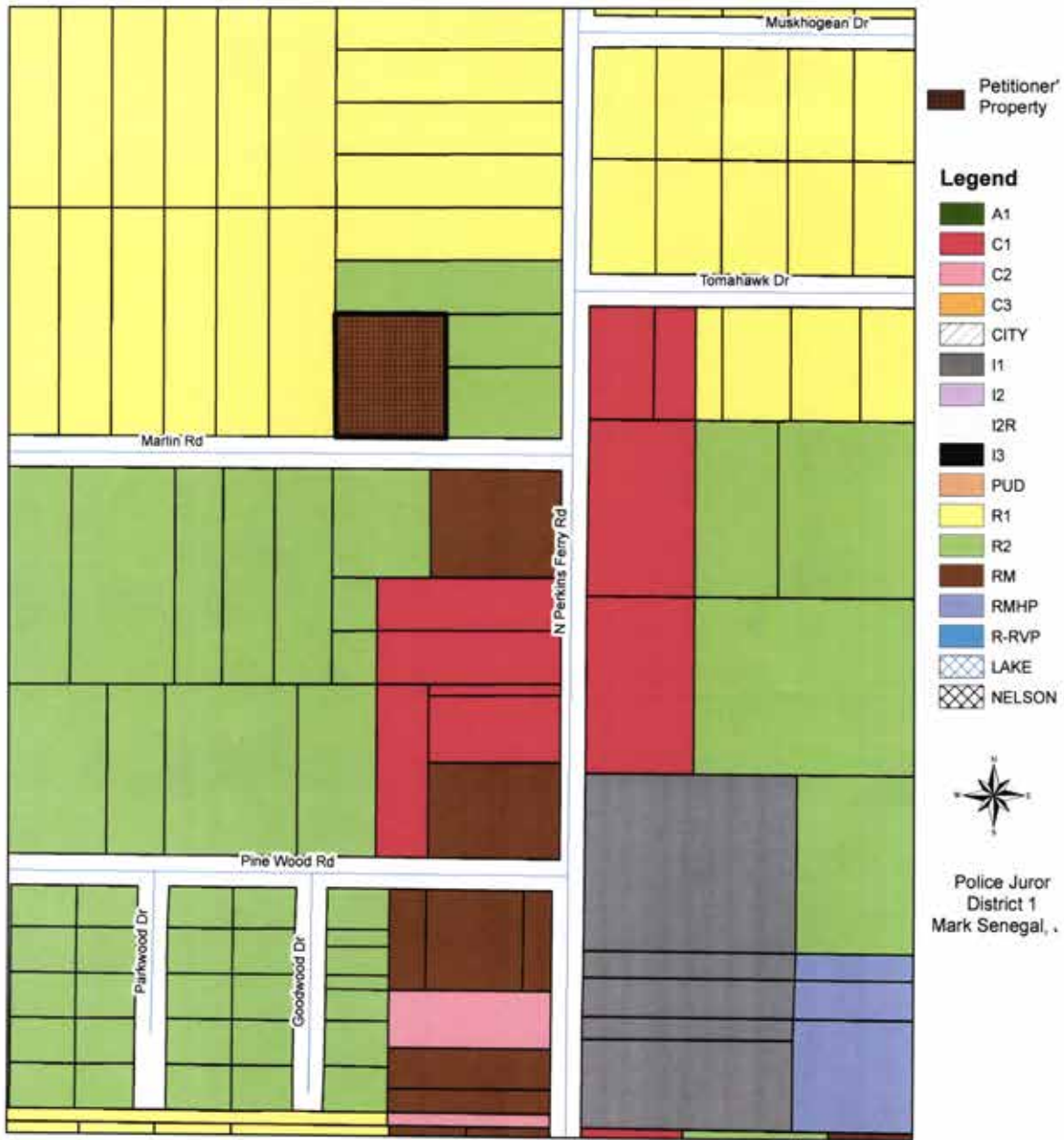


# Revised Site Plan

Site plan



TKN Properties, LLC





**RZ-1019-0149**





**RZ-1019-0149**



**RZ-1019-0149**



