

PLANNING AND ZONING BOARD

Tuesday, September 13, 2022

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 regular meeting of August 16, 2022, Planning and Zoning meeting.
6. **VARIANCE**
 - 6.A Take appropriate action on the following application: **1067 Zoe's Court in Ward Three** - variance to decrease the side and rear yard setback requirements for a pond (required 50 feet; requesting 20 feet). Applicant: Dustan Abshire (VAR-0822-0215) (District 6, Mr. Hayes)

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; and 2) that obstructing the flow of surface water is prohibited.
7. **EXCEPTIONS**
 - 7.A Take appropriate action on the following application: **8200 Block of Gulf Highway in Ward 3** - exception to allow a ten (10) year extension of an existing borrow pit (total 138 acre pit). Applicant: Tower Land Company, LLC, et al. (EX-0722-0149) (District 7, Mr. Landry and District 8, Mr. Brame)

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; and 2) that any deviation exceeding the submitted application will require another review by the Engineering Department which could result in more conditions for further approval (i.e., bonding requirement).
 - 7.B Take appropriate action on the following application: **4348 West Prien Lake Road in Ward 3** - exception to allow commercial development (bed and breakfast). Applicant: Susan Beth Cating, et al. (EX-0722-0150) (District 8, Mr. Brame)

Because the proposed development is not consistent with the character of the area, 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 screening must be provided as shown on screening plan on file with the Division of Planning and Development.

- 7.C Take appropriate action on the following application: **2308 Miller Avenue in Ward 4** - an exception to allow residential development (manufactured home). Applicant: Sally Goss (EX-0822-0152) (District 14, Mr. Burleigh)

Because there are similar developments within the immediate area, 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 development adhere to storm water best management practices; and 3) that the manufactured home be skirted prior to the utilities being connected.

8. The next item on the agenda is to advise that the Police Jury took the following action on August 18, 2022, with reference to the recommendation of the Planning and Zoning Board from the August 16, 2022, meeting.

Allen Burleson, Hedin Road, P&Z recommended approval, PJ approved
Sasol Chemicals (USA), Houston River Road, P&Z recommended approval, PJ approved
Jilian Moore, Jones Road, P&Z recommended approval, PJ approved
Fred Comeaux, Elliott Road, P&Z recommended approval, PJ approved
Jeremy Delafosse, Corbina Road, P&Z recommended to deny, *applicant withdrew prior to PJ meeting*
Estate of Charles Precht, Highway 14, P&Z recommended approval, PJ approved

9. The next item on the agenda is to advise that the next regularly scheduled Planning and Zoning meeting will be held on Tuesday, October 18, 2022.

10. **ADJOURNMENT**

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: VARIANCE

SUBJECT: Take appropriate action on the following application: **1067 Zoe's Court in Ward Three** - variance to decrease the side and rear yard setback requirements for a pond (required 50 feet; requesting 20 feet). Applicant: Dustan Abshire (VAR-0822-0215) (District 6, Mr. Hayes)

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; and 2) that obstructing the flow of surface water is prohibited.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Packet - Dustan Abshire VAR-0822-0215001.pdf](#)

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



CASE NUMBER VAR-0822-0215

DATE RECEIVED 8/2/2022

FEE \$200.00

APPLICANT INFORMATION

NAME: Dustan Abshire
 ADDRESS: 2616 Timber Lane
Lake Charles, LA 70605
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) 337-794-1660 email: dustan.abshire@gmail.com

PROPERTY INFORMATION

LOCATION: 1067 Zoe's Court AMOUNT OF LAND: 173' x 332.46' = 1.32 acres
 IDENTIFYING LANDMARK: Vacant
 PRESENT ZONING CLASSIFICATION: Agricultural (A-1)
 METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION
- CORRIDOR OVERLAY DISTRICT REVIEW

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM _____
 TO _____

PURPOSE OF REQUEST: To decrease the side and rear yard set back 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 Submitted online. DATE _____

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?
FLOOD ZONE CLASSIFICATION <u>AE</u> BFE <u>10</u> FT. | <input checked="" type="radio"/> YES | NO | N/A |

STAFF RECOMMENDATION: Staff recommends request be denied.

Application Summary

Applicant	Dustan Abshire	Submittal Date	8/2/2022
Case Number	VAR-0822-0215	Site Area	1.32 Acres
Location	1067 Zoe's Court	Police Jury District	6- Ron Hayes
P&Z Meeting Date	September 13, 2022	PJ Meeting Date	N/A

Request(s)

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

Site Characteristics

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

Area Characteristics

Surrounding Zoning	Agricultural (A-1), Single Family Residential (R-1)
Surrounding Uses	Residential

Zoning History

Original Zoning	Agricultural (A-1)	Ward	3	Date	1980
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Zoning Requests on Zoe's Court

There have been four zoning requests on Zoe's Court.

- In 2019, the Planning and Zoning Board **granted** a request by Jared Bruno, et ux for a variance to decrease the side and front yard setback requirements for a pond (required 50 feet; requesting 20 feet) at 1091 Zoe's court.
- 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 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.
- In 2019, the Planning and Zoning Board **granted** 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.

Recent Zoning Requests in Immediate Area

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

- 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.

Recommendation

Although the Board has approved similar cases, the applicant has not demonstrated a hardship as per the Parish Code of Ordinance, therefore 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 obstructing the flow of surface water is prohibited.

To: Calcasieu Parish Police Jury

From: Dustan Abshire

Re: 1067 Zoe's Court (lot 13)

Please all this letter of intent is regarding 1067 Zoe's Court, Lake Charles, Louisiana. The intent is to build by home on the property. The house will need an elevated to appropriate level. Dirt from the pond will be used for the house pad and dirt for culvert. Dirt will not be removed from the property. The cost of a pond is less than the cost of having all the dirt brought in from off site.

Several owners in Zoe's Court have already been approved for variance of 20ft.

Dustan Abshire

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.

NOTE: Pond and Borrow Pit setback requirements are a minimum of 50 feet from property lines.

Name of Applicant: Dustin J. Abshice Mobile Phone: 337-794-1660
Address: 2616 Timber Ln Lake Charles LA 70605
street city state, zip
Name of Dirt Contractor: AST - Arment Services Mobile Phone: 337-513-8430
Address: 5841 Sohra Rd Irouea LA 70647
street city state, zip

Location of Excavation: 1067 Zoe's Court Lake Charles, LA 70605
Will site be fenced? No Yes If yes, fence type and height: _____
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: 200 Width: 80 Depth: 10 Side Slope: 3:1
Will material be removed from the site? No Yes If yes, this section must be filled out completely:

BORROW PIT information must be filled out:

What percentage of dirt will be removed from site: 0 % Number of cubic yards: _____
(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: _____ Estimated date of completion: _____

What days and times will the pit operate: Days: _____ 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: AST

List setbacks (minimum 50 feet from property lines): _____ sides _____ rear _____ front

Location of nearest operating pit: _____

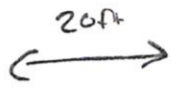
Length of access road and type of road surface: _____

By signing below, I certify that the information provided is true, correct, and complete to the best of my knowledge and belief. I understand that borrow pits must be developed and designed in accordance with Article VII of the Calcasieu Parish Code of Ordinances.

[Signature] 8/30/22 Dustin J. Abshice
Applicant Date Dirt Contractor Date



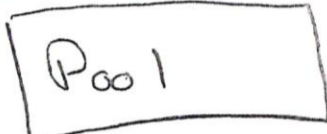
Driveway



Proposed House Pad 75

100

80

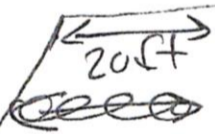


40

20

Proposed Shop 30

50



100ft

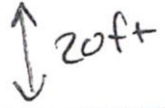


Pond

40ft

137ft

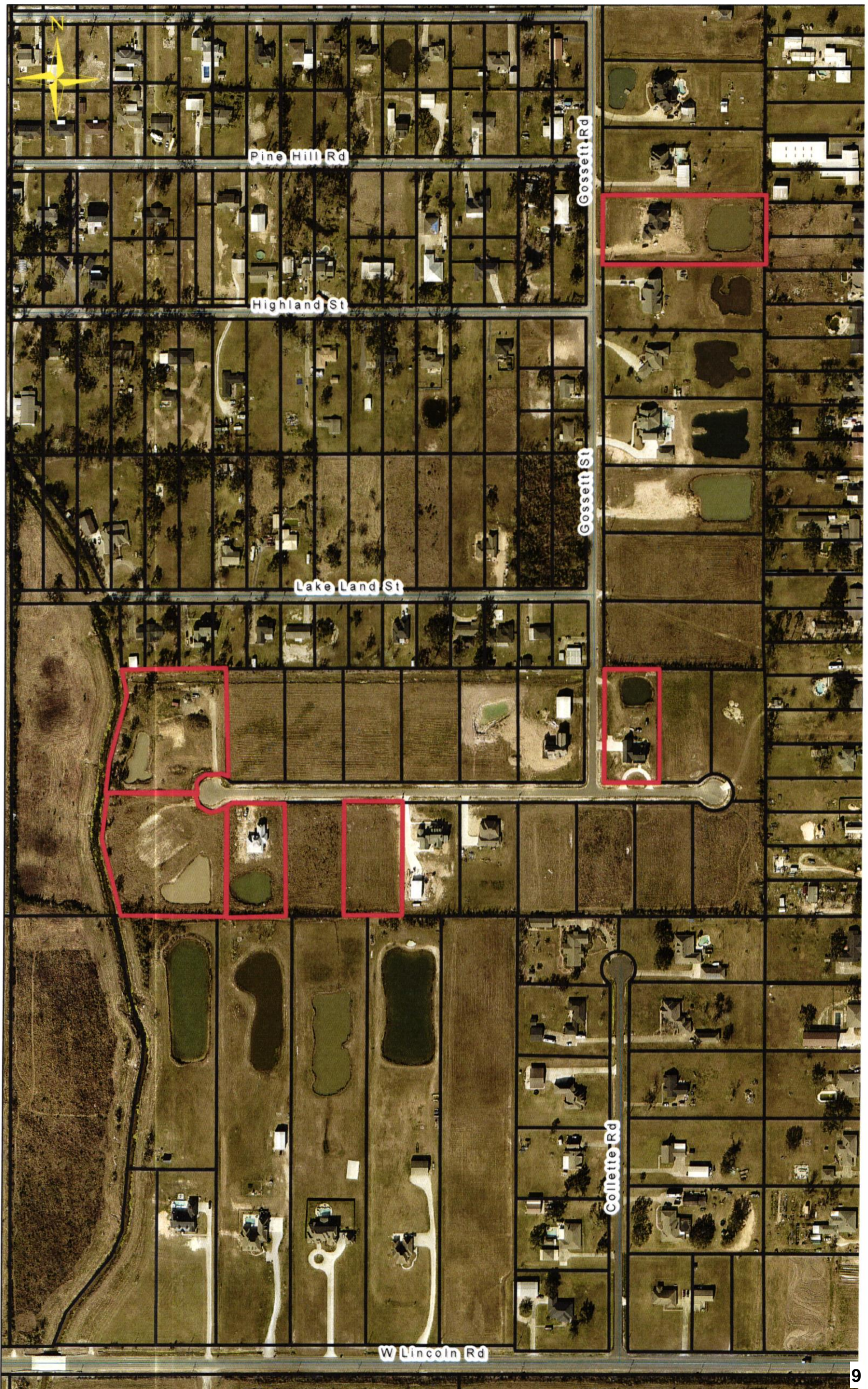
20ft



177.

400

Approved ponds with similar setbacks



Dustan Abshire



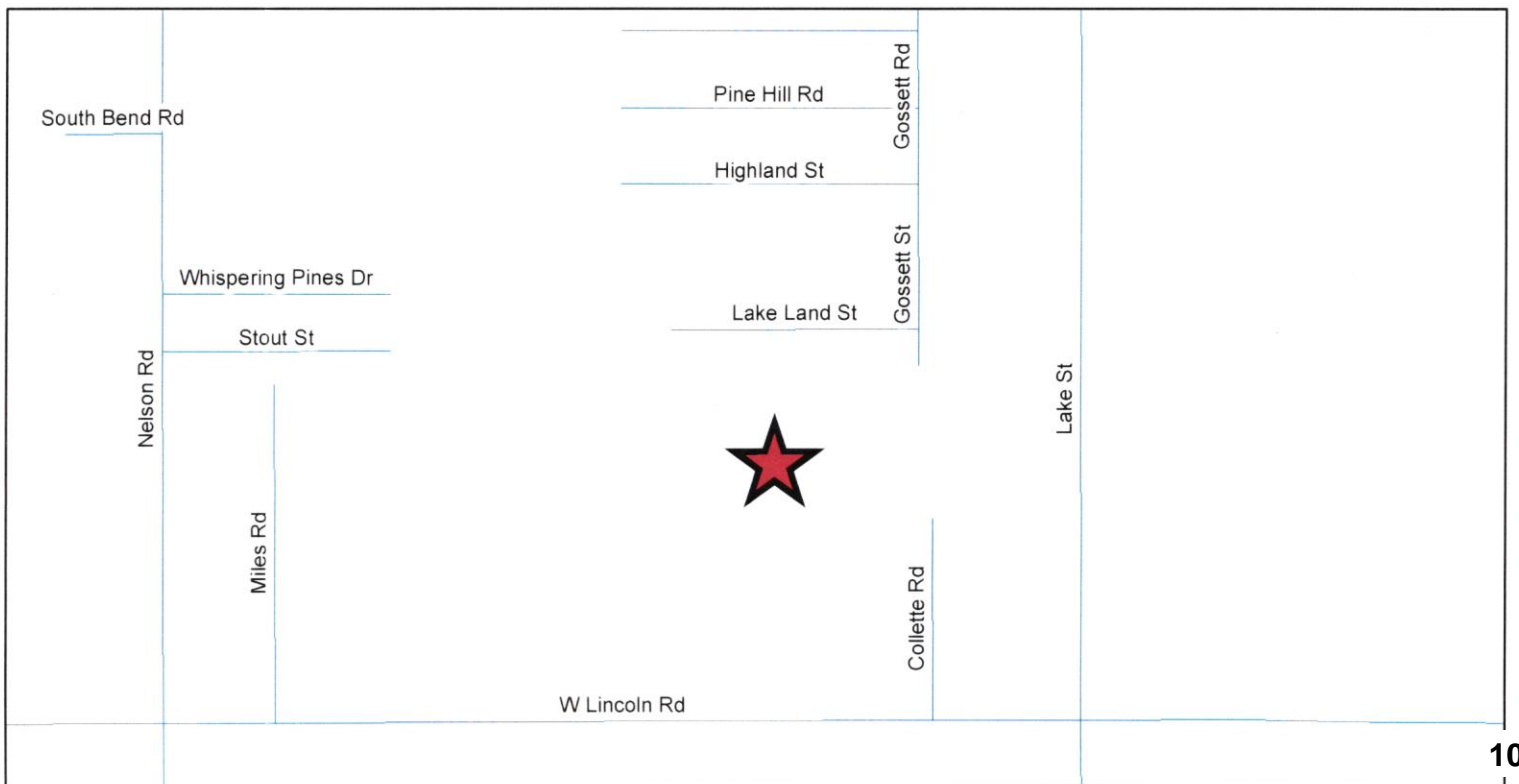
Petitioner's Property

Legend

- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 6
Ron Hayes





VAR-0822-0215 Dustan Abshire



08-29-2022 02:06 PM



08-29-2022 02:05 PM





Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: EXCEPTIONS

SUBJECT: Take appropriate action on the following application: **8200 Block of Gulf Highway in Ward 3** - exception to allow a ten (10) year extension of an existing borrow pit (total 138 acre pit). Applicant: Tower Land Company, LLC, et al. (EX-0722-0149) (District 7, Mr. Landry and District 8, Mr. Brame)

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; and 2) that any deviation exceeding the submitted application will require another review by the Engineering Department which could result in more conditions for further approval (i.e., bonding requirement).

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Packet - Tower Land Company EX-0722-0149001.pdf](#)

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



CASE NUMBER EX-0722-0149

DATE RECEIVED 7/22/2022

FEE \$200.00

APPLICANT INFORMATION

NAME: Tower Land Company, LLC, et al c/o R.O.W.C. LLC dba Diamond D Ind.
 ADDRESS: 641 West Prien Lake Road Jennie Finch Daigle
Lake Charles, LA 70601 1871 Beglis Parkway
 PHONE NUMBER: (Home) _____ Sulphur, LA 70663
 (Work) _____ (Cell) _____ (cell) 337-313-3328

PROPERTY INFORMATION

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

- REZONING
- ZONING VARIANCE
- EXTENSION
- CORRIDOR OVERLAY DISTRICT REVIEW

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM _____
 TO _____

PURPOSE OF REQUEST: To allow a ten (10) year extension of an existing borrow pit. (total 138 acre 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 Submitted online. DATE July 22, 2022

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? | <input checked="" type="radio"/> YES | NO | N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X(S), AE</u> BFE <u>10</u> FT. | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | N/A |

STAFF RECOMMENDATION: Staff recommends request be granted. See brief for conditions.

Application Summary

Applicant	Tower Land Company, LLC, et al	Submittal Date	7/22/2022
Case Number	EX-0722-0149	Site Area	+/- 200 Acres
Location	8200 Block of Gulf Highway	Police Jury Districts	7- Chris Landry 8- Guy Brame
P&Z Meeting Date	September 13, 2022	PJ Meeting Date	N/A

Request(s)

To allow a ten (10) year extension of an existing borrow pit. (Total 138 acre pit)

Site Characteristics

Present Zoning Classification	Light Industrial (I-1)		
Identifying Landmark	Existing borrow pit		
Urban Service Area	In	Flood Zone	X (Shaded), AE, Bfe 10'

Area Characteristics

Surrounding Zoning	Light Industrial (I-1)
Surrounding Uses	Agricultural (A-1), Manufactured Home Park (R-MHP), Recreational Vehicle Park (R-RVP), Planned Unit Development (PUD), Light Commercial (C-1), Light Industrial (I-1), Heavy Industrial (I-2)

Zoning History

Original Zoning	Light Industrial (I-1)	Ward	3	Date	1980
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Previous Requests on this Property

There have been two zoning requests pertaining to the proposed property.

- In 2019, the Planning and Zoning Board **granted** a request by Tower Land Company, LLC, et al for a zoning exception to allow a three (3) year extension to an existing borrow pit in the 8200 Block of Gulf Highway.
- In 2015, the Planning and Zoning Board **granted** a request by Tower Land Company, LLC, et al for a zoning exception to allow a borrow pit (138 acres) in the 8200 Block of Gulf Highway.

Recent Zoning Requests in Immediate Area

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

- In 2022, the Planning and Zoning Board and the Police Jury **granted** a request by Keiland Holdings, LLC to amend Ordinance No. 7407 (RZ-1021-0212) Stipulation No. 1, which states *that the development adhere to the revised site plan (dated November 18, 2021) 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*, to allow a revised site plan (dated May 18, 2022); and to rezone from Light Commercial (C-1) and Light Industrial (I-1) to Heavy Industrial (I-2) to allow industrial development (contractor office and shop, laydown yard, equipment storage yard and concrete recycling facility) in the 7900 block of Gulf Highway.
- In 2022, the Planning and Zoning Board and the Police Jury **granted** a request by Keiland Holdings, LLC to rezone from Light Commercial (C-1) to Light Industrial (I-1) to allow industrial development (pipe fabrication and sheet metal business) in the 8000 Block of Gulf Highway.
- In 2021, the Planning and Zoning Board **granted** a request by Keiland Holdings, LLC for a zoning exception to allow a borrow pit (37.48 acres) in the 7900 block of 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) in the 8500 Block of Gulf Highway.
- 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.

Zoning Requests along Gulf Highway

Prior to 2017, there have been two zoning requests within the immediate area.

- In 2001, the Planning and Zoning Board and the Police Jury **granted** a request by Conservative Public Investors & Di-Ed, Inc. to amend Ordinance No. 3855, Condition No. 7) to allow rezoning of the property to be transferable should the owner of the property sell to a new owner who follows the Planned Unit Development or with respect to the sale of an individual lot to a home owner subject to the restrictive covenants established for the property at 8559 Gulf Highway.
- In 1996, the Planning and Zoning Board and the Police Jury **granted** a request by Conservative Public Investors & Di-Ed, Inc. to rezone from Single Family Residential (R-1) to Planned Unit Development (PUD) to allow manufactured home development with recreational facilities and community commercial development at 8559 Gulf Highway.

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; and
- 2) that any deviation exceeding the submitted application will require another review by the Engineering Department which could result in more conditions for further approval (i.e., bonding requirement).


TOWER LAND COMPANY, L.L.C.

Aug 22, 2022

Mr. Wesley Crain, ASLA
Director of Planning and Development
Calcasieu Parish Police Jury

RE: Authority to Act – Existing Borrow Pit and Zoning in the 8200 Block of Gulf Hwy in Ward Three

Dear Mr. Crain,

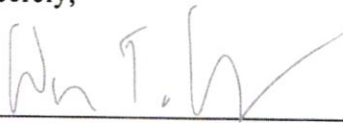
Tower Land Company, L.L.C. and HGPC, L.L.C., Owner/Applicant, seeks to extend EX-0919-0059, an exception to Zoning Variance to continue to allow a 138 acre borrow pit in the 8200 Block of Gulf Highway, Lake Charles, LA 70607, that is currently permitted under Permit No. DEVP-0222-0307, for an additional period of 10 years. The zoning classification of the tract is A-1 and the borrow-pit was established by Exception.

Tower Land Company, L.L.C. and HGPC, L.L.C. authorizes Jennie Finch Daigle, President & Chairwoman of R.O.W.C, L.L.C. d/b/a Diamond D Industries to do the following on behalf of Tower Land Company, L.L.C. and HGPC, L.L.C., which include, but are not limited to:

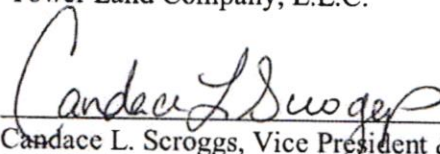
Jennie Finch Daigle is hereby authorized to sign any document or documents on behalf of Tower Land Company, L.L.C. and HGPC, L.L.C. related to parish zoning and permits, said documents to contain such terms and conditions that she deems meet and are proper, in her sole discretion as it relates to the property located within the 8200 Block of Gulf Highway, Lake Charles, LA 70607, situated in the Parish of Calcasieu, State of Louisiana in Sec. 18, T11S-R8W.

If any other item is needed to allow Mrs. Daigle to act as indicated above, please let us know.

Sincerely,



William T. Drost, President & Manager
Tower Land Company, L.L.C.



Candace L. Scroggs, Vice President & Manager
HGPC, L.L.C.

5028 COBRA ROAD, LAKE CHARLES, LOUISIANA 70605 (337)480-3799 • Fax (337)480-2527



August 22, 2022

Division of Planning and Development
Calcasieu Parish Police Jury
1015 Pithon St
Lake Charles, LA 70601

RE: Letter of Intent Existing Borrow Pit and Zoning in the 8200 Block of Gulf Hwy in Ward Three

To Whom it may Concern,

R.O.W.C., L.L.C. dba Diamond D Industries seeks to extend EX 0919-0059, an exception to Zoning Variance to continue to allow a 138 acre borrow pit in the 8200 Block of Gulf Highway, Lake Charles, LA 70607, that is currently permitted under Permit No. DEVP-0222-0307. The zoning classification of the tract is A-1 and the borrow pit was established by Exception.

We are requesting a 10-year extension for the borrow pit exception to zoning to allow the permit renewal and to continue borrow pit operations from the site. Jennie Daigle is authorized to make this request on behalf of Tower Land Company, LLC and GHPC, LLC. Please see the attached Authority to Act letter dated June 14, 2022.

Sincerely,

R.O.W.C., L.L.C. d/b/a Diamond D Industries

A handwritten signature in black ink, appearing to read "Jennie Daigle".

Jennie Daigle
President / Chairwoman

Enclosure: Authority to Act



337.313.3328

www.diamondindustries.com




CALCASIEU PARISH POLICE JURY
GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

DEPARTMENT OF ENGINEERING
P.O. DRAWER 3287
LAKE CHARLES, LA 70602
337-721-4100
FAX 337-721-4794
WWW.CPPJ.NET

Memorandum

TO: Amanda Butler, Planning Technician

FROM: Ethan Smith, P.E. 

DATE: August 22, 2022

SUBJECT: **EX-0722-0149 - Tower Land Company Borrow Pit**

We have reviewed the request for the above reference borrow pit extension. We recommend approval.

Please note:

- Any deviation exceeding the submitted application will require another review by the Engineering Department which could result in more conditions for further approval i.e. bonding requirement.
- Local permits shall not supersede any state or federal regulatory requirements such as but not limited to, USACE Section 404 Permits, DEQ Permits etc. All such permits are the responsibility of the applicant and/or property owner and should be acquired prior to any construction.

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.

** Tower Land Company, LLC*

Name of Applicant: Diamond D Industries, LLC Mobile Phone: (337) 313-3328

Address: 1801 Beglis Parkway Sulfur Louisiana 70663
street city state, zip

Name of Dirt Contractor: Diamond D Industries, LLC Mobile Phone: (337) 313-3328

Address: 1801 Beglis Parkway Sulfur Louisiana 70663
street city state, zip

Location of Excavation: ~~8400~~ 8200 Gulf Highway; Lake Charles, LA

Will site be fenced? No Yes If yes, fence type and height: _____

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: 2,198' Width: 2,830' Depth: 16' Side Slope: 3:1

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: 70 % Number of cubic yards: 2,987,144 cu yd

(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: _____ Estimated date of completion: November 20, 2027

What days and times will the pit operate: Days: 5 Hours of operation: 7:00 AM - 5:00 PM

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, Common Street

List setbacks (minimum 50 feet from property lines): 50' sides 272' rear 50' front

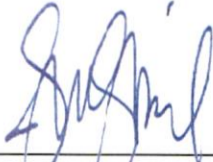
Location of nearest operating pit: _____

Length of access road and type of road surface: 9585' surfaced with coarse aggregate

By signing below, I certify that the information provided is true, correct, and complete to the best of my knowledge and belief. I understand that borrow pits must be developed and designed in accordance with Article VII of the Calcasieu Parish Code of Ordinances.

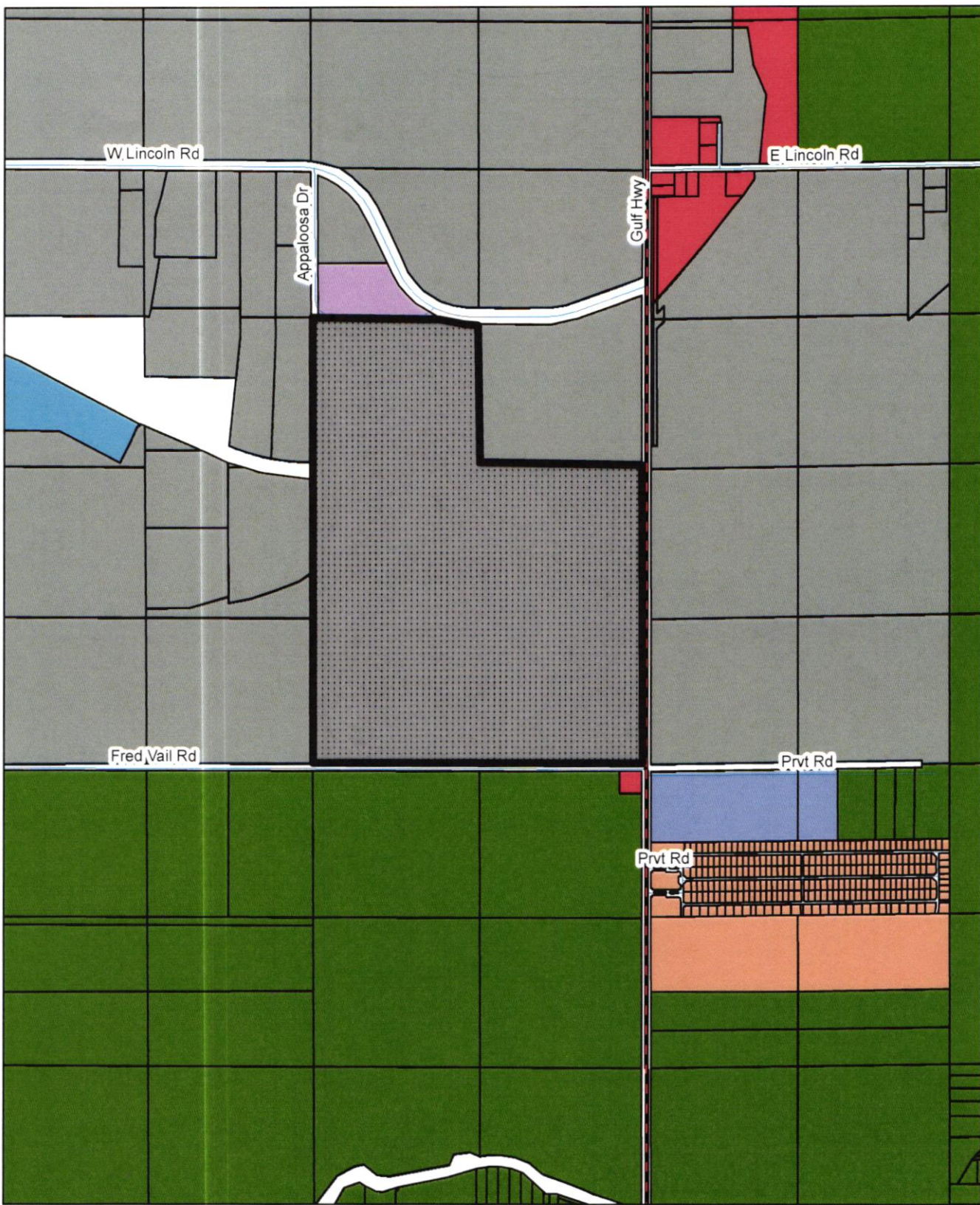


 Applicant Date July 21, 2022



 Dirt Contractor Date July 21, 2022

Tower Land Company, LLC, et al



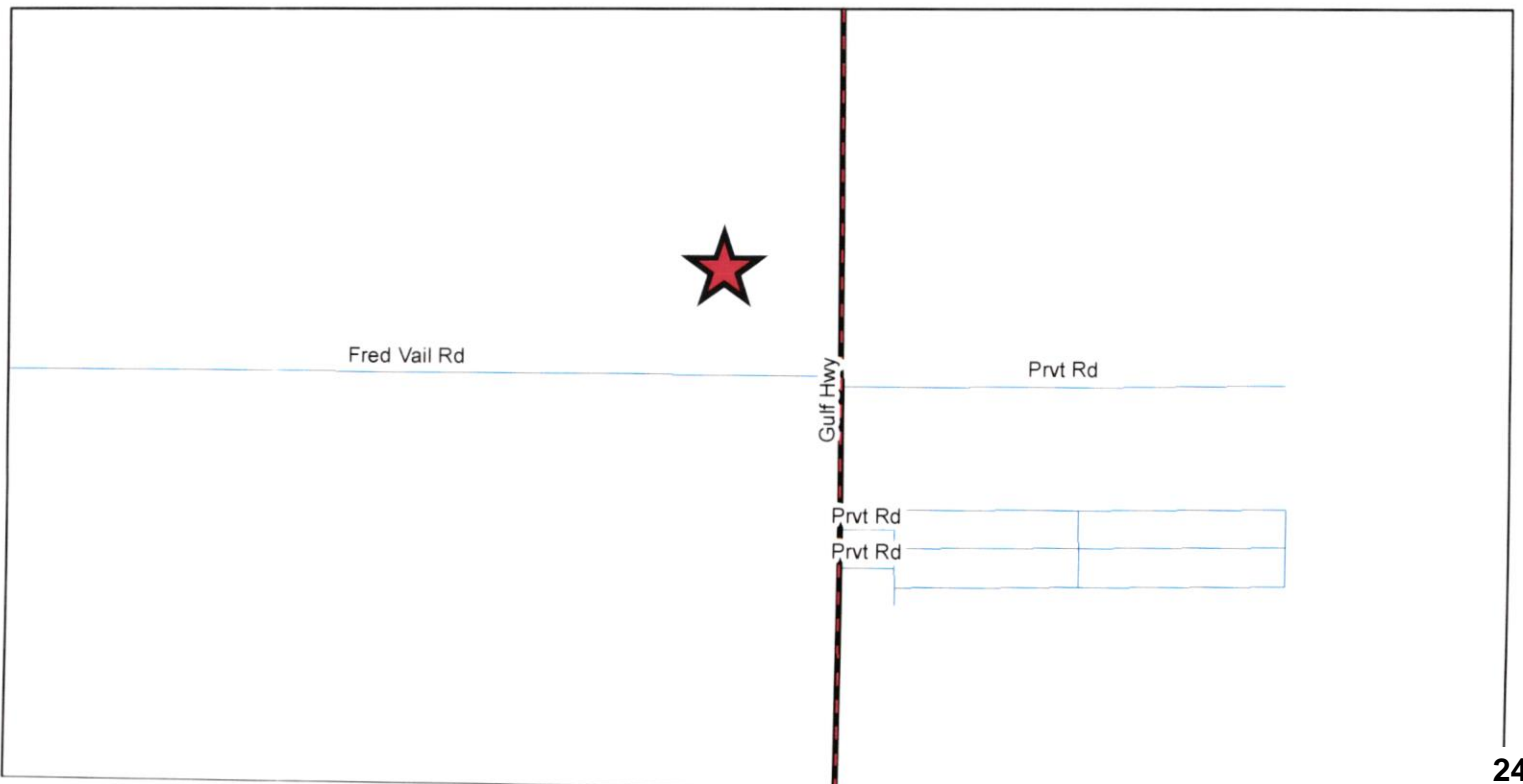
Petitioner's Property

Legend

- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 7,8
Chris Landry
Guy Brame











Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: EXCEPTIONS

SUBJECT: Take appropriate action on the following application: **4348 West Prien Lake Road in Ward 3** - exception to allow commercial development (bed and breakfast). Applicant: Susan Beth Cating, et al. (EX-0722-0150) (District 8, Mr. Brame)

Because the proposed development is not consistent with the character of the area, 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 screening must be provided as shown on screening plan on file with the Division of Planning and Development.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Packet - Susan Beth Cating EX-0722-0150.pdf](#)

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



CASE NUMBER EX-0722-0150

DATE RECEIVED 7/28/2022

FEE \$200.00

APPLICANT INFORMATION

NAME: Susan Beth Cating, et al c/o Leigh Freeman
 ADDRESS: 2101 Pin Oak Lane 2821 Split Rock Circle
Lake Charles, LA 70605 Bulverde, TX 78163
 PHONE NUMBER: (Home) 337-477-4932
 (Work) 337-475-7576 (Cell) 337-274-5091 (cell) 409-201-7621
 email: beth@cating.biz

PROPERTY INFORMATION

LOCATION: 4348 West Prien Lake Road AMOUNT OF LAND: 140' x 821.5' = 2.5 acres
 IDENTIFYING LANDMARK: House
 PRESENT ZONING CLASSIFICATION: Single Family Residential (R-1)
 METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION
- CORRIDOR OVERLAY DISTRICT REVIEW

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM _____
 TO _____

PURPOSE OF REQUEST: To allow commercial development (bed and breakfast).

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 Submitted online. DATE _____

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|--|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT <u>X</u> OTHER _____ | | | |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 4. | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? _____ | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X, X(S), AE</u> BFE <u>9</u> FT. | <u>YES</u> | <u>NO</u> | <u>N/A</u> |

STAFF RECOMMENDATION: Staff recommends the request be denied.

Application Summary					
Applicant	Susan Beth Cating, et al	Submittal Date	7/28/2022		
Case Number	EX-0722-0150	Site Area	2.5 Acres		
Location	4348 West Prien Lake Road	Police Jury District	8- Guy Brame		
P&Z Meeting Date	September 13, 2022	PJ Meeting Date	N/A		
Request(s)					
To allow commercial development (bed and breakfast).					
Site Characteristics					
Present Zoning Classification	Single Family Residential (R-1)				
Identifying Landmark	House				
Urban Service Area	In	Flood Zone	X, X (Shaded), AE, 9'		
Area Characteristics					
Surrounding Zoning	Single Family Residential (R-1), City of Lake Charles				
Surrounding Uses	Residential				
Zoning History					
Original Zoning	Single Family Residential (R-1)	Ward	3	Date	1980
<p>Zoning Requests along West Prien Lake Road</p> <p>Prior to 2017, there have been three zoning requests within the immediate area.</p> <ul style="list-style-type: none"> In 2003, the Planning and Zoning Board granted a request by John Bradford, et ux for a zoning variance to allow a second dwelling on one lot (mother-in-law) at 4431 West Prien Lake Road. In 2000, the Planning and Zoning Board granted a request by Edward Kahn for a zoning variance to allow an accessory building to exceed the maximum square footage (requesting 1200 square feet; allowed 744 square feet) at 4401 West Prien Lake Road. In 1999, the Planning and Zoning Board granted a request by Susan Smythe for a zoning variance to allow a second dwelling on one lot, to allow less than required public road frontage, and to allow an accessory building to exceed the maximum square footage at 4300 West Prien Lake Road. 					
<p>Recent Zoning Requests in Immediate Area</p> <p>In the past five years, there have been no zoning requests within the immediate area.</p>					
Recommendation					
<p>Because the proposed development is not consistent with the character of the area, the staff recommends that the request be denied. Should the Board grant the request, the staff recommends the following conditions:</p> <ol style="list-style-type: none"> 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 screening must be provided along the north and south property lines as shown on the proposed screening plan on file with the Division of Planning and Development. 					

LETTER OF INTENT

July 17, 2022

Property: 4348 PRIEN LAKE RD W, more specifically, BEG 2400
FT W & 1866 FT S OF NE COR 22.10.9 SAID PT OF BEG IS SE COR
BLK P DEES AND FOSTER SUB-PRIEN SUB OF LOTS 1,2,3,4, ETC,
Ward Three, Calcasieu Parish, LA (Zoning ZONE0521-0646)

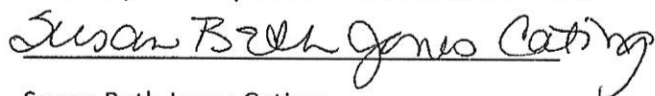
It is the intent of owners, Susan Beth Jones Cating and Leigh Erin Jones Freeman (sisters), to rent this property on a short term basis.

This property has been in the family since 1974 and has been owned by current owners since 1990. The property, a lake-front, single family residence with a tennis court, has been used as a vacation home and family gathering place, but with the rising costs to maintain this property rental revenue is needed to offset some expenses. The property is ideally situated for short term rentals because this use will not adversely impact the neighborhood or community. Owners are able to have immediate and direct control of rental term, duration and control of who rents the property.

We believe this property brings business and generates revenue for the City of Lake Charles and Calcasieu Parish. The guests, young professional and families, chose to travel to Lake Charles to play golf, eat at restaurants, spend money at the casinos, rent boats, hire fishing guides, shop at grocery stores and enjoy all that Southwest Louisiana has to offer. Our home, this property, was used by restoration crews, utility companies, Federal Express and others as operational centers after the hurricanes allowing these essential workers a place to stay and setup business to assist in the restoration of Lake Charles.

If the variance is granted additional and enhanced security measures will be engaged at the property. Each guest is instructed on our stringent house-rules and they are always reminded that the home is in a residential area and noise is restricted after 10:00 p.m.

Thank you for your careful consideration of this Letter of Intent.



Susan Beth Jones Cating

2101 Pin Oak Ln

Lake Charles, LA 70605

337-274-5091



Leigh Erin Jones Freeman

2821 Split Rock Cir

Bulverde, TX 78163

409-201-7621

Petition for Approval of Variance for Short Term Rental

4348 W. Prien Lake Rd.

We, the undersigned, have no objections to allowing short term rentals at
4348 W. Prien Lake Rd.

<u>NAME</u>	<u>ADDRESS</u>	<u>PH.#</u>
Damon + Marlene Walker	3305 W. Prien	337-794-0181
Rick + Brenda CREDEUR	4237 LOCKE LN	337-540-228
Doug + Amanda McElveen	4334 W. Prien Lake Rd	337-302-1108
Doug + Amanda McElveen	4340 W. Prien Lake Rd	337-302-1108
Ed Kohn	4401 W. Prien Lake Rd	337-683
Maely V. Zampa	4331 W. Prien Lake Rd	474-1920
Andrew D L	4329 W. Prien Lake Rd	302-2656
M J H	4313 W Prien Lake Rd	302-7666
Donny + Charles Greene	4213 Locke Lane	337-302-263
Shannon Bordelon	4407 W. Prien Lake Road	337-499-4410
Jane E. Southey Hayco, Jr.	4601 W. Prien Lake	337-990-5531

Beth Catino

214-5291

Petition for Approval of Variance for Short Term Rental

4348 W. Prien Lake Rd.

We, the undersigned, have no objections to allowing short term rentals at
4348 W. Prien Lake Rd.

NAME ADDRESS PH.#

Dale Myers 4415 W. Prien Lake Rd 337-7840739



01/17/2022 1 of 49 Select Date

+
-

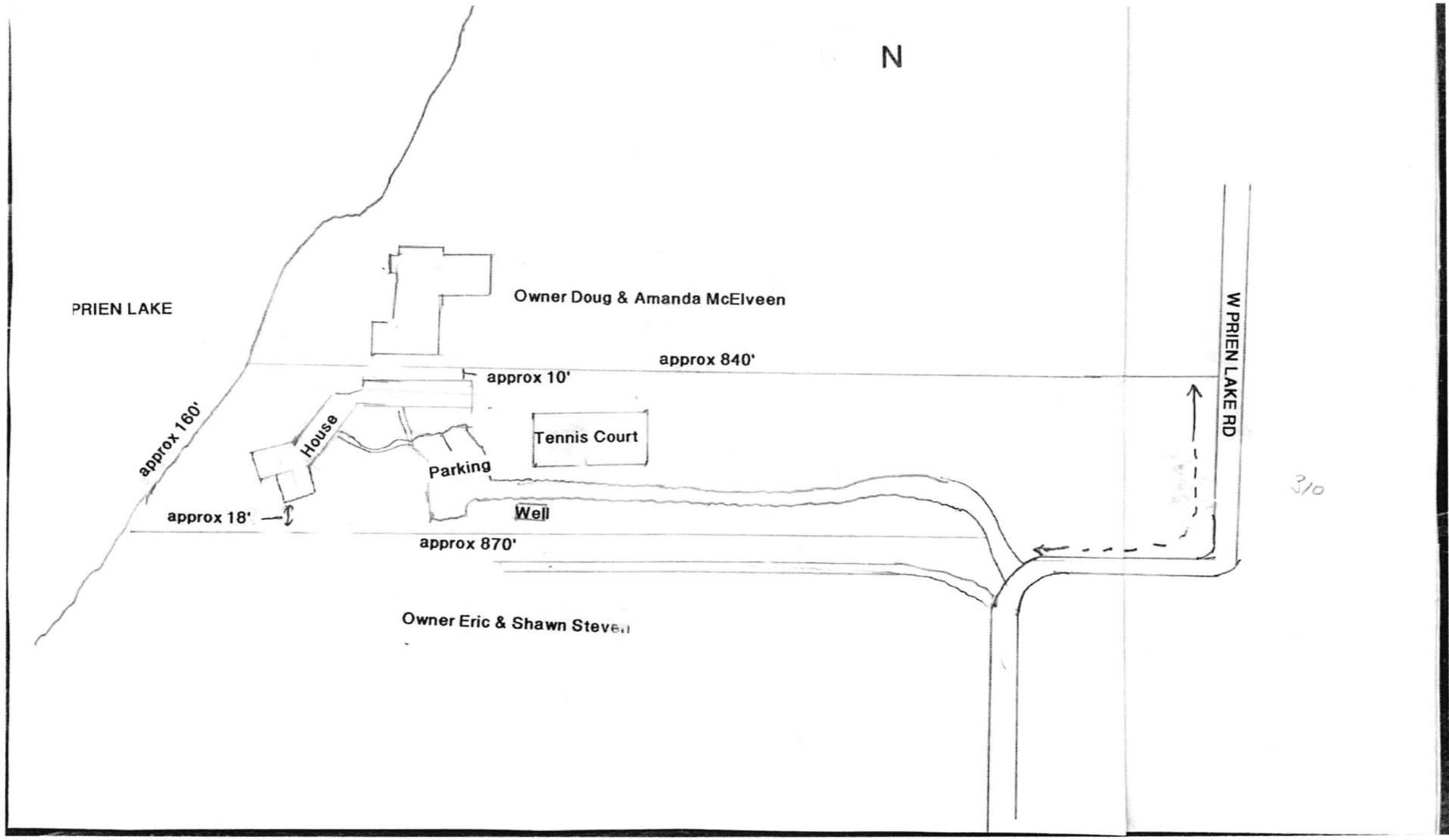
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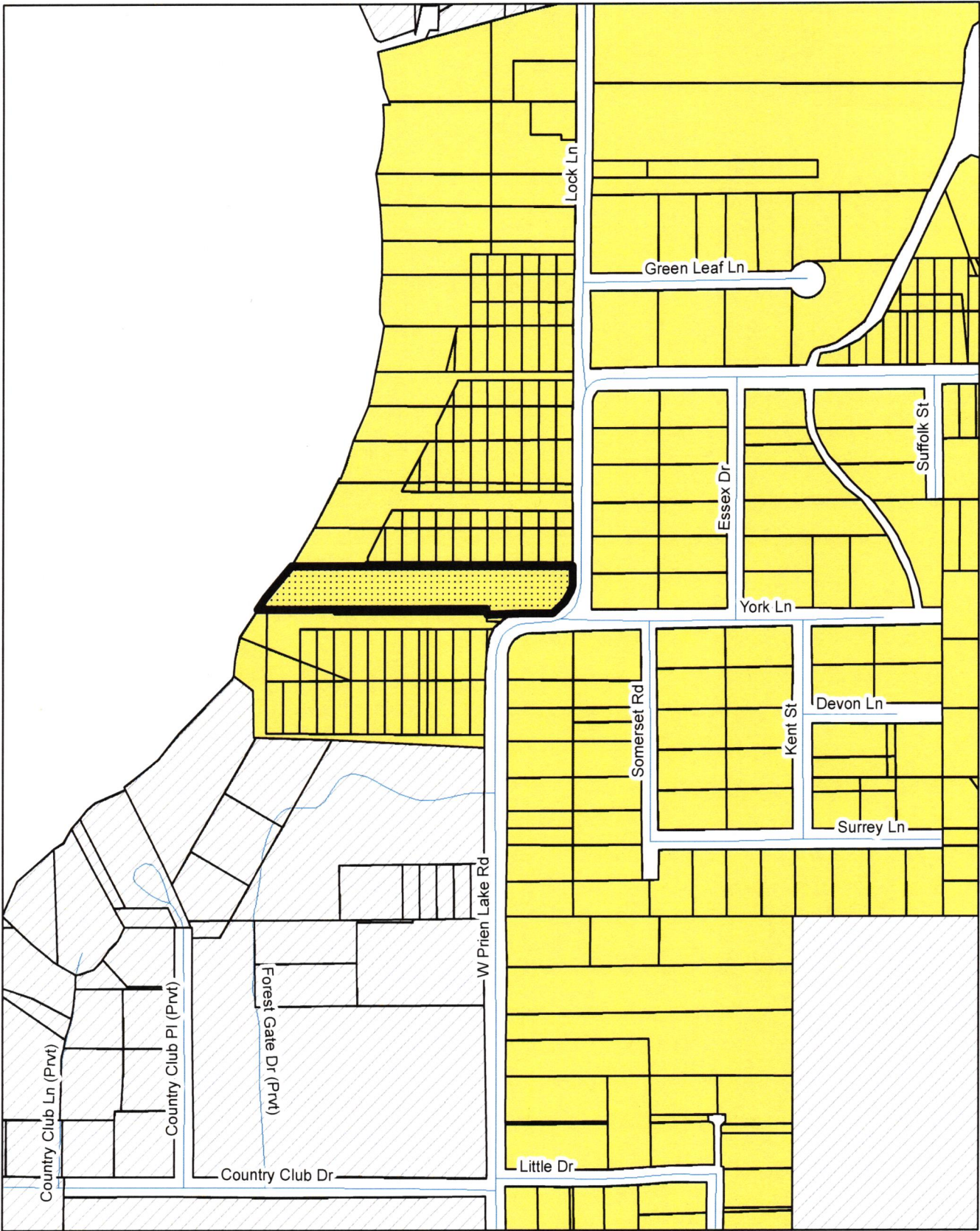


Proposed screening plan

----- screening locations







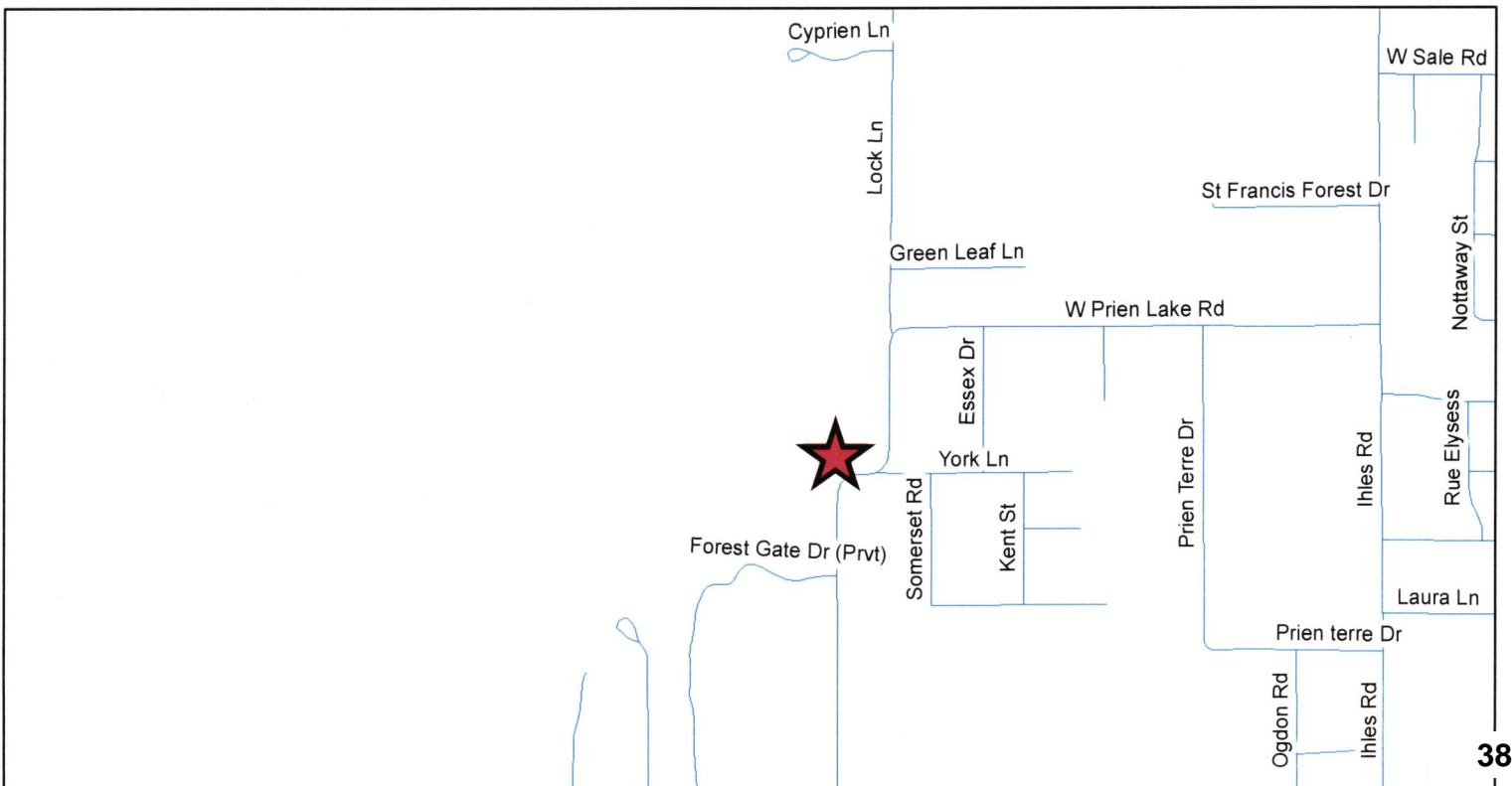
Petitioner's Property

Legend

- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



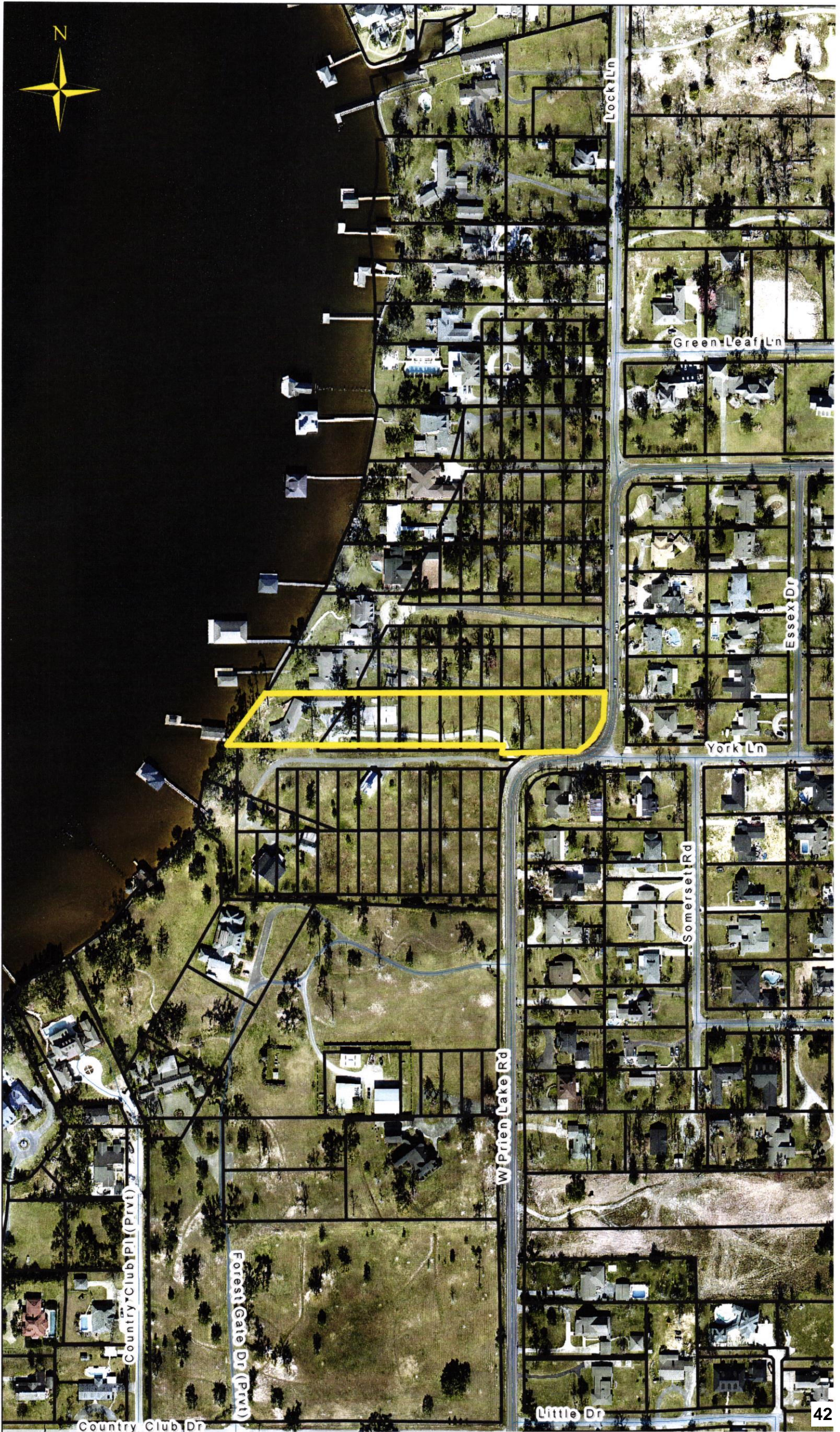
Police Juror
District 8
Guy Brame











Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

AGENDA SECTION: EXCEPTIONS

SUBJECT: Take appropriate action on the following application: **2308 Miller Avenue in Ward 4** - an exception to allow residential development (manufactured home). Applicant: Sally Goss (EX-0822-0152) (District 14, Mr. Burleigh)

Because there are similar developments within the immediate area, 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 development adhere to storm water best management practices; and 3) that the manufactured home be skirted prior to the utilities being connected.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Packet - Sally Goss EX-0822-0152001.pdf](#)

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



CASE NUMBER EX-0822-0152

DATE RECEIVED 7/29/2022

FEE \$200.00

APPLICANT INFORMATION

NAME: Sally Goss
 ADDRESS: 2308 Miller Avenue
Westlake, LA 70669
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) 337-540-0063 email: tuttle1020@gmail.com

PROPERTY INFORMATION

LOCATION: 2308 Miller Avenue AMOUNT OF LAND: 140' x 175' = .56 acres
 IDENTIFYING LANDMARK: House
 PRESENT ZONING CLASSIFICATION: Single Family Residential (R-1)
 METRO. PLANNING BOUNDARY IN OUT

- REZONING
- ZONING VARIANCE
- EXTENSION
- CORRIDOR OVERLAY DISTRICT REVIEW

ZONING REQUEST INFORMATION

- EXCEPTION
- SUBDIVISION VARIANCE
- REVISION
- ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM _____
 TO _____

PURPOSE OF REQUEST: To allow residential development (manufactured 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 Submitted online. 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 | <u>N/A</u> |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | <input type="radio"/> YES | <input type="radio"/> NO | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | <input type="radio"/> YES | <input checked="" type="radio"/> NO | <u>N/A</u> |
| 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 | <u>N/A</u> |
| 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 | <u>N/A</u> |
| 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 | <u>N/A</u> |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | <u>N/A</u> |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? _____ | <input type="radio"/> YES | <input checked="" type="radio"/> NO | <u>N/A</u> |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X, X(S)</u> BFE _____ FT. | <input type="radio"/> YES | <input checked="" type="radio"/> NO | <u>N/A</u> |

STAFF RECOMMENDATION: Staff recommends the request be granted.

Application Summary

Applicant	Sally Goss	Submittal Date	7/29/2022
Case Number	EX-0822-0152	Site Area	.56 Acres
Location	2308 Miller Avenue	Police Jury District	14- Randy Burleigh
P&Z Meeting Date	September 13, 2022	PJ Meeting Date	N/A

Request(s)

To allow residential development (manufactured home).

Site Characteristics

Present Zoning Classification	Single Family Residential (R-1)		
Identifying Landmark	House		
Urban Service Area	In	Flood Zone	X, X (Shaded)

Area Characteristics

Surrounding Zoning	Single Family Residential (R-1), Mixed Residential (R-2), Manufactured Home Park (R-MHP), Multi-Family Residential (R-M), Light Commercial (C-1), General Commercial (C-2), Light Industrial (I-1)
Surrounding Uses	Residential, Commercial, Industrial

Zoning History

Original Zoning	Single Family Residential (R-1)	Ward	4	Date	1981
------------------------	---------------------------------	-------------	---	-------------	------

Zoning Requests along Miller Avenue

Prior to 2017, there have been four zoning requests within the immediate area.

- In 2015, the Planning and Zoning Board **granted** a request by Patricia Vanicor for a zoning variance to decrease the front yard setback requirement for an accessory building (required 60 feet; requesting 25 feet) at 329 Stiffel Street.
- In 2013, the Planning and Zoning Board **denied** a request by Allen Seal for a zoning exception to allow residential development (manufactured home) at 409 Stiffel Street.
- In 2013, the Planning and Zoning Board **granted** a request by Susan Heaton Dever for a zoning exception to allow residential development (manufactured home) and to decrease the side yard setback requirements (required 5 feet; requesting 4 feet) at 404 Stiffel Street.
- In 2007, the Planning and Zoning Board **granted** a request by Mary Alice Adams for a zoning exception to allow residential development (manufactured home) at 413 Stiffel Street.

Recent Zoning Requests in Immediate Area

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

- In 2021, the Planning and Zoning Board **denied** a request by DavLin Rental, LLC for an exception to allow residential development (manufactured home) at 431 Riddle Lane.
- In 2018, the Planning and Zoning Board and Police Jury **granted** the reclassification study on certain properties to be rezoned to Single Family Residential (R-1) to maintain the residential character of the area. Furthermore, the staff recommended that the existing Light Industrial (I-1) properties and a portion of the Agricultural (A-1) properties remain as is. The recommendation is illustrated on the map labelled as "Final Zoning Map". The study area was along the east and west sides of Smith Ferry Road; on the northwest and southwest sides of Baker Road; north and south sides of Sandifer Road; north and south sides of Lofton Road; north, south, east, and west sides of Whittington Road; north and southwest sides of Riddle Road; north and south sides of American Legion Road; and Highland Forest Subdivision.

Recommendation

Because there are similar developments within the immediate area, 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 development adhere to storm water best management practices; and
- 3) that the manufactured home be skirted prior to the utilities being connected.

July 29, 2022

To whom it may concern:

I am writing this to request the placement of a manufactured home on my property at 2308 Miller Ave, Westlake, LA 70669. My home was irreparably damaged in Hurricane Laura and I have just recently settled my claim with the insurance company.

My plan is to demolish and haul off my current home and replace it with a manufactured home. Due to the severe damage of my current home, I do not have the time to rebuild, so a manufactured home would be the easiest and fastest solution for me to get into a safe and healthy home.

There are other manufactured homes in my neighborhood, including one directly across the street that was also placed there after the hurricane. Thank you for your consideration in this matter.

Sally Goss

2308 Miller Ave

Westlake, LA 70669

a subdivision in
 S 10 ac. - NE 1/4 - SW 1/4, Section 24, T 9 S - R 9 W, Calcasieu
 Parish, Louisiana.

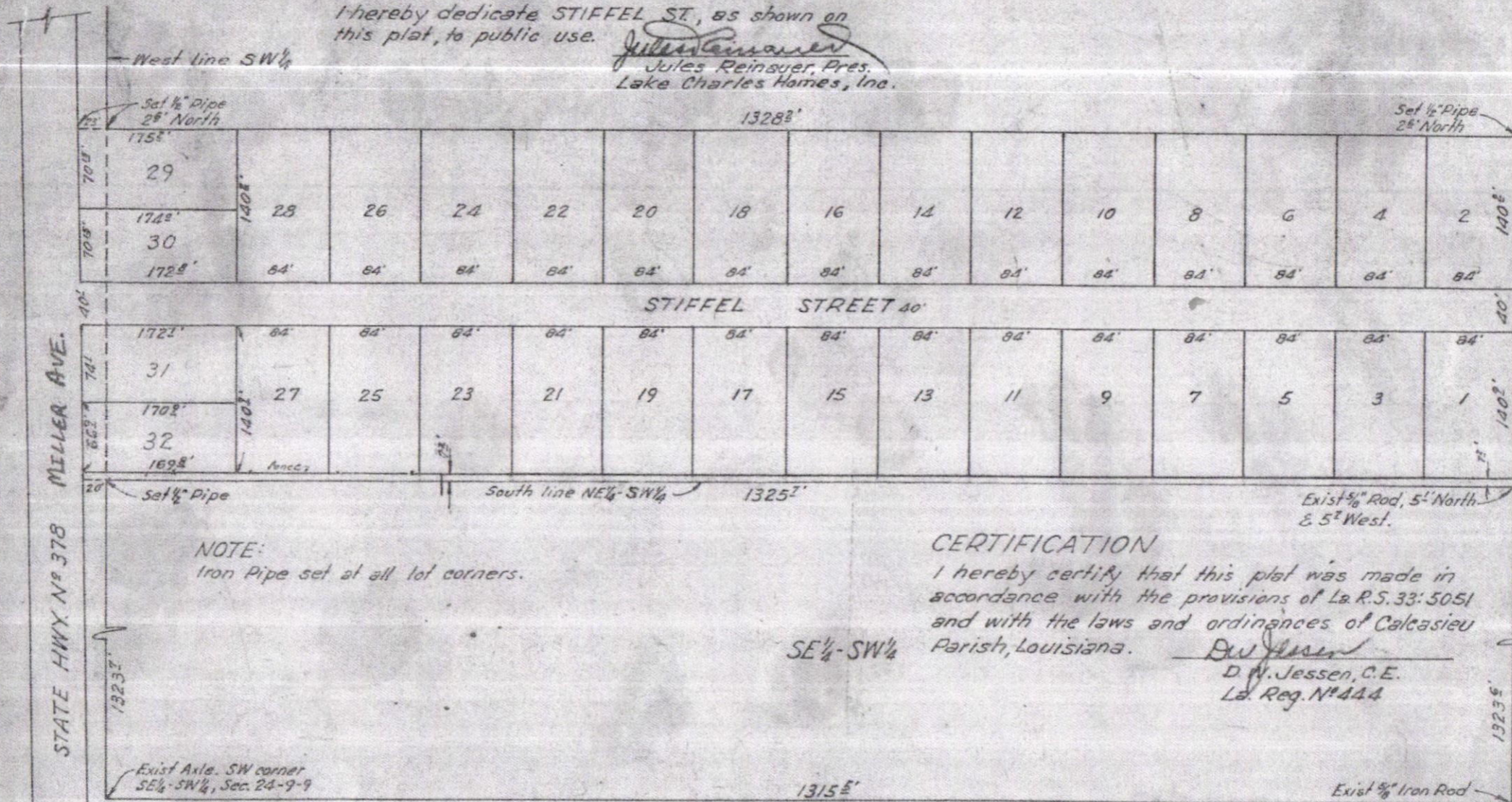
Scale: 1" = 100'

July 8, 1953.

DEDICATION

I hereby dedicate **STIFFEL ST.**, as shown on
 this plat, to public use.

Jules Reinsuer
 Jules Reinsuer, Pres.
 Lake Charles Homes, Inc.



NOTE:
 Iron Pipe set at all lot corners.

CERTIFICATION

I hereby certify that this plat was made in
 accordance with the provisions of La. R.S. 33:5051
 and with the laws and ordinances of Calcasieu
 Parish, Louisiana.

D. W. Jessen
 D. W. Jessen, C.E.
 La. Reg. No. 444

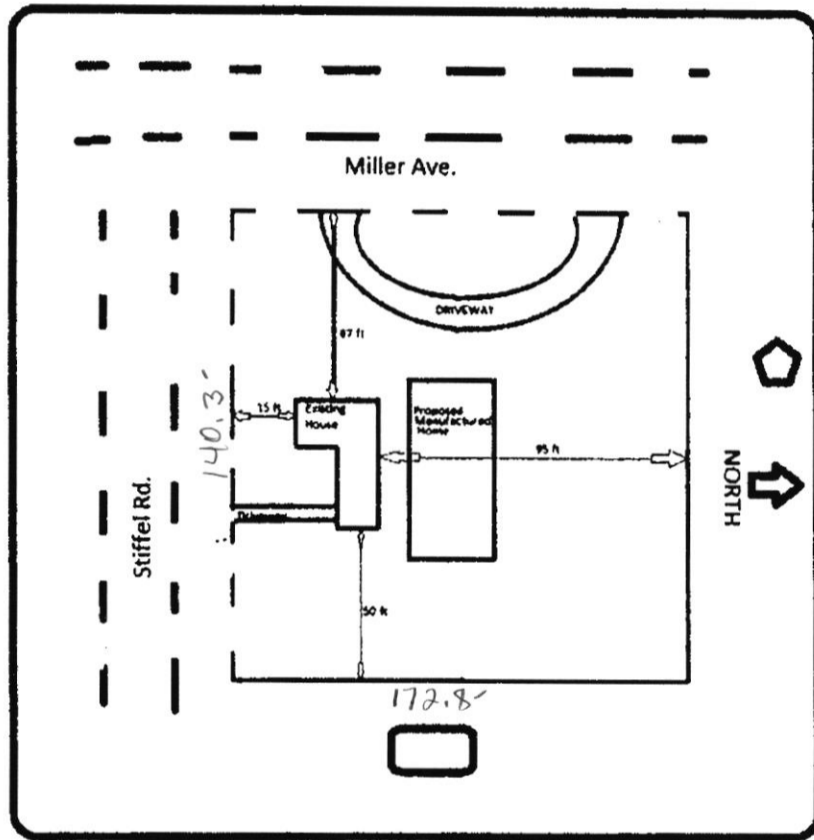
SE 1/4 - SW 1/4

1315 E'

D. W. JESSEN & ASSOCIATES CIVIL ENGINEERS LAKE CHARLES, LA.

JMS

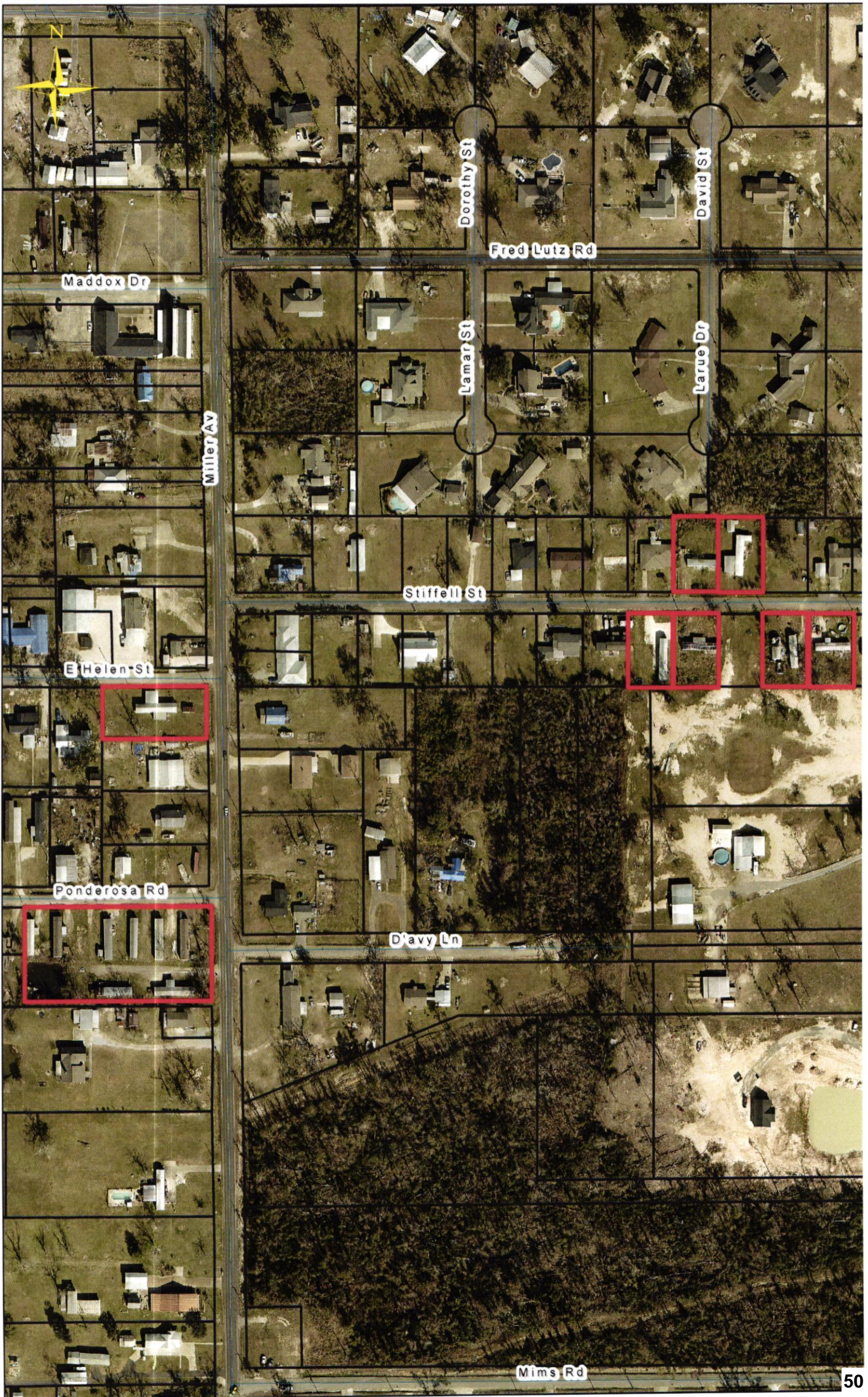
● - Larry & Stacey Corbello



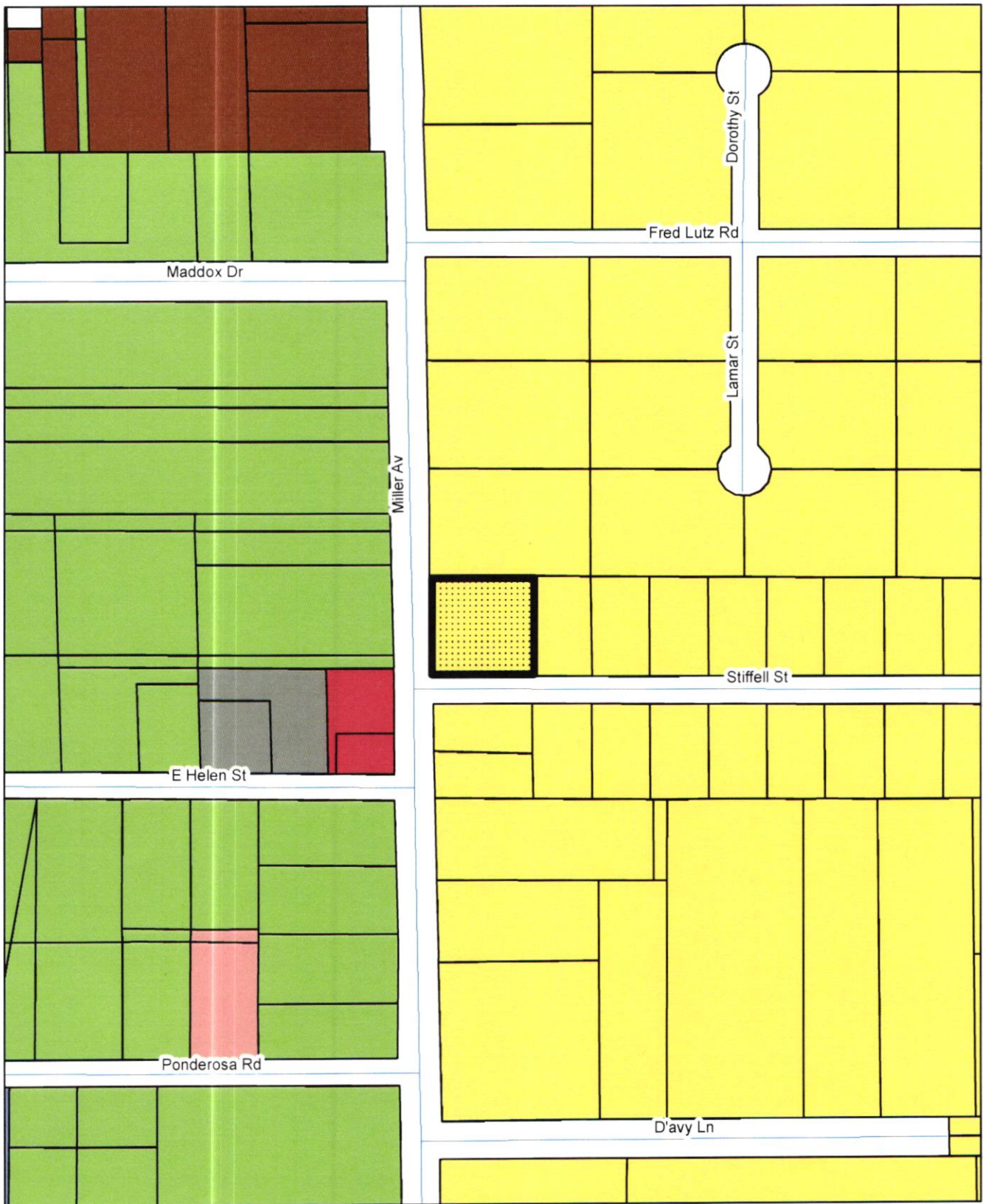
⬠ Charles J Snider

⬠ Tommy Joe Takes

Manufactured Homes Along Miller Avenue and Stiffell Street



Sally Goss



Petitioner's Property

Legend

- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 14
Randy Burleigl

