

City of Lake Charles

*326 Pujoe Street
P.O. Box 900
Lake Charles, LA 70602-0900*



Meeting Agenda - Draft

Monday, December 9, 2013

5:30 PM

Council Chambers

Planning and Zoning Commission

OPEN MEETING**ROLL CALL****MINUTES OF PREVIOUS MEETING****SPECIAL ANNOUNCEMENTS****COMMISSION BUSINESS****RES 13-59****LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: ST. JOSEPH'S CONSTRUCTION & DEVELOPMENT (RUBY ROSE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to subdivide a .36-acre tract of land into two (2) single family residential lots, within a Residential Zoning District. Location of the request is **305 Ashland Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for single-family detached dwelling units would exceed the minimum development standards for subdivision approval. Staff recommends approval on the condition the applicant adhere to any front footage assessments or infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 13-60**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: L.F.R.S., LLC (OLEANDER @ GRAYWOOD)

SUBJECT: Applicant is requesting Preliminary Subdivision approval (Section 2.3), in order to subdivide a 31.66-acre tract of land into one hundred one (101) single- family residential lots, within a Residential-X Zoning District. Location of the request is the **Eastside 5800 Blk. Gray Plantation Drive**.

STAFF FINDINGS: The on-site and site plan reviews reveal the proposed re-subdivision to be used for single family residential homes would exceed the minimum development standards for subdivision approval. Staff recommends approval on the condition the applicant submit stamped engineered drawings for construction review within 60 days and adhere to any recommendations set forth by the Department of Engineering and Public Works final reviews.

RES 13-61

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: HABITAT FOR HUMANITY: CALCASIEU AREA, INC. (KOINONIA SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to subdivide a .45-acre tract of land into three (3) single family residential lots, within a Neighborhood Zoning District. Location of the request is the **Northeast corner Pear @ Harless Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for single family residential tracts, would exceed the minimum development standards for subdivision approval. Staff recommends approval on the condition the applicant adhere to any recommendations for infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 13-62

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: COASTAL LAND & DEVELOPMENT, LLC (BRIARWOOD PLACE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to subdivide a .77-acre tract of land into five (5) single family residential lots, within a Residential Zoning District. Location of the request is **2620 W. Sale Rd. @ Briarwood.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for single family residential tracts, would exceed the minimum development standards for subdivision approval. Staff recommends approval on the condition the applicant adhere to any recommendations for infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 13-63

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: ELEANOR ELKINS (PLAYVILLE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to subdivide a .73-acre tract of land into four (4) single family residential lots, within a Residential Zoning District. Location of the request is the **Southside 800 Blk. W. LaGrange Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for single family residential tracts, would exceed the minimum development standards for subdivision approval. Staff recommends approval on the condition the applicant adhere to any recommendations for infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 13-64

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: RANDY TUPPER (FIVE OAKS SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary Subdivision approval (Section 2.3), in order to subdivide a 4.39-acre tract of land into fifteen (15) single-family residential lots, within a Residential Zoning District. Location of the request is the **Southside 1200 Blk. W. McNeese Street.**

STAFF FINDINGS: The on-site and site plan reviews reveal the proposed re-subdivision to be used for single family residential homes would exceed the minimum development standards for subdivision approval. Staff recommends approval on the condition the applicant submit stamped engineered drawings for construction review with 60 days and adhere to any recommendations set forth by the Department of Engineering and Public Works final reviews.

RES 13-65

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: THE PAR DEVELOPMENT GROUP, LLC (MARGO'S PLACE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to subdivide a .716-acre tract of land into three (3) single family residential lots, within a Residential Zoning District. Location of the request is the **Southwest corner Lake @ Touchey Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for single family residential tracts, would exceed the minimum development standards for subdivision approval. Staff recommends approval on the condition the applicant adhere to any recommendations for infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 13-66

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: JOHN E. CARDONE, JR.

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to subdivide a .60-acre tract of land into two (2) single family residential lots, within a Residential Zoning District. Location of the request is the **Eastside 1500 Blk. Covey Lane.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for single family residential tracts, would exceed the minimum development standards for subdivision approval. Staff recommends approval on the condition the applicant adhere to any recommendations for infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 13-67**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: JC HOMES AND DEVELOPMENT LLC (TOWHOMES OF S PRIEN LAKE ROAD)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to subdivide a 4.4-acre tract of land into forty-four (44) attached town home lots with lot size variance, within a Neighborhood Zoning District. Location of the request is the **Eastside 5000 Blk. S. Prien Lake Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-subdivision to be used for attached townhome dwelling units fails to meet the minimum lot size requirements for a Neighborhood Zoning District. Staff feels the lot size reduction is reasonable and typical for a townhome type development. Sec 1.13 of the Subdivision Regulations allows variances where the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations. If the Commission grants this subdivision request, the Department of Planning is requesting the following: 1) all waste water, water, and drainage facilities within the development tract remain privately owned and maintained; 2) water meters are to be located within the existing public R-O-W; and 3) adhere to any recommendations by the Department of Public Works regarding city services.

MAJ 13-18**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: RAM VISHNU, LLC

SUBJECT: Applicant is requesting a Major Conditional Use Permit in conjunction with a commercial planned development (Sec 5-410) in order to construct a five story 83 unit Holiday Inn Extended Stay within a Mixed Use Zoning District. Location of the request is **1105 W. Prien Lake Road.**

STAFF FINDINGS: The applicant is requesting to construct a five story (83 room) Holiday Inn Extended Stay (Candlewood Suites) with service uses. Our review revealed that the proposal would meet all zoning requirements for establishing commercial use within the Mixed Use Zoning District. The developer is requesting a height variance to exceed the 35' maximum height in the district. Staff recommends approval of the application with the following conditions: 1) obtain DOTD approval for driveway access improvements along W Prien Lake Rd. 2) all outside lighting and signage is shielded and/or directed to ensure light does not shine directly into or onto adjacent land; 3) there is no outside storage except for screened waste disposal areas.

VAR 13-48**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: L.F.R.S., LLC

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct a new single family residential homes eighteen (18') from the front yard property line vs. the required thirty (30') front yard setback, within a Residential-X Zoning District. Location of the request is the **Eastside 5800 Blk. Gray Plantation Dr. (Oleander @ Graywood).**

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct single family residential homes with an 18' front setback which is consistent with Master Planned Community concept in the Graywood Development. Therefore the staff feels the request falls reasonable.

VAR 13-49

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: FIVE OAKS, LLC

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct a new single family residential homes with the following variances: 1) Front setback of 15' vs 30'; 2) Rear setback of 6' vs 10'; 3) Side setback interior lots 3' vs 5'; 4) Street side setbacks 10' vs 15'; and 5) Side/Rear setback abutting existing residential lots 6' vs 10'. Location of the request is the **Southside 1200 Blk. W. McNeese Street (Five Oaks Subdivision)**.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct single family residential homes with the above listed variances to allow for the development of a preserve nature area and park features along the existing drainage easement. This proposal will be consistent throughout the entire block face of this phase of the subdivision. Therefore the staff feels the request falls reasonable.

VAR 13-50

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: CRAIG DUGAS/ARMANDO VASQUEZ

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to re-establish a bar/lounge within 300ft. of a Neighborhood Zoning District, within a Business Zoning District. Location of the request is **2200 C Ryan Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicants are requesting to establish a bar/lounge within 300' of a Neighborhood Zoning District. The Lake Charles City Council passed Ordinance No. 12825 on August 20, 2003 requiring a distance of greater than 300' for bars located next to residentially zoned areas. Therefore a variance will need to be granted prior to a certificate of occupancy being issued.

VAR 13-51

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: THE PAR DEVELOPMENT GROUP, LLC

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct a new single family residential homes twenty feet (20') from the front yard property line vs. the required thirty (30') front yard setback, within a Residential Zoning District. Location of the request is the **Southwest corner Lake @ Touchey Street (Margo's Place Subdivision)**.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct single family residential homes with a 20' front setback to allow for uniform setbacks for the three single family residential homes and to allow for an expanded back yard feature for the development tracts.

VAR 13-52

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: JC HOMES AND DEVELOPMENT LLC

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct a town home development with a front setback of fifteen (15') from the front yard property line vs. the required thirty (30') front yard setback and zero side lot line along the common wall development, within a Neighborhood Zoning District. Location of the request is the **Eastside 5000 Blk. S. Prien Lake Road.**

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct 44 attached dwelling units (22 duplexes) with private drive access and a 0' setback vs 5' along the north property line, 0' side setbacks along the common wall of the duplexes, and a 15' front yard setback. The proposal is bordered by vacant properties to the north and south, commercial property to the east, and residential property to the west along the S. Prien Lake Road corridor. Therefore the staff feels the request falls reasonable.

OTHER BUSINESS**ADJOURN**