



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, July 10, 2023

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

PREFNL 23-12

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: VIEUX CARRE' HOMEOWNERS ASSN. (VIEUX CARRE SUBDIVISION, PART TWO)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to subdivide a .299-acre tract of land into four townhome tracts with private drive access, within a Business and Residential Zoning District. Location of the request is **620 Bienville Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .299 acre tract of land into four (4) townhome tracts, within a Business and Residential Zoning District, would meet development standards. Therefore, staff feels the request falls reasonable.

PREFNL 23-13

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: MICHAEL & CYNTHIA OGEA (OGEA BOROUGH 2)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a .30-acre tract of land into two (2) single-family residential tracts, within a Neighborhood Zoning District. Location of the request is the **Southwest corner of Engleside Street @ Helen Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .30 acre tract of land into two (2) residential tracts, within a Neighborhood Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

PREFNL 23-14

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: TD KP, LLC (TARVER'S PLACE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a 4-acre tract of land into two (2) development tracts, within a Mixed Use Zoning District. Location of the request is the **Northside 1300 Blk. Country Club Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 4 acre tract of land into two (2) development tracts, within a Mixed Use Zoning

District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

**PREFNL
23-15**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: BEJ PROPERTIES/EDWARD BASS/JOHN BASS (IRIS BASS SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a .56-acre tract of land into three (3) reconfigured residential lots, within a Neighborhood Zoning District. Location of the request is the **Southside 700 Blk. Iris Street**.

STAFF FINDINGS: **STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a .56 acre tract of land into three (3) residential tracts, within a Neighborhood Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

**PREFNL
23-16**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: HAMILTON CHRISTIAN ACADEMY (HCS SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a .423-acre tract of land into one (1) development tract, within a Residential Zoning District. Location of the request is the **Southeast corner 7th Street @ 1st Avenue**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .423 acre tract of land into one (1) development tract, within a Residential Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

**PREFNL
23-17**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: EMPIRE OF THE SEED (ETOS SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a 1.94 tract of land into two (2) development tract, within a T-4 Urban Transect Zoning District. Location of the request is **414 Iris Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 1.94 acre area with multiple tract of land into two (2) development tracts, within a T-4 Urban Transect Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

**PREFNL
23-18**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: PROJECT BUILD A FUTURE INC. (HASKELL SUBDIVISION, PART 2)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a .30-acre tract of land (three tracts) into one (1) reconfigured tract, within a Neighborhood Zoning District. Location of the request is the **Eastside 600 Blk. Boston Street thru to Franklin Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .30 acre tract of land into one (1) reconfigured tract, within a Neighborhood Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

**PREFNL
23-19**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: SHEARMAN COMPANY (SHEARMAN ESTATES)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a .922-acre tract of land into two (2) development tracts, within a T-5 Urban Center Transect Zoning District. Location of the request is the **Southeast intersection of Broad Street @ Ryan Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .922 acre tract of land into two (2) development tracts, within a T-5 Urban Center Transect Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

PREFNL-VAR LAKE CHARLES SUBDIVISION REGULATIONS

23-20

APPLICANT: CHRIS CARROLL (PINESHADE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a .26-acre tract of land into two (2) residential tracts with lot size variances (5,839.14sq.ft. vs. required 6,000sq.ft.) within a Residential Zoning District. Location of the request is the **Southside 2600 Blk. Edgewood Lane**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a tract of land into two (2) residential lots with lot size variances (5,839s.f. vs. 6,000s.f.), within a Residential Zoning District, would not meet the minimum lot size for subdivision development. Staff could find no evidence of hardship therefore cannot forward a position of support.

PREFNL-VAR LAKE CHARLES SUBDIVISION REGULATIONS

23-21

APPLICANT: LYNDA ELLIS (ELLIS SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a .25-acre tract of land into two (2) residential tracts with a lot size variance (3,571.56sq.ft. vs. required 6,000sq.ft.) within a Residential Zoning District. Location of the request is **111 Park Avenue**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a tract of land into two (2) residential lots with a lot size variance (3,571.56s.f. vs. 6,000s.f.), within a Residential Zoning District, would not meet the minimum lot size for subdivision development. Staff could find no evidence of hardship therefore cannot forward a position of support.

CIP 23-01 LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: CITY OF LAKE CHARLES

SUBJECT: Resolution recommending approval of the Capital Improvement Program for 2023-2028 and the succeeding five (5) year Plan for the City of Lake Charles, Louisiana.

STAFF FINDINGS: The Capital Improvement Program (CIP) for the City of Lake Charles is a 5-year plan that outlines proposed improvements to streets, drainage, recreation facilities, lakefront and downtown development, waste water and sewer systems, water system, and general public facilities. The fiscal year 2023-2028 Capital Improvement Program is for the upcoming year's budget proposal. The proposal will be presented to the Lake Charles City Council for their approval.

MAJ-VAR LAKE CHARLES ZONING ORDINANCE NO. 10598

23-09

APPLICANT: FRED HARRIS

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct 6 additional duplexes requesting with a Variance (Sec. 4--206) for a bufferyard reduction of 4' vs the required 15', within a Neighborhood Zoning District. Location of the request is **606 N. Grace Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct 6 additional duplexes with a variance request for a bufferyard reduction of 4' vs 15', within a Neighborhood Zoning District. The property is bordered to the North by residential uses and to the South and East by vacant land. If approved, this entire development must meet the landscaping requirements as outlined in Sec 5-210 of the

Zoning Ordinance.

MAJ 23-11**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: LAKE CHARLES HOUSING AUTHORITY

SUBJECT: Applicant is requesting to amend a previously approved Major Planned Development (Sec 5-404) in order to construct a mixed use housing development with a density of 19.4 units per acre, within a Mixed Use and Neighborhood Zoning District. Location of the request is the **Southeast corner of Lake Street @ W. 18th Street thru to Creole Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to amend a previously approved Major Planned Development in order to construct a mixed use housing development with a density of 19.4 units per acre. Therefore, staff feels the request falls reasonable.

**MAJ-VAR
23-12****LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: MORIAH'S CHRISTIAN PRESCHOOL

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct a duplex with a Variance (Sec. 4--205) for a street side setback of 8.5' vs required 15', within a Neighborhood Zoning District. Location of the request is the **Southwest corner of Mill Street @ 1st Avenue.**

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct a duplex with a Variance for a street side setback of 8.5' vs required 15'. The proposal is bordered on all sides by single-family residential. The proposal fails to meet the required 15' street side setback along the East property line. Staff could find no evidence of hardship therefore cannot forward a position of support.

**MAJ-VAR
23-13****LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: PROJECT BUILD A FUTURE

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct five (5) dwelling units on a .30-acre tract of land with Variances (Sec. 4--205) for a front setback reductions and buffer reduction, within a Neighborhood Zoning District. Location of the request is the **Eastside 600 Blk. Boston Street thru to Franklin Street.**

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct five dwelling units on a .30 acre tract or land with Variances for front setback and buffer reductions. The proposal is bordered on the North by single-family residential and vacant land to the South. The proposal fails to meet the front setback and buffer requirements. Staff could find no evidence of hardship therefore cannot forward a position of support.

**MAJ-VAR
23-14****LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: LYONNA VEAZEA/PATRICIA BOUTTE

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct a neighborhood grocery store with Variance (Sec. 4--205) to allow a neighborhood commercial use on a non arterial or collector street, within a Neighborhood Zoning District. Location of the request is the **Eastside 1700 Blk. Pear Street.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a neighborhood grocery store with a Variance to allow on a non arterial or collector street, within a Neighborhood Zoning District. If approved, the development must meet the landscaping requirements as outlined in Sec 5-210 of the Zoning Ordinance.

MAJ 23-15**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: BRADY ALFRED

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to convert an existing residence into an office on a local street, within a Mixed Use Zoning District. Location of the request is **308 Orrin Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to convert an existing residence into an office on a local street. The proposal is bordered by vacant land on all sides. If approved, the development must meet the landscaping requirements as outlined in Sec 5-210 of the Zoning Ordinance.

VAR 23-27

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: ROMON ALFRED

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a new residence with a street side setback of 5' vs. the required 15', within a Neighborhood Zoning District. Location of the request is **1528 Hunter Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a new residence with a 5' street side setback vs. the required 15' setback. This request from the applicant came after the discovery of a 15' gas easement going through the property causing the site plan and floor plan to be redrawn to accommodate the easement. Therefore, staff forwards a position of support.

VAR 23-28

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: DEWWIN RANKINS SR.

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a canopy addition with a front setback of 14' vs. required 30', within a Residential Zoning District. Location of the request is **4016 W. Walton Street**.

STAFF FINDINGS: The on-site and site plan reviews the applicant is requesting to construct a canopy addition with a 14' front setback vs. the required 30'. Staff could find no evidence of hardship involved, therefore cannot forward a position of support.

VAR 23-29

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: ALFRED PALMA, LLC

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to eliminate the required landscaping buffer along Burnett Street, within a Mixed Use Zoning District. Location of the request is **422 7th Street**.

STAFF FINDINGS: The on-site and site plan reviews the applicant is requesting to eliminate the required landscaping buffer along Burnett Street. Staff could find no evidence of hardship involved, therefore cannot forward a position of support.

OTHER BUSINESS

ADJOURN

**CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL**

DATE: May 24, 2023

APPLICATION FEE: \$ _____
PLAT FILING FEE: \$ _____

1. NAME OF SUBDIVISION: Vieux Carre Part Two
2. NAME OF APPLICANT: Vieux Carre Homeowner's Association
ADDRESS: 713 Kirby Street, LC 70601 ZIP _____ PHONE 337-494-1220
3. NAME OF AUTHORIZED AGENT: Thomas J Gayle
ADDRESS: Same ZIP _____ PHONE _____
4. OWNER OF RECORD: On Plat
ADDRESS: 620 Bienville 9-12 ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): DW Jessen & Assoc
ADDRESS: 440 Kirby Street, LC 70601 ZIP _____ PHONE _____
6. ATTORNEY: Thomas J Gayle
ADDRESS: 713 Kirby Street, LC LA 70601 ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Bienville Street, LC

8. TOTAL ACREAGE BEING SUBDIVIDED: .299 acres
NO. OF LOTS: 4
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: No

11. DATE OF PRELIMINARY PLAT APPROVAL: May 2, 2008
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES: Attached - HOA

13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

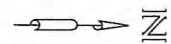
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, Thomas J Gayle HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: _____

SIGNATURE OF APPLICANT

DATE: May 24, 2023



SCALE: 1" = 60'
(11x17 SHEET)

VIEUX CARRE PART TWO

SUBDIVISION PLAT

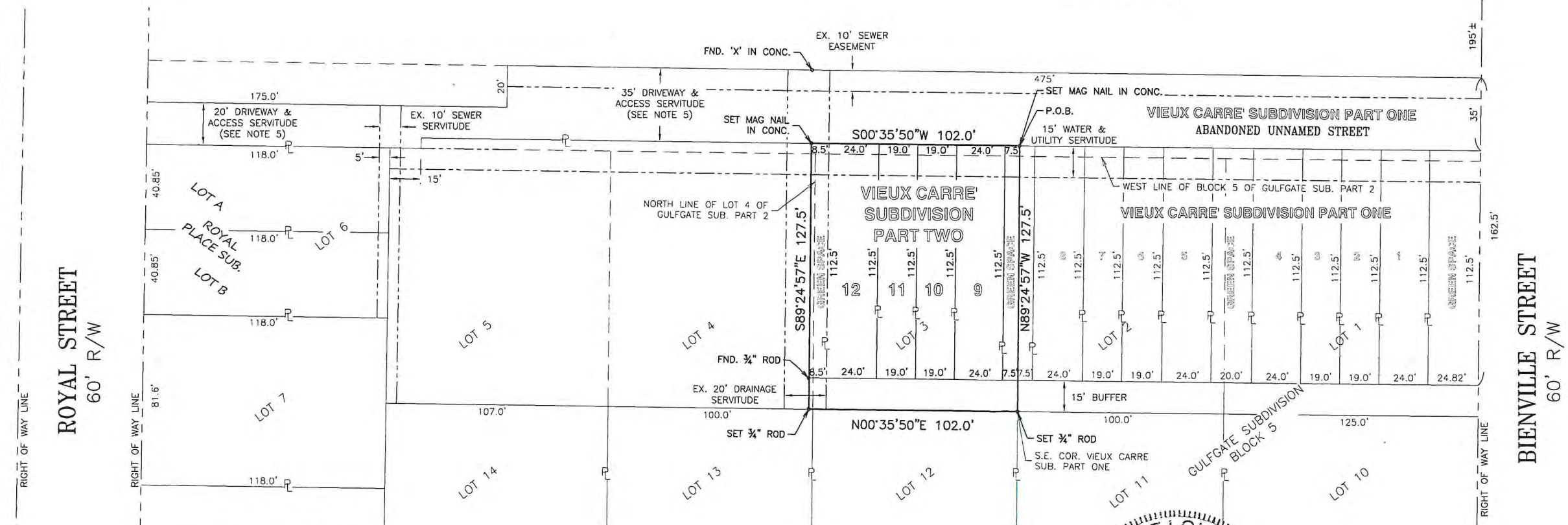
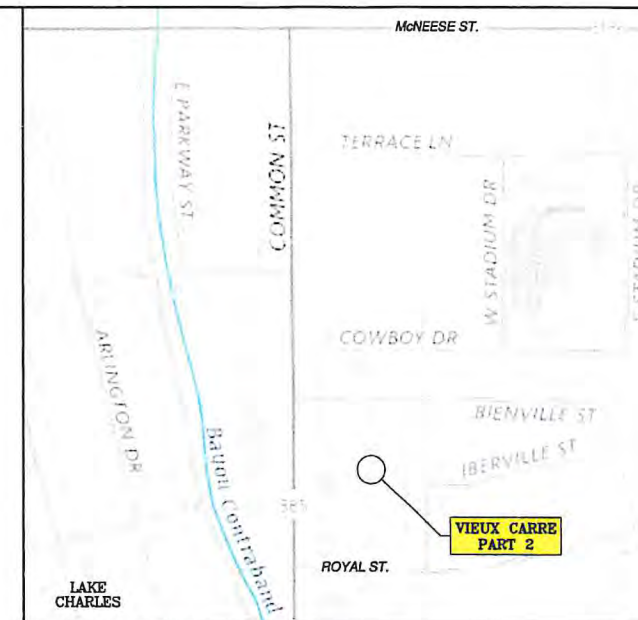
A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4- SW 1/4) OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH LOUISIANA, BEING A RESUBDIVISION OF LOT 3 AND A PORTION OF LOT 4 OF BLOCK 5 OF GULFGATE SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 9 PAGE 66, BEARING CLERK'S FILE NUMBER 661901, RECORDS OF CALCASIEU PARISH, LOUISIANA AND A PORTION OF THAT ABANDONED UNNAMED STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF VIEUX CARRE SUBDIVISION, PART ONE AS PER PLAT RECORDED IN PLAT BOOK 40 AT PAGE 3, RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE S00°35'50"W, 102.0 FEET TO THE PROPERTY ACQUIRED BY HEATH AARON FRUGE, AS RECORDED IN CONVEYANCE BOOK 4106 PAGE 521, BEARING CLERK'S FILE NUMBER 3224180, RECORDS OF CALCASIEU PARISH, THENCE S89°24'57"E, ALONG THE NORTH LINE OF SAID PROPERTY OWNED BY HEATH AARON FRUGE, 127.5 FEET TO THE EAST LINE OF LOT 4 OF BLOCK 5 OF GULFGATE SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 9 PAGE 66, BEARING CLERK'S FILE NUMBER 661901 RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE N00°35'50"E, ALONG THE EAST LINE OF LOT 4 AND LOT 3 OF SAID GULFGATE SUBDIVISION PART ONE, 102.0 FEET TO THE SOUTHEAST CORNER OF SAID VIEUX CARRE SUBDIVISION PART ONE; THENCE N89°24'57"W, ALONG THE SOUTH LINE OF SAID VIEUX CARRE SUBDIVISION PART ONE, 127.5 FEET TO THE POINT OF BEGINNING. CONTAINING 0.299 ACRES, MORE OR LESS.

MAY 5, 2023

COMMON STREET
(LA HWY 385)

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON LOUISIANA COORDINATE SYSTEM OF NAD83 (2011) SOUTH ZONE.
2. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR SERVITUDES OR RIGHT-OF-WAY RECORDS THAT A CURRENT TITLE SEARCH MY DISCLOSE WHICH MAY AFFECT THE TRACT SURVEYED.
3. THE HEREIN DESCRIBED TRACT OF LAND IN LOCATED IN OTHER AREAS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 22019C0490F, EFFECTIVE FEBRUARY 18, 2011.
4. THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THIS TRACT WHICH ARE NOT SHOWN HEREON.
5. 20-FOOT AND 35-FOOT DRIVEWAY & ACCESS SERVITUDE RECORDED UNDER VIEUX CARRE SUBDIVISION PART ONE.

File: P-2022-2818 (Vieux Carre Part 2)
Drawing: P-2022-2818 (Vieux Carre Part 2).dwg
Drawn by: L. Richard

DEDICATION

ALL AREAS SHOWN HEREON AS EASEMENTS, UNLESS OTHERWISE NOTED, ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR ANY SHRUBBERY BE PLANTED WITHIN THE LIMITS OF ANY SERVITUDES SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. BUFFER AND GREENSPACE TO BE MAINTAINED BY VIEUX CARRE HOME OWNERS ASSOCIATION.

PAUL ROGERS, LOT 9 OWNER

THOMAS JANIK, LOT 10 OWNER

RICHARD GRIFFITHS, LOT 11 OWNER

THOMAS J. GAYLE, LOT 12 OWNER

THOMAS J. GAYLE,
VIEUX CARRE TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA AND THE ORDINANCES OF THE CITY OF LAKE CHARLES, LOUISIANA PERTAINING TO THE SUBDIVISION OF LAND.

D. W. JESSEN, JR., P.L.S.
LOUISIANA REG. NO. 4646



D. W. Jessen & Associates, LLC

Civil and Consulting Engineers Lake Charles, Louisiana

440 Kirby Street Lake Charles, LA 70601
Phone: (337)433-0561 Fax: (337)433-5842

D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E.

**CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL**

DATE: 5/26/23

APPLICATION FEE: \$ _____
PLAT FILING FEE: \$ _____

1. NAME OF SUBDIVISION: Ogea Borough 2
2. NAME OF APPLICANT: Michael & Cynthia Ogea
ADDRESS: 1353 Oakwood Dr ZIP 70611 PHONE 3377946896
3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Michael & Cynthia Ogea
ADDRESS: 1353 Oakwood Dr ZIP 70611 PHONE 3377946896
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Corner of Engleside & Helen St
Lake Charles, LA 70601
8. TOTAL ACREAGE BEING SUBDIVIDED: 0.30
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Neighborhood
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____

11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

Bobbie Roberts 417 Helen St L.C. LA 70601

13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.

14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

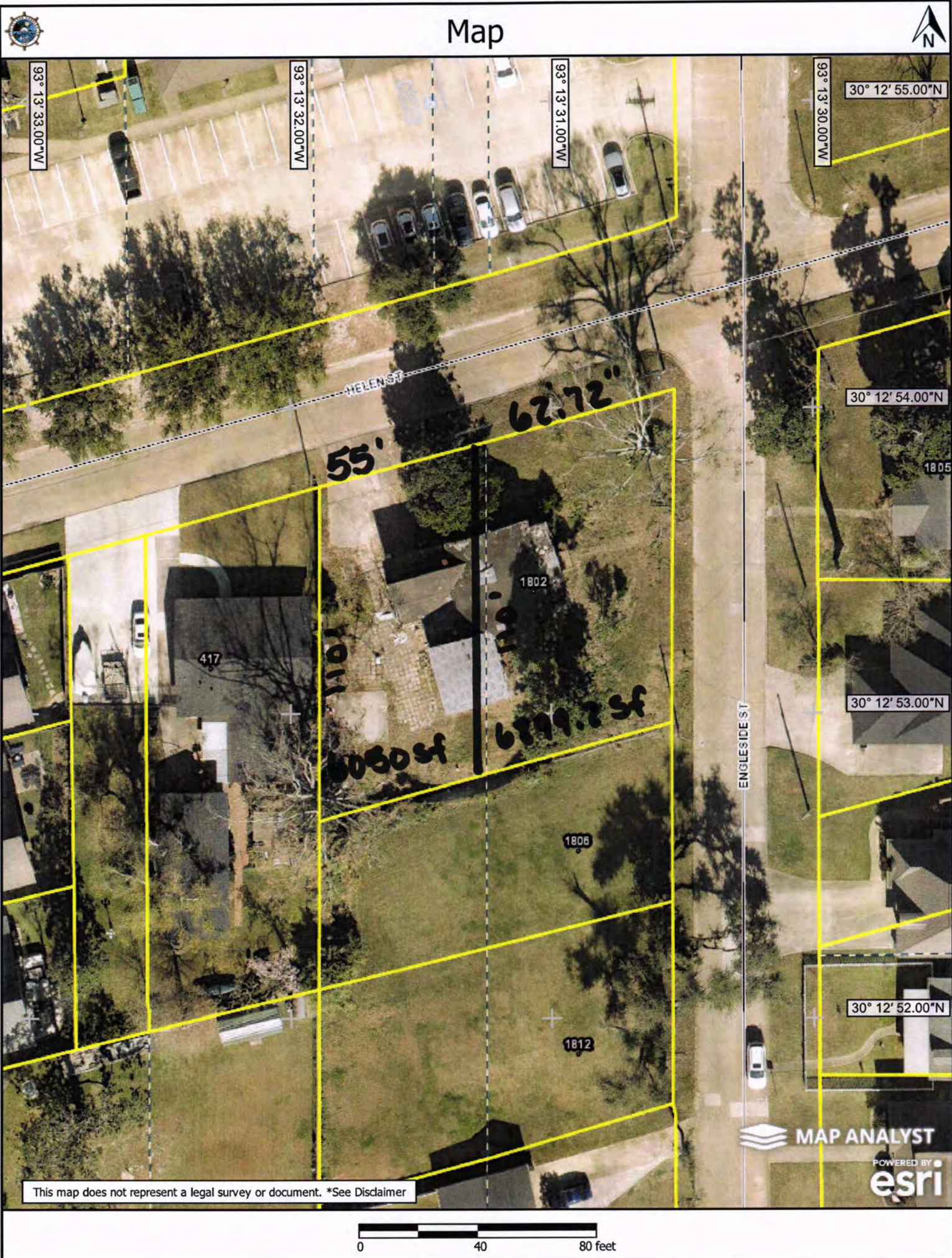
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, Cynthia Ogea HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Cynthia Ogea
SIGNATURE OF APPLICANT

DATE: 5/26/23

Map



This map does not represent a legal survey or document. *See Disclaimer

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 6/1/23

APPLICATION FEE: \$ _____
PLAT FILING FEE: \$ _____

1. NAME OF PROPOSED SUBDIVISION: TARVER'S PLACE
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: TD KP, LLC
ADDRESS: 5666 SOUTH RIDGE DR ZIP 70605 PHONE 925-518-6014
3. NAME OF AUTHORIZED AGENT: KULWINDER SINGH
ADDRESS: SAME ABOVE ZIP _____ PHONE _____
4. OWNER OF RECORD: BJEP PROPERTIES (PHILIP E. TARVER)
ADDRESS: 3905 GERTSNER M. BLVD ZIP 70607 PHONE _____
5. ENGINEER (and/or Land Surveyor): ERIC CONNER
ADDRESS: _____ ZIP _____ PHONE 337-526-8056
6. ATTORNEY: JOHN EVERETTE
ADDRESS: W. LAKE ZIP _____ PHONE 337-905-1777
7. SUBDIVISION LOCATION: 1320 ETAL COUNTRY CLUB RD
PARCEL # 00750.522
8. TOTAL ACREAGE BEING SUBDIVIDED: 4 AC M/L
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: _____
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
KEN CONNER 1324 COUNT. CLUB, AARON BROUSSARD 1312 STANLEY ST.
BJEP PROPERTIES 1316 COUNT. CLUB RD
13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

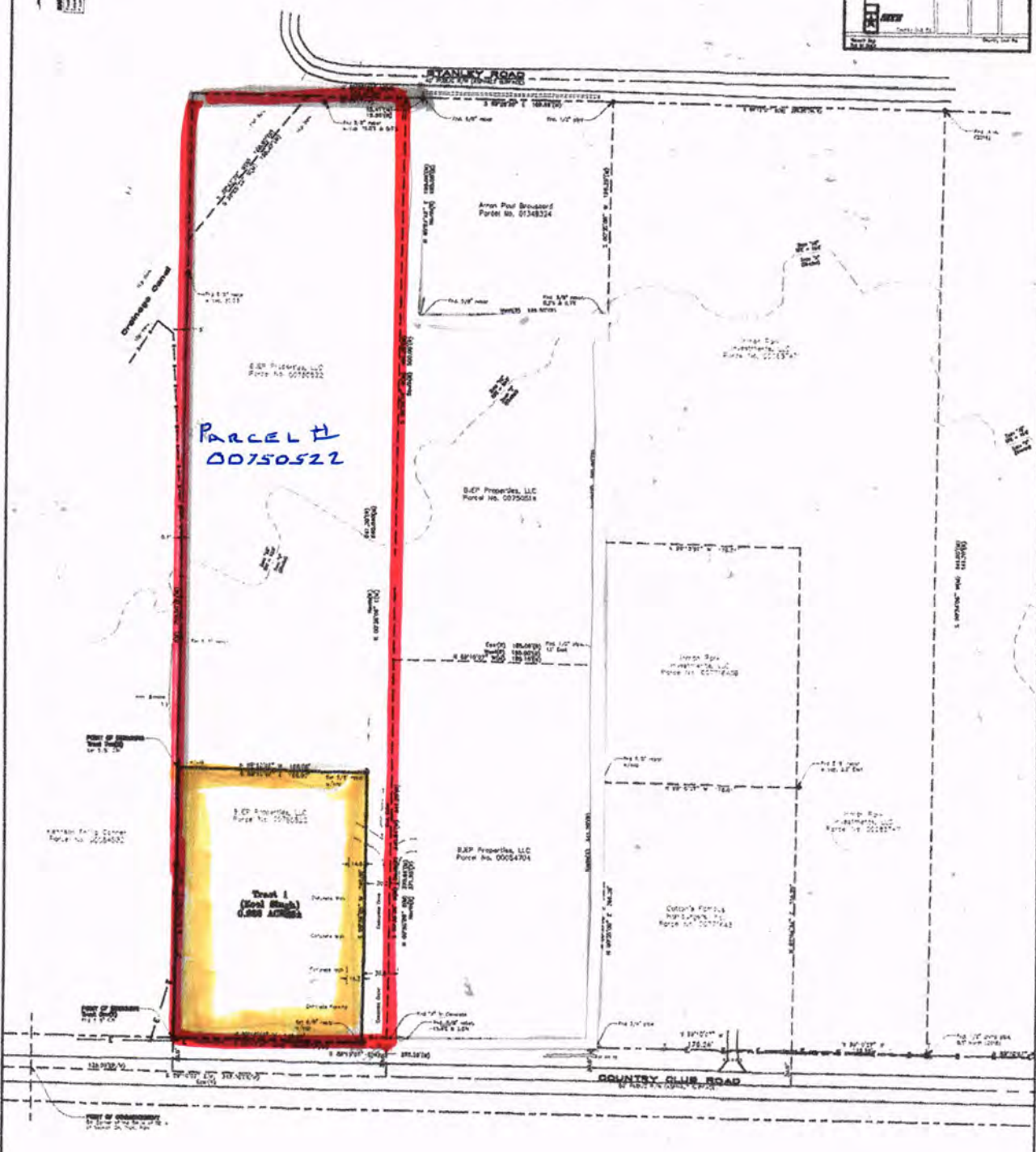
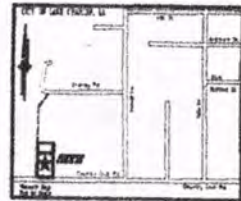
I, _____ HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: [Signature]
SIGNATURE OF APPLICANT

DATE: 6/1/23

BOUNDARY SURVEY

Shelved in:
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 24, TOWNSHIP 10 SOUTH, RANGE 9 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA



PARCEL H
00750522

Tract 1
(Good Shrub)
0.988 ACRES



<p>COLLINS & ASSOCIATES LAND SURVEYORS, INC.</p> <p>Surveyors at 3000 Lakeshore Drive, Metairie, Louisiana 70002 Phone: (504) 885-1111 Fax: (504) 885-1112 E-mail: collins@collinsurveyors.com</p>		<p>PRELIMINARY ISSUE NOT TO BE COPIED IN WHOLE OR PART NOT TO BE FILED</p>	
DATE	SCALE	REVISION	REVISION
04/17/2008	1" = 40'	001	001
		002	002
		003	003
		004	004
		005	005
		006	006
		007	007
		008	008
		009	009
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60FB

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 6/12/2023

APPLICATION FEE: \$ _____
PLAT FILING FEE: \$ _____

430.00

1. NAME OF PROPOSED SUBDIVISION: IRIS BASS SUB
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: BEJ PROPERTIES, LLC; EDWARD BASS; JOHN BASS
ADDRESS: 4108 MAIDSTONE DR L.C ZIP 70605 PHONE 337-302-7577
3. NAME OF AUTHORIZED AGENT: EDWARD BASS
ADDRESS: 4108 MAIDSTONE DR L.C. ZIP 70605 PHONE 337-302-7577
4. OWNER OF RECORD: BEJ PROPERTIES, LLC; EDWARD & JOHN BASS
ADDRESS: 4108 MAIDSTONE DR. L.C. ZIP 70605 PHONE 337-302-7577
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: _____

8. TOTAL ACREAGE BEING SUBDIVIDED: 0.56 ACRES
NO. OF LOTS: 3
9. ZONING CLASSIFICATION: NEIGHBORHOOD
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____

11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, EDWARD BASS HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BEJ PROPERTIES, LLC By

BY: Edward Bass
SIGNATURE OF APPLICANT

DATE: 6/12/2023

SURVEY OF THE FOLLOWING TRACTS

TRACT #1 – The East 60 feet of Lot 8 of the J. W. Bryan's Subdivision of Lot 7 & 8 of the Hutchings Subdivision of the West Half of the Northwest Quarter (W/2 of NW/4) of Section 5, Township 10 South, Range 8 West, Calcasieu Parish, Louisiana.

TRACT #2 – The West 9.5 feet of Lot 8 of the J. W. Bryan's Subdivision of Lot 7 & 8 of the Hutchings Subdivision of the West Half of the Northwest Quarter (W/2 of NW/4) of Section 5, Township 10 South, Range 8 West, Calcasieu Parish, Louisiana.

TRACT #3 – The East Half and the West Half of Lot 7 of the J. W. Bryan's Subdivision of Lot 7 & 8 of the Hutchings Subdivision of the West Half of the Northwest Quarter (W/2 of NW/4) of Section 5, Township 10 South, Range 8 West, Calcasieu Parish, Louisiana.

TRACT #4 – The East 6.5 feet of Lot 6 of the J. W. Bryan's Subdivision of Lot 7 & 8 of the Hutchings Subdivision of the West Half of the Northwest Quarter (W/2 of NW/4) of Section 5, Township 10 South, Range 8 West, Calcasieu Parish, Louisiana.

NOTES:

1. All bearings and distances shown hereon are NAD 83, Louisiana Coordinate System South Zone Grid (1702).
2. Property lies in Flood Zone X: As per Flood Map 22019C 0480 F - Map Revised Date February 18, 2011.

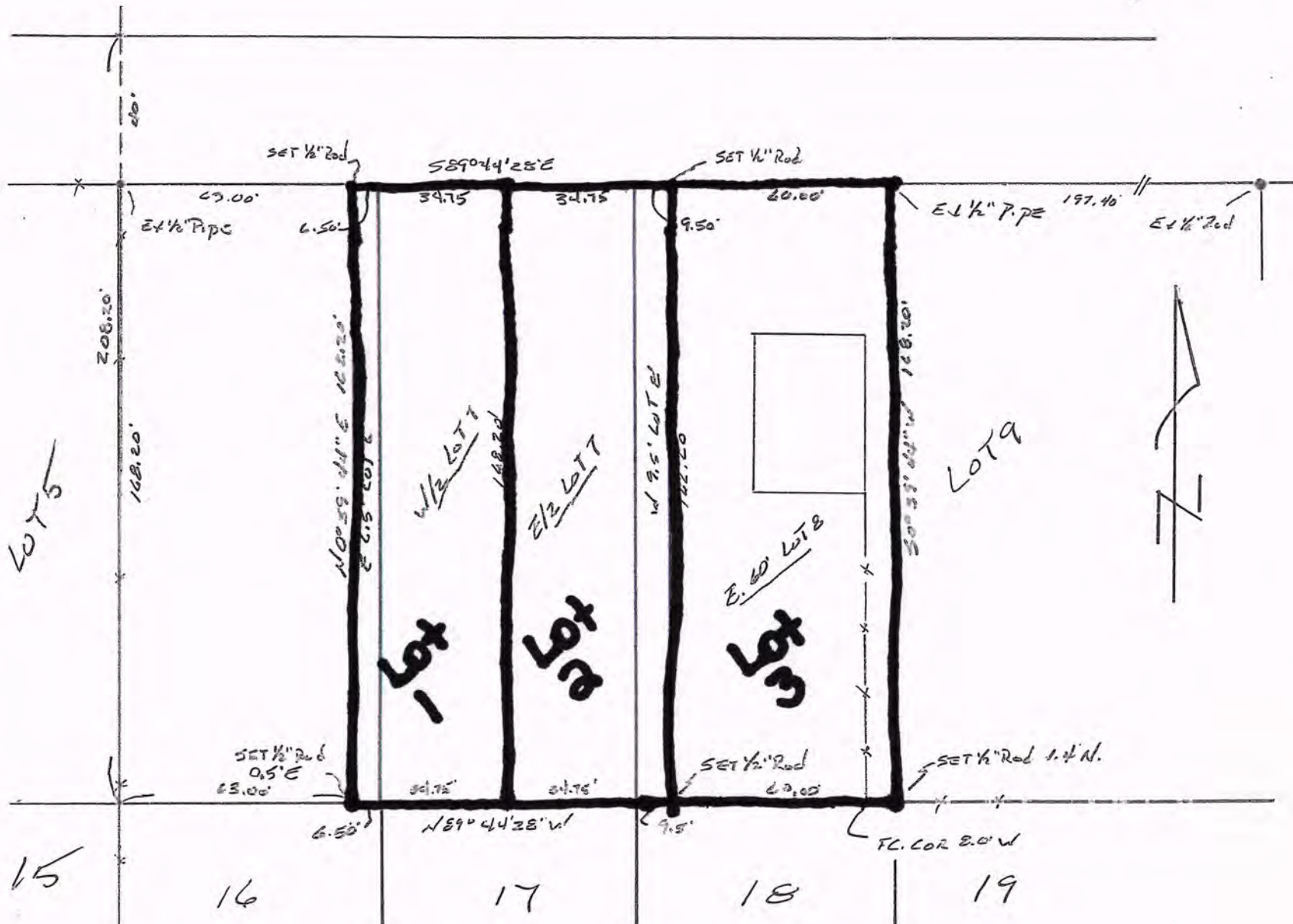
The legal description shown here on was provided by others for me to prepare this survey. Surveyor has made no title search of public records in completion of this survey. Survey is certified to the original purchaser as shown on this plat and is not transferable to any future owner or institution. Survey is not valid unless printed with original seal of and signature of surveyor.

I, J. O'Neil Hebert III, do hereby certify that I have surveyed the property platted hereon and that this map represents an actual on the ground survey made by me or under my direct supervision, that I have monumented all corners as shown and that no visible encroachments exist either way across any of the property lines except as shown on the plat. This survey confirms to current Standards of Practice as defined in Subpart #2505, Title 4G, Chapter 25 of Professional and Occupational Standards for Professional Engineers and Land Surveyors for a Class "D" Survey The word "certify" as used herein is understood to be an expression of professional opinion by the Surveyor, based on his best knowledge, information, and belief. As such, it does not constitute a guarantee nor a warranty, expressed or implied. No title work performed or servitude or easement research performed.

Survey For: Edward Bass
28, 2023

Scale: 1" = 30' Survey Date: April

J. O'Neil Hebert III - La. Reg. No. 4584



**CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL**

DATE: June 8th 2023

APPLICATION FEE: \$ 200
PLAT FILING FEE: \$ 230

1. NAME OF SUBDIVISION: HCSSub
2. NAME OF APPLICANT: Hamilton Christian Academy School (HCS)
ADDRESS: 1415 Eighth st. Lake Charles La. ZIP 70601 PHONE 337 439-1178
3. NAME OF AUTHORIZED AGENT: Robert Landry
ADDRESS: 405 Podrsasky rd Lake Charles ZIP 70611 PHONE 337-884-2671
4. OWNER OF RECORD: Hamilton Christian Academy
ADDRESS: 1415 Eighth st. Lake Charles ZIP 70601 PHONE 337-439-1178
5. ENGINEER (and/or Land Surveyor): REDDOCH LAND SURVEYING
ADDRESS: 528 Pujo st. Lake Charles ZIP 70601 PHONE 337-491-9520
6. ATTORNEY: N/A
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: On the Northwest corner of Block 8 east of First Avenue of Watkins addition
(On the southeast corner of First Avenue and 7th street) See Attached survey
8. TOTAL ACREAGE BEING SUBDIVIDED: 18,460 square feet. (.423 acres)
NO. OF LOTS: 1
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____

11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, Robert Landry of HCS HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: _____

SIGNATURE OF APPLICANT

DATE: 4/8/23

BASIS OF BEARINGS:
BEARINGS AND DIMENSIONS ARE
BASED ON THE LOUISIANA STATE
PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83(2011) AS
DERIVED FROM RTK GPS
OBSERVATIONS PERFORMED ON
SEPTEMBER 14, 2022.

DRAWN BY: MTM

CHECKED BY: ELR

SCALE 1" = 60'

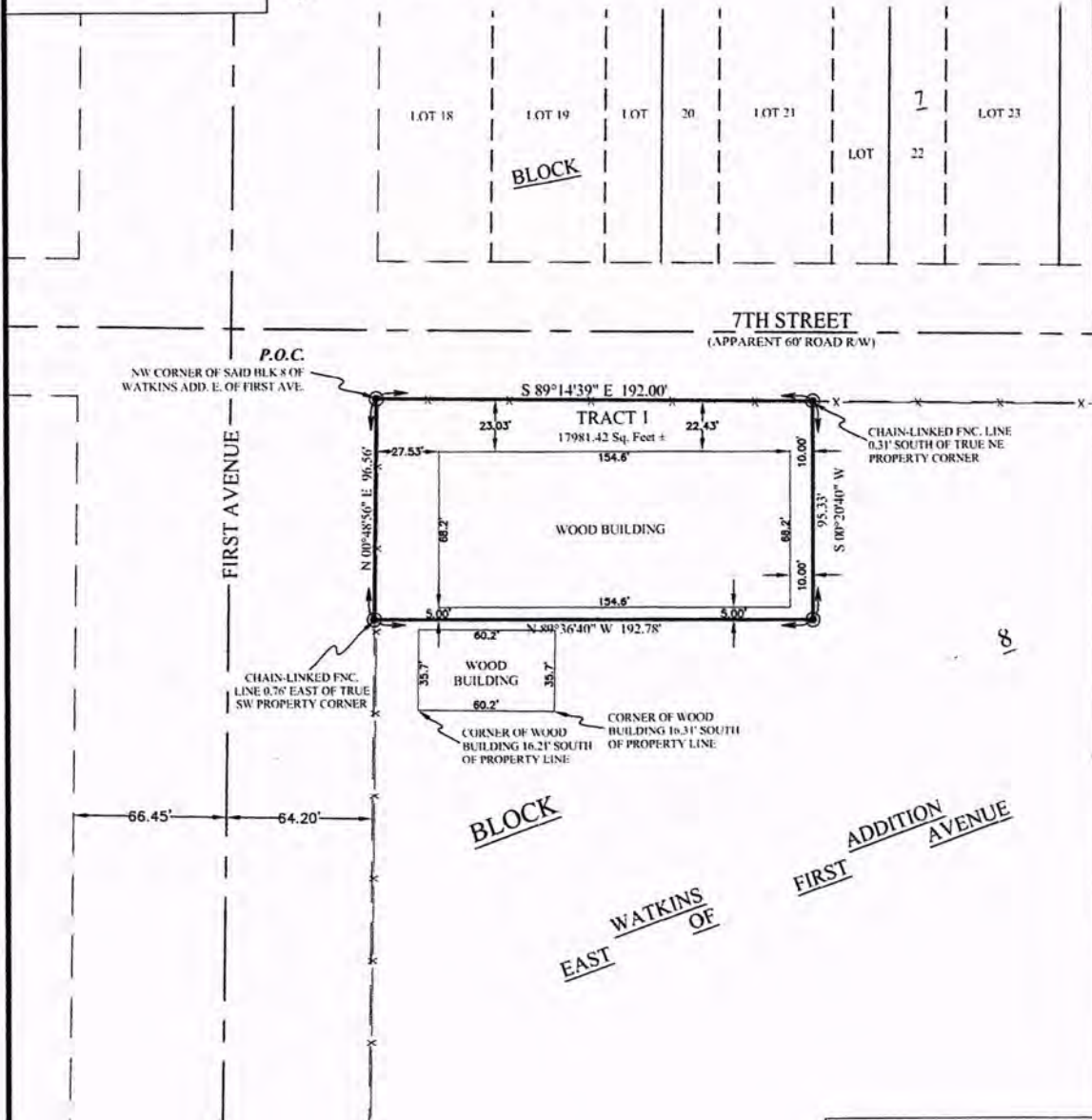
PLAT OF BOUNDARY SURVEY

SURVEY PERFORMED FOR:
DON MORRIS

PROPERTY LOCATED IN:
SECTION 5, TOWNSHIP 10 SOUTH, RANGE 8
WEST, CALCASIEU PARISH, SOUTHWESTERN
LAND DISTRICT, LOUISIANA MERIDIAN

DATE OF PLAT: SEPTEMBER 15, 2022
REVISED DATE: OCTOBER 13, 2022
REVISED DATE: JUNE 12, 2023

REFERENCE PLAT:
PLAT OF SUBDIVISION OF LOTS IN BLOCKS
7, 9, 11 & 12 EAST OF FIRST AVENUE IN THE
ORIGINAL WATKINS ADDITION TO THE CITY
OF LAKE CHARLES, LOCATED IN PLAT BOOK
4, PAGE 118, AND SURVEYED BY F. SHUTTS
& SONS ON SEPTEMBER 30, 1946.

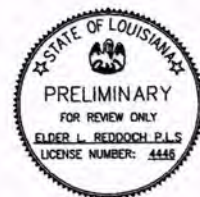


PROPERTY DESCRIPTION:
COMMENCING AT THE NORTHWEST CORNER OF BLOCK 8 EAST OF FIRST AVENUE WATKINS ADDITION;
THENCE SOUTH 89°14'39" EAST A DISTANCE OF 192.00 FEET; THENCE SOUTH 00°20'40" WEST A
DISTANCE OF 192.78 FEET; THENCE NORTH 89°14'39" WEST A DISTANCE OF 192.78 FEET; THENCE NORTH
00°48'56" EAST A DISTANCE OF 96.56 FEET TO THE POINT OF BEGINNING OF SAID TRACT 1, CONTAINING
17981.42 SQUARE FEET, MORE OR LESS.

I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:LXI, CHAPTER 25 PER
CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE
ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND
NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY
REQUESTED AND PROVIDED FOR REVIEW. I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN
ZONE A & X OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0480F DATED: 02-18-2011
MUNICIPAL ADDRESS: TBD, 7TH STREET, LAKE CHARLES, LOUISIANA 70601

- - REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- - REPRESENTS 1/2" IRON ROD EXISTS UNLESS OTHERWISE NOTED.



X _____
REDDOCH LAND SURVEYING
E. LEO REDDOCH
REGISTERED LAND SURVEYOR
NO. 4446 STATE OF LOUISIANA
528 PUJO ST. LAKE CHARLES, LA 70601
PH: (337) 491-9520
FAX: (337) 439-6859
reddochlandsurveying@yahoo.com

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 6/9/23

APPLICATION FEE: \$ 430.00
PLAT FILING FEE: \$ _____

1. NAME OF SUBDIVISION: ETOS Subdivision
2. NAME OF APPLICANT: EMPIRE OF THE SEED
ADDRESS: 949 Ryan ST ZIP 70601 PHONE 337 721 8000
3. NAME OF AUTHORIZED AGENT: Tommy Eastman
ADDRESS: 3221 Ryan ST ZIP 70601 PHONE 337 794 5446
4. OWNER OF RECORD: KNIGHTS OF COLUMBUS CALCASSION
ADDRESS: 414 IRIS ZIP 70601 PHONE _____
5. ENGINEER (and/or Land Surveyor): MORRISON
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: LONDON ROBERTS
ADDRESS: _____ ZIP 70601 PHONE _____
7. SUBDIVISION LOCATION: 414 IRIS
8. TOTAL ACREAGE BEING SUBDIVIDED: .79
NO. OF LOTS: _____
9. ZONING CLASSIFICATION: T-4 URBAN transect
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: NO
11. DATE OF PRELIMINARY PLAT APPROVAL: N/A
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

SEE ATTACHED

13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

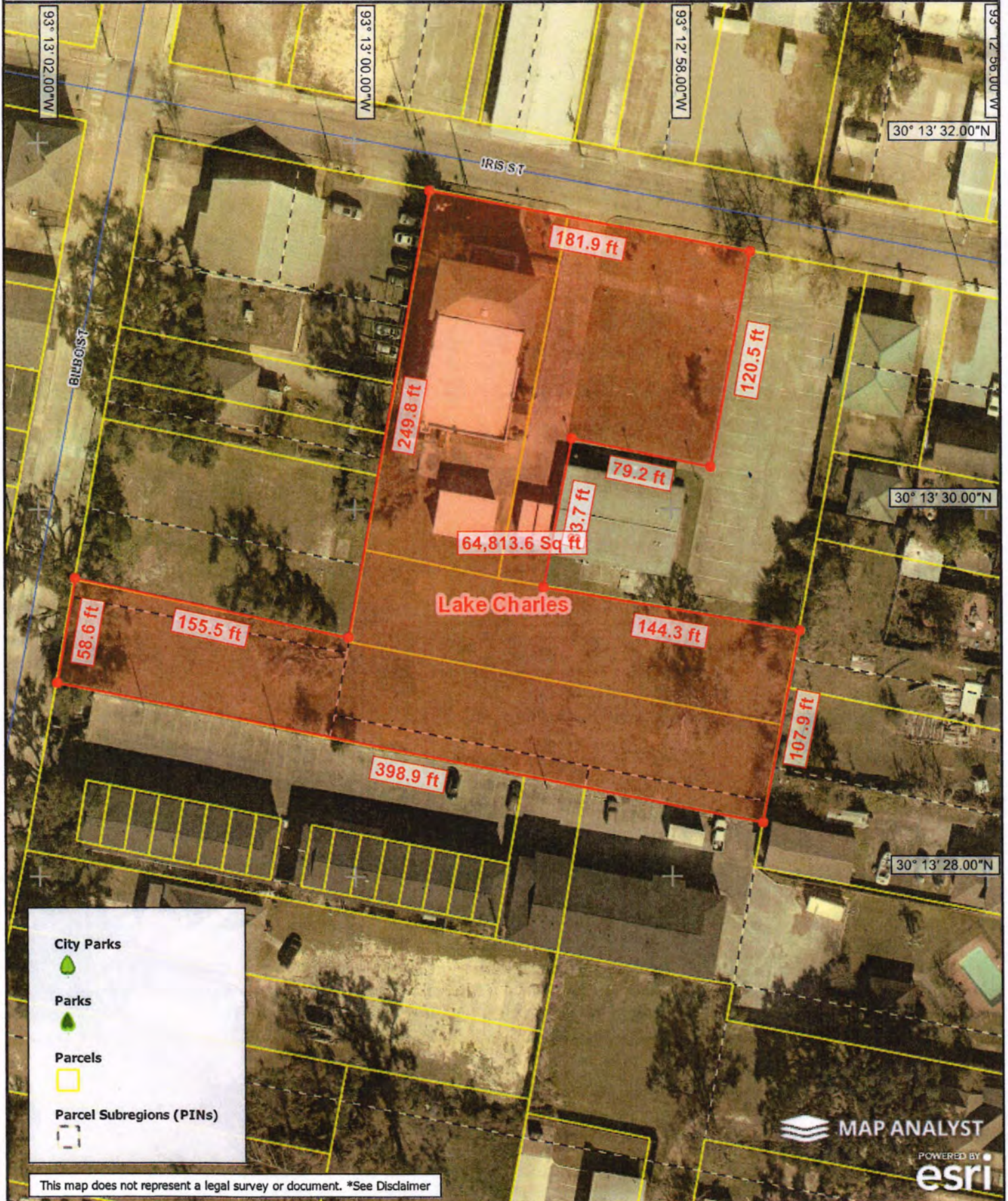
I, Tommy Eastman HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: [Signature]
SIGNATURE OF APPLICANT

DATE: 6/9/23



Iris Street Subdivision



CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 6/12/23

APPLICATION FEE: \$ _____
PLAT FILING FEE: \$ _____

1. NAME OF PROPOSED SUBDIVISION: HASKELL PART 2
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: PROJECT BUILD A FUTURE, INC (Charla Blake)
ADDRESS: 2306 THIRD STREET ZIP 70601 PHONE 337.439.7191
3. NAME OF AUTHORIZED AGENT: CHARLA BLAKE
ADDRESS: 2121 21st STREET ZIP 70601 PHONE 469.767.5035
4. OWNER OF RECORD: PROJECT BUILD A FUTURE, INC
ADDRESS: 2306 THIRD STREET ZIP 70601 PHONE 337.439.7191
5. ENGINEER (and/or Land Surveyor): COLLINS & ASSOCIATES
ADDRESS: 1230 2nd STREET ZIP 70601 PHONE 337.602.6970
6. ATTORNEY: N/A
ADDRESS: N/A ZIP N/A PHONE N/A
7. SUBDIVISION LOCATION: 600 BLOCK BOSTON/FRANKLIN STREET
8. TOTAL ACREAGE BEING SUBDIVIDED: 0.30 acres
NO. OF LOTS: 1
9. ZONING CLASSIFICATION: NEIGHBORHOOD
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: NO
11. DATE OF PRELIMINARY PLAT APPROVAL: N/A
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
see attached
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

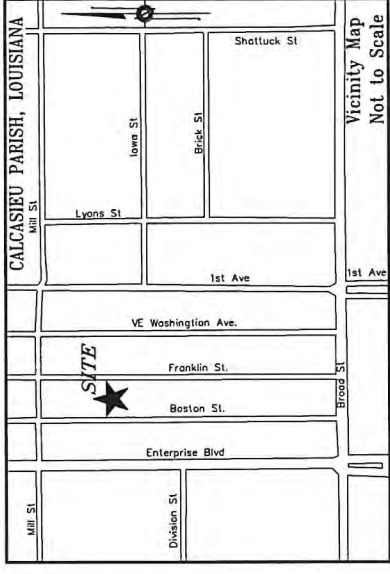
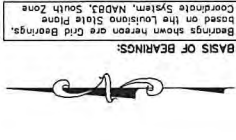
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, Charla Blake HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Charla Blake
SIGNATURE OF APPLICANT

DATE: 6/12/23

B O U N D A R Y S U R V E Y
Situating in:
Southwest Quarter of the Southeast Quarter
Section 32, Township 9 South, Range 8 West
Southwestern Land District, Louisiana Meridian
Calcasieu Parish, Louisiana



LEGAL DESCRIPTIONS:

That certain lot situated on the East side of Boulevard Alley being part of Lot One (1) of the Haskell portion of the Haskell and Ryan Subdivision to the City of Lake Charles being the South 35 feet of the North 75 feet of the West Half of said Lot One (1) having a width of 35 feet on the East side of Boulevard Alley and running back East between parallel lines a distance of 90 feet.

and

The West Ninety (90') feet of the South Eleven and One-Half (11.5') feet of Lot One (1) and the West Ninety (90') feet of the North Twenty-Three and One-Half (23.5) feet of Lot Six (6) of the Haskell portion of the Haskell and Ryan Subdivision of the City of Lake Charles, as per plat recorded, records of Calcasieu Parish, Louisiana.

The West 90 feet of the South 40 feet of the North 63.5 feet of Lot 6 of the Haskell portion of the Haskell and Ryan Subdivision, a subdivision of the Southwest Quarter of the Southeast Quarter (SW/4 of SE/4) of Section 32, Township 9 South, Range 8 West, Louisiana Meridian.

SURVEYOR'S DESCRIPTION:

All that certain 0.30 acre tract of land, situated in Lots 1 and 6 of the Haskell portion of Haskell and Ryan Subdivision to the City of Lake Charles, of the Southwest Quarter of the Southeast Quarter of Section 32, Township 9 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, being more fully described as follows:

COMMENCING at the Northwest corner of Lot 1 of Block 10 of HORRIDGE ADDITION to the City of Lake Charles, as per plat recorded in Conveyance Book 3, at page 629, records of Calcasieu Parish, Louisiana; thence run South 00°36'50" West, along the East right of way line of Boston Street, for a distance of 231.50 feet to a found 5/8" rebar with cap at a point 40.0 feet South of the Northwest corner of Lot 1 of HASKELL SUBDIVISION of the RYAN and HASKELL SUBDIVISION and the POINT OF BEGINNING of herein described tract; thence run South 89°16'59" East, parallel to the North line of said Lot 1, for a distance of 90.0 feet to a found 1" pipe; thence run South 00°36'50" West, for a distance of 75.00 feet to a set 5/8" rebar with cap; thence run South 89°16'59" East, for a distance of 90.0 feet to a point on the West right of way line of Franklin Street; thence run South 00°36'50" West, along said West line, for a distance of 35.0 feet to a point 23.0 feet North of the Southeast corner of Lot 6 of said Haskell Subdivision; thence run North 89°16'59" West, parallel to the South line of said Lot 6, for a distance of 180.0 feet to a point on the East right of way line of Boston Street; thence run North 00°36'50" East, along said East line, for a distance of 110.0 feet to the Point of Beginning, containing 0.30 acres, more or less. Subject to any rights of way, servitudes or easements, visible or invisible, recorded or unrecorded.

SURVEYOR'S NOTES:

1) Bearings shown herein are Grid Bearings, based on the Louisiana State Plane Coordinate System, NAD83, South Zone, derived from Static GPS observations obtained with Trimble R7 units and processed by OPUS.

2) The findings and opinions of Collins & Associates Land Surveyors, Inc. reflected herein are privileged, confidential and intended only for the use of the individual or entity for whom the work was prepared. It is understood that use of, reliance on or reproduction of some, in whole or in part, by others without the express written consent of Collins & Associates Land Surveyors, Inc., is prohibited and without warranty, express or implied. Collins & Associates Land Surveyors, Inc. shall be held harmless against any damages or expenses resulting from such unauthorized use, reliance or reproduction.

REFERENCE SURVEYS:

- 1) Plat of HASKELL & RYAN SUBDIVISION, in the SW/4 of SE/4 of Sec. 32-9-B, on file at Calcasieu Parish Tax Assessors office.
- 2) Plat of LOREE SUBDIVISION, of Haskell & Ryan Subdivision, in SW/4 of SE/4 of Sec. 32-9-B, on file at Calcasieu Parish Tax Assessors office.
- 3) Plat of Survey for Burley Thompson, prepared by Virgil T. Collins, and dated March 24, 2017. (217055)
- 4) Plat of Survey for Chad Sarver, prepared by George A. Evans, Jr., and dated September 20, 2022. (222296-3)
- 5) Plat of Survey for Project Build a Future, prepared by Virgil T. Collins, and dated January 14, 2023. (223011)

L E G E N D

- Irons found in place
- 5/8" rods w/cap set in place
- - - Easement or right of way lines
- - - Dead or record lines
- - - Interior and adjacent lot lines
- - - Power poles
- - - Overhead electric lines
- - - Fences
- - - Centerline
- ROW Right of Way
- (M) Measured
- (R) Record
- CIR Capped Iron Rebar

NOTE:
THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION AND NOT A GUARANTEE, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X".
FEMA MAP PANEL NO.: 22019C0460C REVISED: FEBRUARY 18, 2011
ZONE X, AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THE SERVITUDES AND RESTRICTIONS SHOWN AND THIS PLAT IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

I CERTIFY THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, AND THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY OTHER THAN THOSE SHOWN HEREON. MADE AT THE REQUEST OF:

Project Build a Future
Situating in:
Southwest Quarter of the Southeast Quarter
Section 32, Township 9 South, Range 8 West
Southwestern Land District, Louisiana Meridian
Calcasieu Parish, Louisiana

DATE:	SCALE:	NOTES:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT NO.:
6/7/2023	1" = 40'	FILED	DEM	GAE	223188	223188

COLLINS & ASSOCIATES LAND SURVEYORS, INC.
Licensed to Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama
1230 2nd Street Lake Charles, LA 70601
337-602-6970 office 337-602-6013 fax

REVISED BOUNDARY : 6/6/2023

DATE OF FIELD SURVEY: 6/5/2023



George A. Evans, Jr., RPLS/LA #4750

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 6/13/23

APPLICATION FEE: \$ 200
PLAT FILING FEE: \$ 230

1. NAME OF PROPOSED SUBDIVISION: Shearman Estates
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Shearman Company, LLC
ADDRESS: _____ ZIP _____ PHONE _____
3. NAME OF AUTHORIZED AGENT: Ava Yellott
ADDRESS: _____ ZIP _____ PHONE (337) 660-8487
4. OWNER OF RECORD: ~~Lake Charles American~~ Shearman Real Estate
ADDRESS: _____ ZIP _____ PHONE (337) 433-4353
5. ENGINEER (and/or Land Surveyor): E. Leo Reddoch
ADDRESS: 2125 Hodges St. ZIP 70601 PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: SE of intersection Ryan Street + Broad Street
200' x 200.67'
8. TOTAL ACREAGE BEING SUBDIVIDED: 0.922 Acres +/-
NO. OF LOTS: Two
9. ZONING CLASSIFICATION: T-5 Urban
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____

11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, Kate Van Norman HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: 
SIGNATURE OF APPLICANT

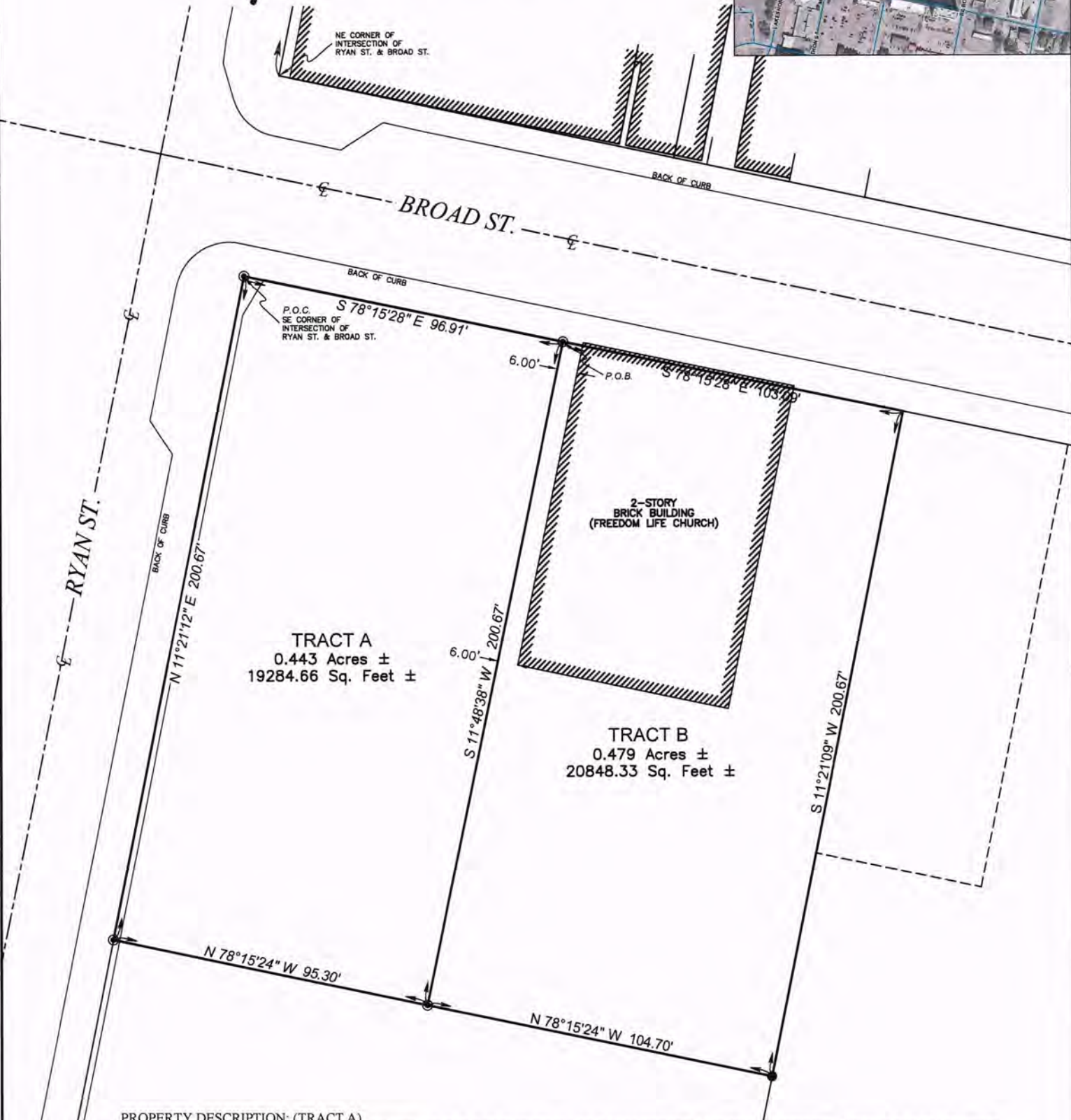
DATE: 6/13/23

BASIS OF BEARINGS:
BEARINGS AND DIMENSIONS ARE
BASED ON THE LOUISIANA STATE
PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83(2011) AS
DERIVED FROM RTK GPS
OBSERVATIONS PERFORMED ON
APRIL 14, 2023.

PLAT OF BOUNDARY SURVEY

SURVEY PERFORMED FOR:
**UNITED WAY OF SOUTHWEST
LOUISIANA, INC.**

PROPERTY LOCATED IN:
SECTION 31, TOWNSHIP 9 SOUTH, RANGE 8 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA



PROPERTY DESCRIPTION: (TRACT A)
COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF RYAN STREET AND BROAD STREET; THENCE SOUTH 78°15'28"
EAST, ALONG THE SOUTH SIDE OF BROAD STREET, FOR A DISTANCE OF 96.91 FEET; THENCE SOUTH 11°21'12" WEST FOR A DISTANCE OF
200.67 FEET; THENCE NORTH 78°15'24" WEST FOR A DISTANCE OF 95.30 FEET; THENCE MEASURED NORTH 11°21'12" EAST, ALONG THE
EAST SIDE OF RYAN STREET, FOR A DISTANCE OF 200.67' (RECORDED 200 FEET 8 INCHES) TO THE POINT OF COMMENCEMENT,
CONTAINING 0.443 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION: (TRACT B)
COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF RYAN STREET AND BROAD STREET; THENCE
SOUTH 78°15'28" EAST, ALONG THE SOUTH SIDE OF BROAD STREET, FOR A DISTANCE OF 96.91 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUING SOUTH 78°15'28" EAST, ALONG THE SOUTH SIDE OF BROAD STREET, FOR A DISTANCE
OF 103.09 FEET; THENCE MEASURED SOUTH 11°21'09" WEST FOR A DISTANCE OF 200.67 FEET (RECORDED 200 FEET 8
INCHES); THENCE NORTH 78°15'24" WEST FOR A DISTANCE OF 104.70 FEET; THENCE NORTH 11°48'38" EAST FOR A
DISTANCE OF 200.67' TO THE POINT OF BEGINNING, CONTAINING 0.479 ACRES, MORE OR LESS.

REVISED PLAT:
06/12/2023

DRAWN BY:
PKVN

CHECKED BY:
ELR

SCALE 1" = 30'

DATE OF PLAT:
05/03/2023

I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:LXI,
CHAPTER 29 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO
VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT
AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE
ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR
REVIEW. I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE "X" OF THE H. U.
D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0480F DATED: 02/18/2011
MUNICIPAL ADDRESS: TBD RYAN STREET, LAKE CHARLES, LA 70601

● - REPRESENTS HOLE IN CONCRETE (PAINTED) UNLESS OTHERWISE NOTED.
● - REPRESENTS 1/2" IRON ROD EXISTS UNLESS OTHERWISE NOTED.



REDDOCH LAND SURVEYING
E. LEO REDDOCH
REGISTERED LAND SURVEYOR
NO. 4446 STATE OF LOUISIANA
528 PUJO ST. LAKE CHARLES, LA 70601
PH: (337) 491-9520
FAX: (337) 439-6859
reddochlandsurveying@yahoo.com

X

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 6/13/23

APPLICATION FEE: \$ _____
PLAT FILING FEE: \$ _____

1. NAME OF SUBDIVISION: Pine shade
2. NAME OF APPLICANT: Chris Carroll
ADDRESS: 2175 Aryn ZIP 70605 PHONE ~~337-287-2~~ 337-263-1987
3. NAME OF AUTHORIZED AGENT: Chad Carroll
ADDRESS: 1320 Lams St ZIP 70663 PHONE 337-287-8166
4. OWNER OF RECORD: Chris Carroll
ADDRESS: 2175 Aryn ZIP 70605 PHONE 337-263-1987
5. ENGINEER (and/or Land Surveyor): Garry Johns
ADDRESS: 529 N Lebanon ZIP 70663 PHONE 337-540-6566
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Edgewood Ln, Lake Charles
8. TOTAL ACREAGE BEING SUBDIVIDED: .26
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Res
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.
Chris Carroll HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

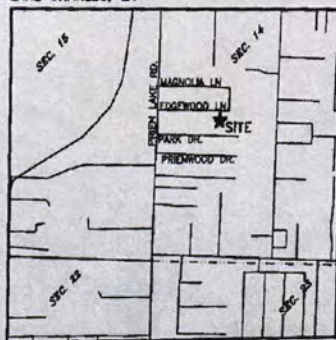
BY: [Signature]
SIGNATURE OF APPLICANT

DATE: 6/13/23

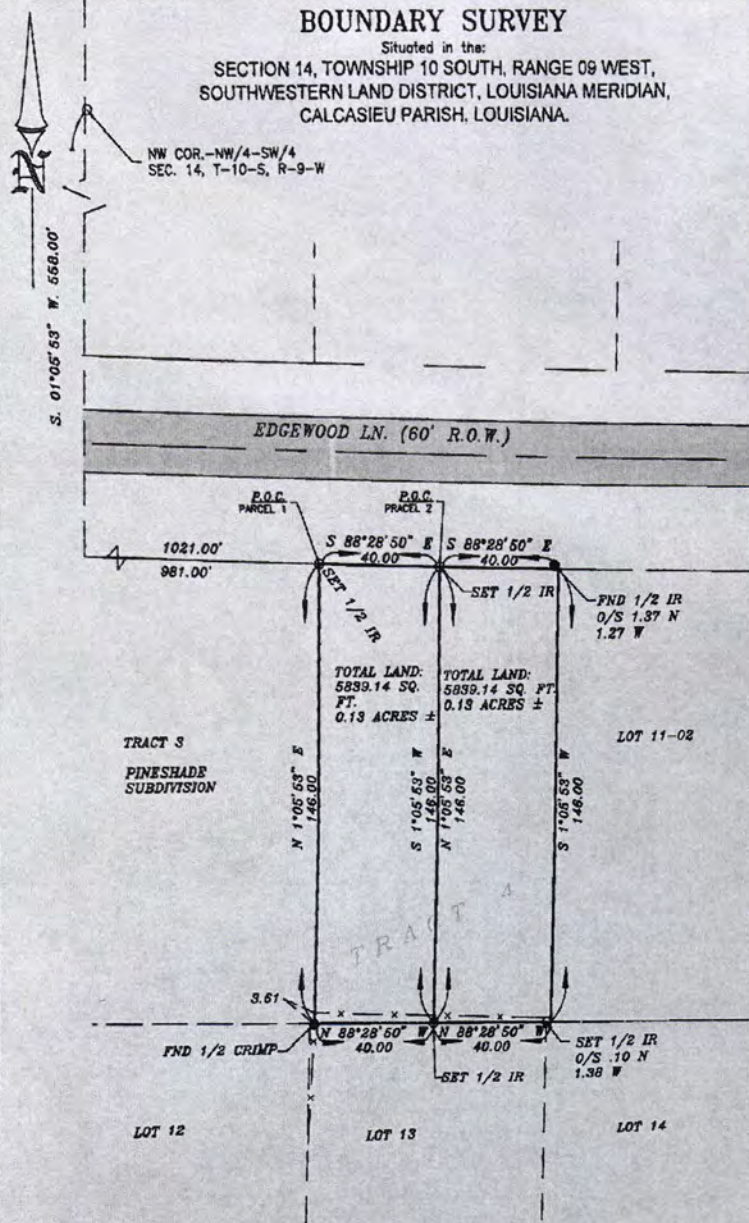
BOUNDARY SURVEY

Situated in the:
SECTION 14, TOWNSHIP 10 SOUTH, RANGE 09 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA.

LAKE CHARLES, LA



TOWNSHIP 10 SOUTH, RANGE 09 WEST
VICINITY MAP
SCALE 1" = 2000'



PARENT TRACT: TRACT 4:

COMMENCING AT A POINT 981 FEET EAST AND 558 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, THENCE EAST PARALLEL TO THE NORTH LINE OF THE SECTION A DISTANCE OF 80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SECTION A DISTANCE OF 146 FEET, MORE OR LESS TO THE NORTH BOUNDARY OF PREIN PARK SUBDIVISION THENCE WEST ALONG THE NORTH BOUNDARY OF PREIN PARK SUBDIVISION A DISTANCE OF 80 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF THE SECTION A DISTANCE OF 146 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT.

LEGAL DESCRIPTION:

PARCEL 1
COMMENCING AT A POINT 981 FEET EAST AND 558 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, THENCE SOUTH 88°28'50" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 1°05'53" WEST A DISTANCE OF 146.00 FEET; THENCE NORTH 88°28'50" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 01°05'53" EAST A DISTANCE OF 146.00 FEET TO THE POINT OF COMMENCEMENT; CONTAINING 5839.14 SQUARE FEET OR 0.13 ACRES MORE OR LESS

PARCEL 2
COMMENCING AT A POINT 1021 FEET EAST AND 558 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, THENCE SOUTH 88°28'50" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 1°05'53" WEST A DISTANCE OF 146.00 FEET; THENCE NORTH 88°28'50" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 01°05'53" EAST A DISTANCE OF 146.00 FEET TO THE POINT OF COMMENCEMENT; CONTAINING 5839.14 SQUARE FEET OR 0.13 ACRES MORE OR LESS

LEGEND

- IRONS FOUND IN PLACE
- 1/2" RODS SET IN PLACE
- ▲ POWER POLE
- EASEMENT OR RIGHT OF WAY LINES
- DEED OR RECORD LINES
- INTERIOR AND ADJACENT LOT LINES
- x x x FENCES
- CENTERLINE
- OVERHEAD POWER LINES
- BUILDING TIES

REFERENCE PLAT:
SUBDIVISION SURVEY FOR PINESHAD SUBDIVISION BY ACCU-LINE SURVEYING, INC.,
DATED: 08/19/2015.

BASIS OF BEARINGS:
ALL BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA SOUTH ZONE 1702, NAD 83.

SERVITUDES RESEARCH NOTE:
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

CERTIFICATIONS:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, CHAPTER 25, FOR A CLASS "C" SURVEY AS DEFINED IN SUBPART #2505.

FLOOD ZONE INFORMATION:

FIRM COMMUNITY-PANEL:
NO. 22018C0459 F
MAP REVISED:
2/18/2011
PROPERTY IS IN ZONE "X"

SURVEY AND MAP FOR:
CHAD CARROLL
2621 EDGEWOOD LANE
LAKE CHARLES LA 70605



GARRY J. JOHNSON
LA REG. NO. 5112

REVISION:

GARRY J. JOHNSON AND ASSOCIATES, LLC
CIVIL ENGINEERING AND LAND SURVEYING CONSULTANTS

529 N. LEBANON STREET
SULPHUR, LOUISIANA

PHONE: (337)-528-0060
EMAIL: GJENGINEERING@YAHOO.COM

DATE:
06/07/2023

SCALE:
1" = 40'

DRAWN BY:
SAJ

CHECKED BY:
GJJ

W.O. NUMBER:
23-062

**CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL**

DATE: 06/29/2023

APPLICATION FEE: \$ _____
PLAT FILING FEE: \$ _____

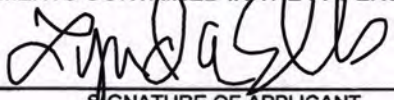
1. NAME OF PROPOSED SUBDIVISION: Lynwoods
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Lynda Ellis
ADDRESS: 111 Park Ave. ZIP 70601 PHONE (337) 794-2699
3. NAME OF AUTHORIZED AGENT: Lynda W Ellis
ADDRESS: 2717 Park dr ZIP 70605 PHONE (337) 794-2699
4. OWNER OF RECORD: Lynda Ellis
ADDRESS: 2717 Park dr ZIP 70705 PHONE (337) 794-2699
5. ENGINEER (and/or Land Surveyor): American Surveyors
ADDRESS: 210 Napoleon Street Suite A ZIP 70633 PHONE 337-527-0420
6. ATTORNEY: Darrell Alston
ADDRESS: 921 Ryan Street Suite B ZIP 70601 PHONE (337) 433-6328.
7. SUBDIVISION LOCATION: 111 Park Ave. 105/107 Park Ave
8. TOTAL ACREAGE BEING SUBDIVIDED: _____
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Multiresidential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: No
11. DATE OF PRELIMINARY PLAT APPROVAL: 07/10/23
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.

14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, Lynda Ellis HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: 
SIGNATURE OF APPLICANT

DATE: 06/29/23

VARIANCE APPLICATION FORM

DATE: 6/29/23

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 111 Park Ave.

LEGAL DESCRIPTION: See attached

DESCRIPTION OF JOB: Subdivide 111 Park ave into two individual lots- 1 building on each lot so the front lot can be sold.

WITH PLANS ATTACHED HERETO:

APPLICANT: Lynda Ellis

PHONE: (337) 794-2699

MAILING ADDRESS: 2717 Park dr

ZIP: 70605

EMAIL ADDRESS: lyndaellisgo@yahoo.com

OWNER OF RECORD: Lynda Ellis

ZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ FLOODWAY: ☐ IN ☐ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- | | | |
|---|-----|--|
| (a) As the applicant, have you created this hardship? | Yes | <input checked="" type="checkbox"/> No |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes | <input checked="" type="checkbox"/> No |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | Yes | <input checked="" type="checkbox"/> No |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | Yes | <input checked="" type="checkbox"/> No |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property? | Yes | <input checked="" type="checkbox"/> No |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | Yes | <input checked="" type="checkbox"/> No |

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR _____

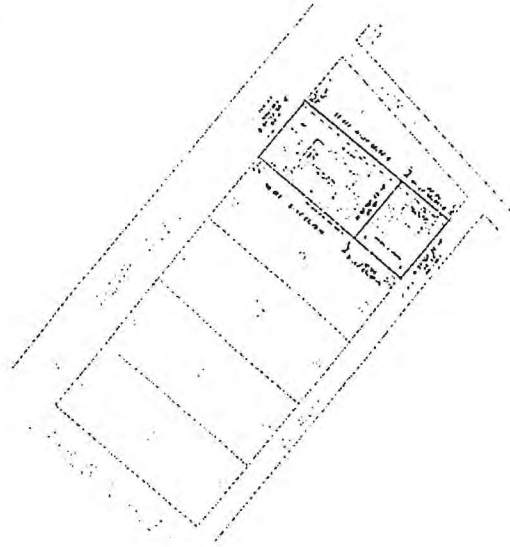
DATE _____

Lynda Ellis

APPLICANT _____

06/29/2023

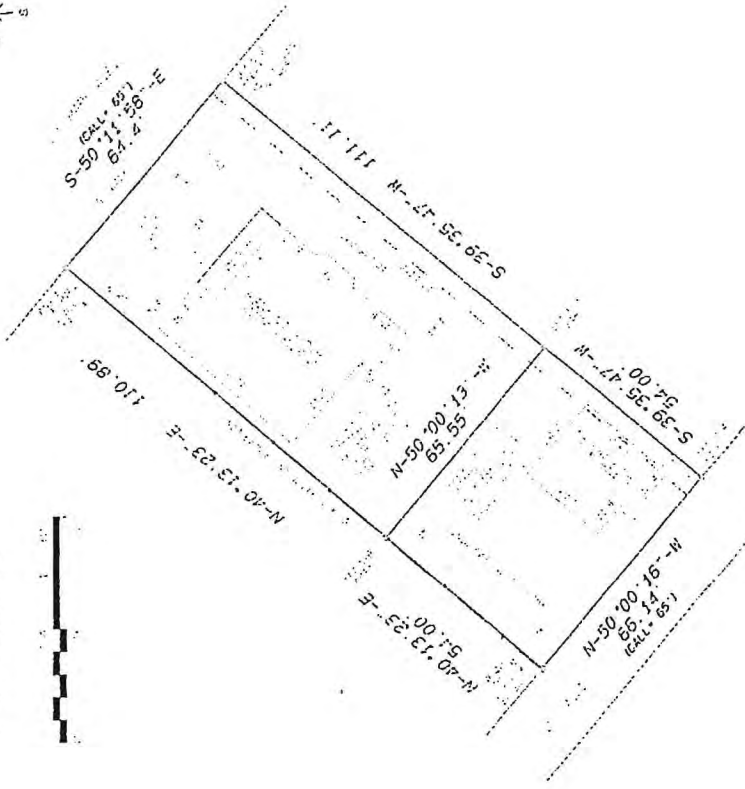
DATE _____



COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 4 OF SAID WARDEN PLATCE, THENCE SOUTH
 50.11 FEET, EAST ALONG THE SOUTH LINE OF SAID LOT 2 AND A DISTANCE OF 54.40 FEET, (CALL BEAR OF
 SECTION SOUTH 35.27 EAST, A DISTANCE OF 11.11 FEET, THENCE NORTH 50.13 WEST, A DISTANCE OF
 50.05 FEET TO THE WEST LINE OF SAID LOT 2, THENCE NORTH 40.13 WEST, EAST ALONG SAID WEST LINE A
 DISTANCE OF 44.00 FEET TO THE POINT OF COMMENCEMENT CONTAINING 7200 SQUARE FEET, MORE OR LESS.

TRACT - B
COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF C^O BLOCK 1 OF SAU WARDEN! PLACE; THENCE NORTH
20°43' 38" E 66.79 FT TO A POINT ON THE LINE BETWEEN LOTS 2 & 3, T15S, R10W, N1/2 SEC 34, T15N,
R10E, S44E 1/4 SEC 34, T15N, R10E, S44E 1/4 SEC 34, T15N, R10E, S44E 1/4 SEC 34, T15N, R10E, S44E 1/4 SEC 34,

TRACT "B"
COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF BLOCK 1 OF SAUD WARDEN PLACE, THENCE NORTH
40°13'23" EAST ALONG THE WEST LINE OF SAUD LOT 1 A DISTANCE OF 24.00 FEET; THENCE SOUTH 00°00'13" EAST
A DISTANCE OF 18.55 FEET; THENCE SOUTH 39°35'47" WEST A DISTANCE OF 54.00 FEET TO THE SOUTH LINE OF
SAUD LOT 1; THENCE NORTH 59°50'15" WEST ALONG THE SOUTH LINE OF SAUD LOTS 1 AND 2 A DISTANCE OF
86.34 FEET (CALL- 69.0') TO THE POINT OF COMMENCEMENT, CONTAINING 3,355.33 SQUARE FEET, MORE OR LESS.



AMERICAN SURVIVORS

[illegible]

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
PROJECTED AVAILABLE FUNDS

Description	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Sales tax .28% revenue	\$ 7,560,000	\$ 7,560,000	\$ 7,560,000	\$ 7,560,000	\$ 7,560,000
2016 Sales tax .25% revenue	1,687,500	1,750,000	1,750,000	1,750,000	1,750,000
Hotel Occupancy Tax	816,000	832,320	848,966	865,946	883,265
Riverboat gaming tax available for Capital Projects	5,406,000	5,487,090	5,569,396	5,652,937	5,737,731
Interest earnings	125,000	150,000	175,000	200,000	200,000
Wastewater Fund transfer	2,000,000	3,000,000	2,000,000	3,000,000	2,000,000
General Fund transfer	1,250,000	2,000,000	2,000,000	2,500,000	2,500,000
Capital Improvement Fee - water/wastewater fee	1,060,900	1,092,727	1,125,509	1,170,529	1,217,350
Water Fund	750,000	1,000,000	1,500,000	2,000,000	2,000,000
Civic Center Capital Fund	250,000	-	250,000	-	250,000
Recreation Fund Transfer	150,000	-	-	-	-
Community Development Block Grant Funds	325,000	325,000	325,000	325,000	325,000
LA - Video Poker revenue	500,000	500,000	500,000	500,000	500,000
Transit Fund Balance	73,500	-	-	-	-
LA Capital Outlay Funds	3,715,000	-	-	-	-
Parish Transportation Fund	1,555,200	388,800	388,800	388,800	388,800
Calcasieu Parish Police Jury	1,000,000	-	-	-	-
Donations and other miscellaneous revenue	180,000	-	-	-	-
HMGF	2,800,000	5,500,000	-	-	-
Office of Community Development DR Grant	5,000,000	-	-	10,000,000	-
Federal HUD Disaster Grant	7,600,000	-	-	-	-
Lake Charles Rebound - Bond	2,500,000	10,000,000	10,000,000	10,000,000	10,000,000
Water Sector Fund	15,000,000	-	-	-	-
Loan Proceeds Department of Health & Hospitals	10,000,000	-	-	-	-
Loan Proceeds-Dept Environment Quality loan	5,000,000	5,000,000	2,000,000	-	-
Loan Proceeds - Drainage Initiative	5,000,000	-	-	-	-
Total	\$ 81,304,100	\$ 44,585,937	\$ 35,992,672	\$ 45,913,212	\$ 35,312,146

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY23-24 through FY27-28 Asphalt Overlay Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing Program - \$1,500,000				
Ongoing	\$1,500,000	Ongoing: Asphalt Overlay Program		
Ongoing	\$350,000	50% Cost Share with Calcasieu Parish	Parish Limits	City Limits
Ongoing	\$283,200	Central Parkway - East and West	University Drive	South to Dead Ends
Ongoing	\$245,700	Whispering Woods Drive and Lane		
Ongoing	\$144,000	N. Railroad Avenue	Kirkman Street	Bilbo Street
Ongoing	\$120,000	Fernwood Drive	Lisle Peters	Dead End
Ongoing	\$120,000	Guinn Street	12th Street	Alamo Street
Ongoing	\$104,880	Commercial Street	N. Prater	N. Lincoln
Ongoing	\$100,000	Mary Street	Hwy 171	E to Dead End
Ongoing	\$96,000	Pack Road	Old Hwy 171	City End
Ongoing	\$86,000	Kinder Street	Hwy 171	E to Dead End
Ongoing	\$84,000	Colfax Street	Hwy 171	E to Dead End
Ongoing	\$84,000	Lynn Street	Hwy 171	E to Dead End
Ongoing	\$75,000	Conoco Street	Ory	Hwy 171
Ongoing	\$75,000	N. Malcolm Street	Conoco	Crockett
Ongoing	\$69,600	Brammer Lane	Opelousas	Dead End
Ongoing	\$68,880	Booker Street	Ray	Hartless
Ongoing	\$55,450	N. Grace Street	Kinder	Poe
Ongoing	\$45,000	Mary Belle Williams parking lot		
Ongoing	\$40,000	Belle Allee Lane	Hollyhill	Dead End
Ongoing	\$32,000	Lucas Larre	Fernwood Drive	Dead End
Ongoing	\$31,520	Orrin Street		
A	\$844,800	Broad Street	Lakeshore Drive	Enterprise Boulevard
A	\$500,000	Kirby Street	Ryan	Kirkman

Ongoing: Design, bid, or construction
A-1st or 2nd year
B-3rd to 5th year
C- 6th or later year
D-contingent on external funding
*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
A	\$360,000	North Railroad Avenue	1st Avenue	Bilbo
A	\$256,000	N. Grace	Opelousas Street	N. and S. to Dead End
A	\$250,000	Preventive maintenance of asphalt streets		
A	\$250,000	Pujo	Lakeshore	Louisiana Ave
A	\$125,000	Ryan Street	Clarence	Kirby
A	\$125,000	Ryan	Mill	Belden
A	\$108,000	S. Prien Lake Road	Country Club	Dead End
A	\$105,000	Talmer Lane	Country Club	Dead End
A	\$104,000	Country Club Court	Country Club	S to Dead End
A	\$85,000	Mill Street	Ryan	Hodges
A	\$56,000	Sally Mae Street	Cessford Street	Commercial Street
A	\$40,950	Macy Street	N. Ford Street	Kirkman Street
A	\$40,950	Macy Street	N. Hodges Street	N. Moss Street
A	\$36,000	N. Railroad Avenue	Kirkman Street	N. Franklin Street
A	\$16,000	Franklin Street	Gieffers Street	St. John Street
A	\$12,000	Junior Street	Commercial Street	North to Dead End
B	\$1,200,000	River Road - Phase 2	Phase 1	End
B	\$250,000	Plant B/C WW - overlay interior roads		
B	\$192,000	Tallow Wood Drive N and S	Nelson Road	Nelson Road
B	\$176,000	N. Franklin Street	Gieffers Street	N. Railroad Avenue
B	\$144,000	Pear Street	Commercial Street	Gieffers Street
B	\$120,000	Common Street	Kirby Street	Cleveland
B	\$96,000	Division Street	Bilbo Street	Lakeshore Drive
B	\$85,000	Marine Street	Shell Beach Drive	Sallier Street
B	\$85,000	Gill	Lakeshore	Ryan Street
B	\$72,000	S. Division Street	Kirkman Street	Bank Street
B	\$64,320	Crockett Street	Highway 171	Ory Street

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C-6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
B	\$64,320	9th Avenue	3rd Street North	Dead End
B	\$62,400	Rogers Street	Country Club	Dead End
B	\$54,000	Maynard Street	N. Cherry Street	N. Bocker Street
B	\$22,947	Franklin Street	Gieffers Street	St. John Street
B	\$21,600	Prater Street	Cline Street	Elder Street
C	\$249,600	Mill Street	Enterprise	Hodges
C	\$188,000	Plant B/C - Hard Surface Internal Road		
C	\$70,240	Bocker Street	Opelousas Street	Jackson Street

Ongoing: Design, bid, or construction
A-1st or 2nd year
B-3rd to 5th year
C-6th or later year
D-contingent on external funding
*-ongoing and contingent on external funding

**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN**

FY23-24 through FY27-28 Street and Road Improvement Projects

CEP Category	Estimated Project Cost	Project	Lane One	Lane Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Sidewalks - Broken	Signs	Drainage
Ongoing	\$25,000,000	Reconstruction - Arteries and Collectors *	Citywide		X		X	X	X		X	X	X
Ongoing	\$25,000,000	W. Prien Lake Road (Parish Participation) *	Cove Lane	Thies Road	X			X	X		X	X	X
Ongoing	\$17,000,000	Sailor Street *	Lake Street	Marine Street			X	X	X		X	X	X
Ongoing	\$8,900,000	Enterprise Boulevard Overlay *	Broad	12th			X				X		X
Ongoing	\$3,000,000	Sale Road *	Rue Chan Ann	Prien Lake Road	X		X		X		X		X
Ongoing	\$2,400,000	Bridge: Kirkman Street Rebuild	Kirkman Street on Contraband Bayou				X						X
Ongoing	\$2,000,000	Bridge: 18th Street Rebuild *	W. 18th Street				X	X	X				X
Ongoing	\$1,250,000	Ongoing: Citywide street striping	Citywide										
Ongoing	\$750,000	Ongoing: Citywide misc. Intersection Improvements	Citywide		X		X						
Ongoing	\$400,000	Sally Mae Street (Phase II - East Side)	Medora Street	Dead End									X
Ongoing	\$120,000	Install left turn lane (WB) on Power Centre Parkway at Highway 14	Intersection @ Hwy 14					X	X				
Ongoing	\$75,000	Ongoing: Citywide striping - bike paths	Citywide								X		
Ongoing	\$75,000	Intersection Improvement Study	Citywide						X				
A	\$540,000	Reconstruction - Ford Street	Division	Pine			X	X	X				X
A	\$500,000	Opelousas Street @ Bank Street	Intersection										X
A	\$400,000	Clement Street	Reid Street	Louisiana Avenue			X			X			X
A	\$350,000	Re-time all traffic signals in the city	Citywide									X	
A	\$300,000	Misc. Bridge Replacements and Repairs	Citywide				X	X	X				X
A	\$70,000	City major corridor beautification program	Citywide					X	X				
AD	\$6,000,000	Fitzgerald Road widening	Hwy 171	Goos Boulevard	X				X		X		X
AD	\$2,500,000	Bridge: Louisiana Avenue Rebuild	Louisiana Avenue @ Contraband Bayou				X			X			X

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C-6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Line One	Line Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signage	Drainage
AD	\$2,400,000	Bridge: Henderson Bayou Road Rebuild	Henderson Bayou Bridge				X		X	X			X
B	\$15,000,000	Reconstruction - Kirkman Street	Prien Lake Road	Broad Street			X	X	X	X			X
B	\$6,500,000	Reconstruction- Sallier Street	Ryan	Lake			X		X		X	X	X
B	\$4,000,000	Southpark Roundabout @ Red Daves	Intersection						X				
B	\$3,500,000	McCallister Sale Road	Ryan	Common Street			X		X				X
B	\$2,400,000	Barbe Street	Sallier Street	Shell Beach Drive			X		X				X
B	\$2,100,000	Hodges Street	12th Street	Alamo Street			X		X				X
B	\$2,000,000	Ryan Street at Sallier/12th Street	Intersection						X			X	X
B	\$1,900,000	Reconstruction - 18th Street	Lake Street	Cerule Street			X						X
B	\$1,516,275	Orchid Street	4th Avenue	7th Avenue			X			X			X
B	\$1,512,000	North Adams Street	North Woodard Street	Medora Street					X		X		X
B	\$1,008,000	North Lyons Street	St. John	Jackson				X			X		X
B	\$1,000,000	N. Lyons Street	Jackson	Opelousas				X	X				X
B	\$882,000	Mary Street	Highway 171	East to Dead End				X	X		X		X
B	\$805,000	Mill Street	Kirkman Street	Hodges Street			X		X	X			X
B	\$800,000	Opelousas Street	Kirkman Street	Bank Street			X		X	X			X
B	\$800,000	Reid Street	Kirby Street	Clarence Street						X			X
B	\$792,000	Mary Street	Graham Street	Highway 171							X		X
B	\$765,063	1st Avenue	See Street	Dead End			X						X
B	\$755,550	14th Street	5th Avenue	7th Avenue			X						X
B	\$738,875	18th Street	4th Avenue	7th Avenue			X						X
B	\$721,240	Hagan Street	Highway 171/MLK	Graham Street	X								X
B	\$715,000	Install street lights on Nelson Road extension, bridge	Nelson Road	Sallier Street									X

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C-6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CP Category	Estimated Project Cost	Project	Link One	Link Two	Wktn	New	Re-bld	Asphalt	Drainage	Inter-section	Std-walks - Bkcs	Signals	Drainage
B	\$685,975	10th Street	Common Street	Bilbo Street			X						X
B	\$540,000	North Grace Street	Medora	Poe							X		X
B	\$508,875	Drew Street	Kirkman Street	Moss Street			X						X
B	\$500,000	Install right-turn lane on Sale Road at Nelson	Intersection										
B	\$450,000	Bridge: W. Sale Road Rehabilitation	East Fork of Conchard Bayou				X						X
B	\$433,800	N. Grace Street	Medora	Poe									X
B	\$403,800	Commercial Street	Lincoln Street	N. Malcolm Street									X
B	\$316,250	10th Street	Hodges Street	Bilbo Street			X						X
B	\$134,000	Ann St connection to I-10 service road	Intersection			X							X
BD	\$14,010,450	E. Prien Lake	Ryan Street	Hwy 14			X				X		X
BD	\$12,000,000	W. Prien Lake Road Widening	Cove Lane	Nelson	X		X				X		X
C	\$9,315,000	Reconstruction - 5th Avenue	McNeese Street	Prien Lake Road			X				X		X
C	\$9,200,000	Reconstruction - Louisiana Avenue	McNeese Street	Prien Lake Road			X				X		X
C	\$8,372,000	Reconstruction - Prien Lake Road	Kirkman Street	5th Avenue			X				X		X
C	\$6,900,000	Kirkman Street	Prien Lake	McNeese Street			X				X		X
C	\$6,060,000	Reconstruction - Common Street	Prien Lake	Kirby			X				X		X
C	\$1,800,000	Reconstruction - 18th Street	Ryan Street	Crode Street			X				X		X
C	\$780,000	Reconstruction - Walters Street	Louisiana Avenue	Kirkman Street			X						X
C	\$750,000	Install right-turn lane on Southpark Drive	McNeese Street		X							X	
C	\$431,250	Repair Bilbo Street	Transit Center	Kirby Street			X						X
C	\$188,000	Plant B/C - Hard Surface Internal Road											
C	\$30,400	7th Avenue	2nd Street	Dead End									X
C	\$22,800	4th Street	Roseteet	Dead End									X

Ongoing: Design, bid, or construction

A- 1st or 2nd year

B- 3rd to 5th year

C- 6th or later year

D- contingent on external funding
 * - ongoing and contingent on external funding

CP Category	Estimated Project Cost	Project	Link One	Link Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - B Bases	Signals	Drainage
CD	\$40,000,000	Enterprise Boulevard (complete extension)	Katherine	Hwy 171		X					X		X
CD	\$12,000,000	Hiles Road (Parish Participation)	W. Pien Lake Road	Country Club Road	X	X					X		X
CD	\$4,500,000	Install traffic circle at E. Pien and Derek Drive	Intersection							X			
CD	\$4,000,000	Southern Gateway Into Chermault				X			X	X			X

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C-6th or later year

D- contingent on external funding

**ongoing and contingent on external funding

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY23-24 through FY27-28 Water and Wastewater Projects

CIP Category	Estimated Project Cost	Project
Water Projects		
Ongoing	\$40,000,000	SE - New 6.0 MGD Water Plant *
Ongoing	\$12,000,000	SE - New 6.0 MGD Water Plant Distribution Lines *
Ongoing	\$5,000,000	GW - Convert to 480 volt power
Ongoing	\$2,200,000	Install electronic water meters *
Ongoing	\$1,300,000	Corbina Waterline Extension
Ongoing	\$1,300,000	SW WTP - Replace backup generator and ATS *
Ongoing	\$1,100,000	Water - Ham Reid Waterline
Ongoing	\$1,000,000	SW - Chemical feed system improvements
Ongoing	\$1,000,000	Upgrade electrical equipment at plants
Ongoing	\$1,000,000	CH/CE - Overhaul filter media beds
Ongoing	\$1,000,000	Ongoing: Citywide Water System Improvements
Ongoing	\$500,000	Ongoing - Extend Water Services
Ongoing	\$200,000	Upgrade Water Systems' SCADA System
A	\$1,650,000	CH - Install new Water Tower
A	\$1,500,000	GW - Transmission Lines Phase II
A	\$1,250,000	SW - Replace water well
A	\$600,000	SW - Backwash recovery system improvements
A	\$200,000	Water - Country Club Waterline
AD	\$3,300,000	Water - New Tower on Ham Reid Road
AD	\$2,590,000	McN - Install Water Tower
AD	\$570,000	Extend water to parish / city area (Big Lake, Ogea, Rhorer, Linden, Deepwoods)

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project
B	\$2,500,000	Water - New Waterline - Southpark and Red Davis
B	\$2,000,000	Chennault Water Extension
B	\$2,000,000	Corb - New Corbina Plant Waterlines
B	\$1,500,000	Upgrade w ater service lines in Henry Heights area (Harvard, Center, Auburn)
B	\$1,500,000	Upgrade w ater service lines in Enterprise area (9th, 10th, 11th: 1st Ave to Kirkman)
B	\$1,500,000	W. Plien Lake and Sailer Water Loop
B	\$1,000,000	CW - Overhaul filter media beds
B	\$1,000,000	McN - Overhaul filter media beds
B	\$450,000	GW - Demolition of abandoned clearw ell and HSFS
BD	\$16,030,000	Corb - New Corbina Road Water Plant
BD	\$700,000	Water - Big Lake Waterline
BD	\$500,000	Water - Assume Port of LC Water Tow er
C	\$2,000,000	SW - Relocate Elevated Storage Tank
C	\$650,000	GW - Chlorine Containment
C	\$650,000	Center - Chlorine Containment
C	\$500,000	Install alternate w ater supply to River Road
C	\$400,000	GW - Install new Distribution office building and facilities
C	\$220,000	CH - Demo plant and tow er
C	\$210,000	McN - Enlarge lines to new w ater tow er
C	\$200,000	CW - Demo Plant
C	\$100,000	CE - Demo Plant
CD	\$15,000,000	Expansion of Southwest Water Treatment Plant from 20 MGD to 27 MGD
Wastewater Projects		
Ongoing	\$28,000,000	Install Southern Loop WW extension *

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D- contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project
Ongoing	\$8,000,000	Plant B/C - Solids Processing Facility *
Ongoing	\$4,500,000	Plant A Service Area - Trunk line Lining *
Ongoing	\$3,700,000	Disaster Recovery - Wastewater Facilities *
Ongoing	\$3,300,000	Sarver Street LS: rebuild/expand *
Ongoing	\$3,000,000	Plant A Service Area - Upgrade electrical service to lift stations *
Ongoing	\$2,600,000	Plant D - Chlorine Retrofit *
Ongoing	\$2,500,000	Ongoing: Plant A Basin Rehabilitation
Ongoing	\$2,500,000	University Place Basins: sewer line rehabs
Ongoing	\$2,500,000	Hollyhill Sewer Lift Station Rebuild *
Ongoing	\$2,200,000	Morganfield lift station upgrade
Ongoing	\$1,850,000	Lift Stations - Backup Power Generators *
Ongoing	\$1,400,000	Esplanade LS: re-build/expand
Ongoing	\$1,000,000	Ongoing: Citywide sewer collection rehab
Ongoing	\$660,000	18th Street - Line sewerage trunk lining
Ongoing	\$500,000	Ongoing: Extend Sewer Services
A	\$1,340,000	Lake Street - Line sewerage trunk
A	\$1,000,000	Civic Center Sewer Upgrades
A	\$250,000	Plant B/C - Equipment Storage Building
B	\$5,000,000	Chennault Sewage Diversion
B	\$3,000,000	East Prien Lake Road: Upgrade
B	\$1,000,000	Install sewerage in Westridge Subdivision
B	\$1,000,000	Install sewerage: along County Club Road
B	\$250,000	Timberly Terrace sewerage improvements

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C-6th or later year

D-contingent on external funding

*,ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project
B	\$150,000	Install sewerage in Turnberry, Fairway Lane area
BD	\$85,000,000	Plant A - Rebuild Plant to new standards
BD	\$1,500,000	Reroute force main from Ryan Street to Front Street
C	\$5,000,000	Reroute Chennault and Broad Street lift stations to Southern Loop
C	\$1,000,000	Install sewerage in Lafanette Road area
C	\$600,000	Extend sewerage to west end Lisle Peters
C	\$275,000	Install sewerage in Kara Bay subdivision
CD	\$35,000,000	Plant D - Expansion
CD	\$10,000,000	Sewerage transport line extensions and capacity increases
Water/Wastewater Projects		
AD	\$2,000,000	W. Prian Lake Road Lift Station and Wastewater/Water Extension
B	\$2,500,000	Extend water and sewerage to LNG area
B	\$500,000	Chennault Infrastructure Contribution

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN**

FY23-24 through FY27-28 Drainage Improvement Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing	\$5,000,000	Disaster Recovery - Drainage *		
Ongoing	\$1,500,000	Fairway Lane and County Club Drainage Improvements ^{Geod2, cpe2, colc2, *}		
Ongoing	\$1,000,000	Ongoing: Citywide CCTV work on stormwater drains		
Ongoing	\$1,000,000	Ongoing: Citywide misc. drainage improvements		
Ongoing	\$972,200	Inspection and Cleaning of Drainage Lines	Lake Street to Ryan McNeese	College Street to McNeese
Ongoing	\$616,596	Inspection and Cleaning of Drainage Lines	Ryan to Louisiana Ave	College Street to McNeese
Ongoing	\$548,880	Inspection and Cleaning of Drainage Lines	Prien to McNeese	Louisiana Ave to 5th Avenue
Ongoing	\$500,000	Ongoing: Citywide Ditch and Drainage Lateral Maintenance		
Ongoing	\$500,000	Ongoing: Detention Ponds, Drainage Initiatives		
Ongoing	\$458,800	Drainage rehab - E. Prien Lake Road and 5th Avenue Area		
Ongoing	\$440,500	Drainage rehab - Prien Lake Road Phase 2		
Ongoing	\$416,100	Drainage rehab - Elm Street		
Ongoing	\$416,100	Drainage rehab - Lake and Salier Street		
Ongoing	\$414,200	Drainage rehab - 5th Avenue, Bancroft Street, and Alameda Street		
Ongoing	\$346,908	Inspection and Cleaning of Drainage Lines	Ryan to Enterprise	12th to Prien Lake
Ongoing	\$300,000	Goos Blvd and Mill Street Drainage Study		
Ongoing	\$259,000	Drainage rehab - Sale and Hodges Street Area		
Ongoing	\$232,000	Drainage rehab - Heyd Park Area		

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing	\$223,700	Drainage rehab - Miscellaneous Outfalls		
Ongoing	\$178,950	Drainage rehab - Oaks at Hyde Subdivision		
Ongoing	\$126,200	Drainage rehab - Terrace Subdivision		
Ongoing	\$100,000	BRIC Grant - Hydraulic Study Open Ditches		
Ongoing	\$97,000	Drainage rehab - Sale and Ernest Area		
Ongoing	\$74,000	Drainage rehab - Deaton Street		
Ongoing	\$62,300	Drainage rehab - Alamo and Common Street Area		
Ongoing	\$59,600	Drainage rehab - Opelousas and Jackson Street Area		
Ongoing	\$21,500	Drainage rehab - Liles Peters Road		
A	\$890,600	Drainage rehab - Ford at 6th Street		
A	\$400,000	Kirkman Street Drainage Outfall Study and Repairs		
A	\$371,800	Enterprise Blvd Drainage - Phase 2		
A	\$213,100	Drainage rehab - Ford at 6th Street Outfalls		
A	\$200,000	Barbe Street Drainage Rehabilitation		
A	\$172,500	End of 1st Avenue off Mitchell Street		
A	\$121,000	Drainage rehab - Bank at 9th Street		
A	\$25,000	Meadow Lane and Summerdale Alley Drainage Study		
AD	\$2,500,000	6th Street Drainage, Morgan, Shaw, and Grein	Grein Street	Hunter Street
AD	\$2,500,000	Drainage Rehabilitation	Enterprise to 5th Avenue	12th St to Prien Lake
AD	\$2,500,000	Drainage Rehabilitation	Prien to McNeese Avenue	Louisiana Ave to 5th Avenue

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
AD	\$1,750,000	Legendre Street Drainage Phase 3		
AD	\$150,000	Outfall Improvements for Henderson Bayou near Prien Lake Road (\$50k City)		
B	\$2,500,000	Drainage Rehabilitation	Lake Street to Ryan	College Street to McNeese
B	\$2,500,000	Drainage Rehabilitation	Ryan to Louisiana Ave	College Street to McNeese
B	\$2,500,000	Drainage Rehabilitation	Ryan to Enterprise	12th to Prien Lake
B	\$400,000	Opelousas Outfall		
B	\$321,100	Enterprise Blvd Drainage - Phase 3		
B	\$275,000	Improve drainage on River Lane		
B	\$150,000	Install catch basins at Touchy and Lake Street		
BD	\$750,000	Repair Missouri-Pacific Lateral Erosion		
C	\$2,357,500	3rd Avenue and 2nd Street - 11th Street		
C	\$1,600,800	3rd Street		
C	\$500,000	Meadow Lane and McNeese Street		
C	\$350,000	Michael Debakay Drive at Griffith Coulee lateral crossing		
C	\$250,000	7th Avenue		

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN**

FY23-24 through FY27-28 Downtown, Civic Center, Lakefront, Beautification

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Downtown, Civic Center, Lakefront Projects				
Ongoing	\$3,500,000	Port Wonder *		
Ongoing	\$2,600,000	Lakefront Boardwalk Phase 2 *		
Ongoing	\$2,500,000	Lakefront/Downtown Improvements		
Ongoing	\$1,000,000	Disaster Recovery Civic Center		
Ongoing	\$675,000	Downtown Streetscaping		
Ongoing	\$600,000	Civic Center Chiller Replacement		
Ongoing	\$500,000	Lakefront Fishing Pier		
A	\$400,000	Extend fiber along Lakefront Boardwalk (North Beach Area)		
A	\$115,000	Lighting Upgrades on Ten Pin Alley		
AD	\$4,000,000	Lakefront Boardwalk Phase 3		
B	\$5,000,000	Civic Center Walk Way Evaluation/Replacement		
B	\$4,000,000	Additional Downtown Streetscaping Projects		
B	\$3,300,000	Civic Center Westside Festival Plaza - Bord du Lac Blvd.		
B	\$1,500,000	Raise Elevation on Pinnacle Tract		
B	\$1,000,000	Pinnacle Site Work		
B	\$350,000	Lakeshore Drive Traffic Calming (Phase 1): Re-striping, signals		
B	\$350,000	Lakeshore Drive Traffic Calming (Phase 1): Restriping and Signalization		
B	\$250,000	Upgrade Rosa Hart Theatre lighting to LED		

Ongoing: Design, bid, or construction

A- 1st or 2nd year

B- 3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN**

FY21-22 through FY25-26 Pedestrian and Misc. Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Trail and Sidewalk Projects				
Ongoing	\$1,200,000	Ongoing: Sidewalks new construction - citywide		
Ongoing	\$750,000	Safe Streets for All (Memorial Hospital, Sowela, McNeese)		
Ongoing	\$600,000	1st Avenue Trail - Phase 3 *	Broad St	Winterhalter
Ongoing	\$450,000	Power Center Parkway	5th Avenue	Highway 14
Ongoing	\$430,000	1st Avenue Trail (Phase 3)	Broad Street north	10 Service Road
Ongoing	\$400,000	Ongoing: Sidewalk repairs - citywide		
Ongoing	\$350,000	Safe Routes Program - Barbe Elementary	Barbe Elementary	Creole Street
Ongoing	\$124,425	Canal Street	Sale Road	W. McNeese Street
Ongoing	\$50,000	Ongoing: Install, restripe street pedestrian crossings		
A	\$600,000	Lisle Peters Road sidewalks - Phase 2	E. St. Charles	west to end of road
A	\$350,000	Power Center Sidewalks	Hwy 14	E. Prien
A	\$250,000	Sale Road	Lake St	Ryan St
A	\$250,000	Nelson Road	Evergreen Apts	Country Club Rd
A	\$162,000	Country Club Road	Nelson Road	Weaver Road
B	\$2,000,000	Pedestrian & Bike Trail - Phase 2 Citywide		
B	\$2,000,000	Pedestrian & Bike Trail - Phase 2 Citywide		
B	\$1,000,000	Bikeways	Citywide	
B	\$321,480	Kirkman St West Side	Prien Lake	Wallers St

Ongoing: Design, bid, or construction

A- 1st or 2nd year

B- 3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
B	\$308,595	Lake Street	Country Club Road South (east side)	Windsor Court
B	\$300,000	Install bike lanes on Mill Street	Veteran's Memorial Dr	Highway 171/MLK
B	\$150,000	Bilbo Street	Broad Street	Belden Street
B	\$50,000	Install bike lanes on Hodges Street	Alamo Street	Belden Street
B	\$22,947	Fruge St. South Side	Malcolm St	Hwy 14
B	\$13,578	VE Washington Ave West Side	I-10 Service Road	Belden St
B	\$10,000	Install bike lanes on Kirby Street	Ryan Street	Louisiana Avenue
B	\$10,000	Install bike lanes on 7th Street	Ryan Street	4th Avenue
B	\$10,000	Install bike lanes on 18th Street	Common Street	Highway 14
B	\$5,000	Install bike lanes on 11th Street	Ryan Street	4th Avenue
BD	\$54,000	Rock trail south of Crest Subdivision	Corbina Road	E. approx. 1200 feet
C	\$2,500,000	Upgrade Street Network to Create Campus Environment at Sowela		
CD	\$5,000,000	W. Prien Lake Road Pedestrian Bridge	Lake	Contraband Parkway
CD	\$2,500,000	W. Prien Lake Sidewalks	Cove Lane	W. End Sallier Street
Misc. Projects				
Ongoing	\$100,000	Transit Passenger Shelters		
CD	\$100,000,000	Phased Underground Infrastructure Plan		
CD	\$7,500,000	Autonomous Vehicle Transit Services		

Ongoing: Design, bid, or construction

A- 1st or 2nd year

B- 3rd to 5th year

C- 6th or later year

D- contingent on external funding

*- ongoing and contingent on external funding

**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY23-24 through FY27-28 Recreation, Buildings, FD, PD Projects**

CIP Category	Estimated Project Cost	Project
Recreation		
Ongoing	\$2,500,000	Disaster Recovery - Recreation Facilities *
Ongoing	\$1,400,000	North Beach - Replace Restrooms and Lighting
Ongoing	\$1,400,000	Ballfield Lighting (Nelson, College Oaks, Henry Heights)
Ongoing	\$450,000	Ongoing: Recreation facility renovations & improvements
Ongoing	\$83,000	Partners in Parks
A	\$700,000	LaGrange Field Lighting
A	\$550,000	Lock Park Restrooms
A	\$300,000	Hillcrest Park - Football Field (Gravel Parking & Fencing)
A	\$250,000	Kayak and Walking Park - Hollyhill @ Sale
A	\$250,000	Civic Center Jumbotron Replacement
A	\$200,000	Storage facility/ maintenance barn on Goodman Road
A	\$60,000	Drew Park Parking Expansion
AD	\$3,050,000	Purple Heart Gym Repair
AD	\$1,500,000	Ballfield Fencing, Canopies, Lighting
AD	\$600,000	New park near Anita Drive, partner with Ward 3 and Housing Authority
B	\$950,000	North Beach Improvements (sand)
B	\$500,000	Remove Sediment from Ponds at Mallard Golf Course

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C-6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project
B	\$500,000	Bord du Lac Enhancements
B	\$500,000	Christmas Lighting Upgrades
B	\$250,000	Alligator Pond Upgrades & Repairs
B	\$200,000	Riverside Park Erosion - Relocate Trail
B	\$200,000	Veteran's Memorial Park - Brick Pavers
B	\$75,000	General Moore Park - Install new restrooms
B	\$45,000	Mallard Courtyard Expansion
B	\$42,400	Tuten Park - overlay parking lot
BD	\$25,000,000	Bayou Greenbelt
BD	\$1,500,000	New Park - Lake @ 18th
BD	\$500,000	North Beach Amenities
BD	\$100,000	Penn Street Kayak Launch
C	\$250,000	Riverside Rec Center - outdoor deck
CD	\$2,500,000	Recreation Facility for Southwest Lake Charles
City Buildings		
Ongoing	\$20,000,000	Public Works Complex Rebuild and Relocation *
Ongoing	\$1,000,000	Disaster Recovery - City Buildings *
Ongoing	\$1,000,000	Ongoing City technology upgrades
Ongoing	\$250,000	Concrete Transit Storage Building access drives
Ongoing	\$150,000	Misc. City Hall Improvements

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C-6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project
A	\$500,000	Office Furniture - Annex, SWAT, Public Works, Fire Training
A	\$250,000	Ongoing: Public Works complex improvements
A	\$150,000	Transit Surveillance and Security Equipment
B	\$600,000	Replace City Hall Elevators
BD	\$400,000	Community Incubator in NLC
C	\$10,000,000	New City Hall
Fire Department and Police Department		
Ongoing	\$16,000,000	New Fire Training Facility *
Ongoing	\$5,200,500	Police Annex *
Ongoing	\$3,100,400	Police Swat Building *
Ongoing	\$1,000,000	Misc. Fire Station Improvements
Ongoing	\$1,000,000	Ongoing: Fire equipment purchases
A	\$2,250,000	Fire Station - Morganfield
A	\$1,700,000	Fire Station Expansion - Enterprise Blvd
B	\$2,250,000	Fire Station - Ham Reid Road
B	\$450,000	Records Storage Facility - Police
C	\$2,500,000	Fire station - NLC + Land
C	\$2,250,000	Fire station - Southpark area
C	\$2,250,000	Locate a police substation in SLC
C	\$250,000	Purchase new fire station site on Hwy 171

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C-6th or later year

D-contingent on external funding

*_ongoing and contingent on external funding

**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY23-24 through FY27-28 Bond Projects**

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
AD	\$50,000,000	County Club Road (City \$15M)	Ilhes Road	Lake Street
AD	\$26,000,000	Lakerfront Amphitheatre and Millennium Park Upgrades		
AD	\$14,000,000	Highway 14 Beautification (City 4M)	Power Center Parkway	Hwy 90
AD	\$10,000,000	Park Upgrades (Riverside, Lock, Veterans Memorial Park, 9/11 Memorial, Mary Belle Williams, College		
AD	\$10,000,000	Nellie Luther Parkway Streetscape	Broad	Pryce
AD	\$4,000,000	Ryan Street Beautification	Sallier Street	I-210
AD	\$2,750,000	Two Youth Centers		
AD	\$2,500,000	Upgrades to Region 5 STEM Center		
AD	\$2,500,000	Citywide Sidewalk and Median Repairs	Citywide	
AD	\$2,000,000	Dormitory for unhoused population		
AD	\$1,000,000	Mid-City Enterprise Beautification	W. Pfen	12th Street
AD	\$1,000,000	Mid-City 5th Avenue Beautification	W. Pfen	12th Street
AD	\$1,000,000	Louisiana Avenue / Enterprise Boulevard Intersection Improvements		
BD	\$26,000,000	Riverside Park Connection to Downtown	Riverside Park	Downtown LC
BD	\$26,000,000	W. Sallier and 12th Street Reconstruction	Lake	Enterprise
BD	\$12,000,000	Sale Road Reconstruction	Lake	Ryan
BD	\$4,000,000	Pfen Lake Road Streetscape	Ryan	Hwy 14
BD	\$3,000,000	Flight School at Soweia		
BD	\$560,000	3D Projection Mapping		

Ongoing, Design, bid, or construction
 A-1st or 2nd year
 B-3rd to 5th year
 C- 6th or later year
 D- contingent on external funding
 * ongoing and contingent on external funding.

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY21-22 through FY25-26 Major Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing	\$40,000,000	SE - New 6.0 MGD Water Plant *		
Ongoing	\$28,000,000	Install Southern Loop WW extension *		
Ongoing	\$25,000,000	Reconstruction - Arteries and Collectors *	Citywide	
Ongoing	\$25,000,000	W. Prien Lake Road (Parish Participation) *	Cove Lane	Illies Road
Ongoing	\$20,000,000	Public Works Complex Rebuild and Relocation *		
Ongoing	\$17,000,000	Sallier Street *	Lake Street	Marine Street
Ongoing	\$16,000,000	New Fire Training Facility *		
Ongoing	\$12,000,000	SE - New 6.0 MGD Water Plant Distribution Lines *		
Ongoing	\$8,900,000	Enterprise Boulevard Overlay *	Broad	12th
Ongoing	\$8,000,000	Plant B/C - Solids Processing Facility *		
Ongoing	\$5,200,500	Police Annex *		
Ongoing	\$5,000,000	GW - Convert to 480 volt power		
Ongoing	\$4,500,000	Plant A Service Area - Trunk line Lining *		
Ongoing	\$3,700,000	Disaster Recovery - Wastewater Facilities *		
Ongoing	\$3,500,000	Port Wonder *		
Ongoing	\$3,300,000	Sarver Street L.S. rebuild/expand *		
Ongoing	\$3,100,400	Police Sval Building *		
Ongoing	\$3,000,000	Sale Road *	Rue Chan Ann	Prien Lake Road
Ongoing	\$3,000,000	Plant A Service Area - Upgrade electrical service to lift stations *		
Ongoing	\$2,600,000	Lakefront Boardwalk Phase 2 *		
Ongoing	\$2,600,000	Plant D - Chlorine Retrofit *		
Ongoing	\$2,500,000	Lakefront/Downtown Improvements		
Ongoing	\$2,500,000	Disaster Recovery - Recreation Facilities *		
Ongoing	\$2,500,000	Ongoing: Plant A Basin Rehabilitation		
Ongoing	\$2,500,000	University Place Basins: sewer line rehabs		
Ongoing	\$2,500,000	Holyhill Sewer Lift Station Rebuild *		
Ongoing	\$2,400,000	Bridge: Kirkman Street Rebuild	Kirkman Street on Contraband Bayou	

Ongoing: Design, bid, or construction
A-1st or 2nd year
B-3rd to 5th year
C-6th or later year
D-contingent on external funding
*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing	\$2,200,000	Install electronic water meters *		
Ongoing	\$2,200,000	Morganfield lift station upgrade		
Ongoing	\$2,000,000	Bridge: 18th Street Rebuild *	W. 18th Street	
A	\$2,250,000	Fire Station - Morganfield		
AD	\$50,000,000	County Club Road (City \$15M)	Ilhes Road	Lake Street
AD	\$26,000,000	Lakefront Amphitheatre and Millennium Park Upgrades		
AD	\$14,000,000	Highway 14 Beautification (City 4M)	Power Center Parkway	Hwy 90
AD	\$10,000,000	Park Upgrades (Riverside, Lock, Veterans Memorial Park, 9/11 Memorial, Mary Belle Williams, College Oaks, Huber)		
AD	\$10,000,000	Nellie Luther Parkway Streetscape	Broad	Pryce
AD	\$6,000,000	Fitzsimreller Road widening	Hwy 171	Goos Boulevard
AD	\$4,000,000	Lakefront Boardwalk Phase 3		
AD	\$4,000,000	Ryan Street Beautification	Salter Street	I-210
AD	\$3,300,000	Water - New Tower on Ham Reid Road		
AD	\$3,050,000	Purple Heart Gym Repair		
AD	\$2,750,000	Two Youth Centers		
AD	\$2,590,000	MCN - Install Water Tower		
AD	\$2,500,000	Bridge: Louisiana Avenue Rebuild	Louisiana Avenue @ Contraband	
AD	\$2,500,000	Upgrades to Region 5 STEM Center		
AD	\$2,500,000	Citywide Sidewalk and Median Repairs	Citywide	
AD	\$2,400,000	Bridge: Henderson Bayou Road Rebuild	Henderson Bayou Bridge	
AD	\$2,000,000	Dormitory for unhoused population		
B	\$15,000,000	Reconstruction - Kirkman Street	Prien Lake Road	Broad Street
B	\$6,500,000	Reconstruction- Salter Street	Ryan	Lake
B	\$5,000,000	Civic Center Walk Way Evaluation/Replacement		
B	\$5,000,000	Chennault Sewage Diversion		
B	\$4,000,000	Southpark Roundabout @ Red Davis McCollister	Intersection	
B	\$4,000,000	Additional Downtown Streetscaping Projects		
B	\$3,500,000	Sale Road	Ryan	Common Street
B	\$3,300,000	Civic Center Westside Festival Plaza -Bord du Lac Blvd.		

Ongoing: Design, bid, or construction

A- 1st or 2nd year

B- 3rd to 5th year

C- 6th or later year

D- contingent on external funding

*- ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
B	\$9,000,000	East Prien Lake Road Upgrade		
B	\$2,500,000	Extend water and sewerage to LNG area		
B	\$2,400,000	Barbe Street	Sallier Street	Shell Beach Drive
B	\$2,250,000	Fire Station - Ham Reid Road		
B	\$2,100,000	Hodges Street	12th Street	Alamo Street
B	\$2,000,000	Ryan Street at Sallier/12th Street	Intersection	
B	\$2,000,000	Additional Downtown Streetscaping Projects		
B	\$2,000,000	Pedestrian & Bike Trail - Phase 2 Citywide		
B	\$2,000,000	Pedestrian & Bike Trail - Phase 2 Citywide		
BD	\$85,000,000	Plant A - Rebuild Plant to new standards		
BD	\$26,000,000	Riverside Park Connection to Downtown	Riverside Park	Downtown LC
BD	\$26,000,000	W. Sallier and 12th Street Reconstruction	Lake	Enterprise
BD	\$25,000,000	Bayou Greenbelt		
BD	\$16,030,000	Corb - New Corbina Road Water Plant		
BD	\$14,010,450	E. Prien Lake	Ryan Street	Hwy 14
BD	\$12,000,000	W. Prien Lake Road Widening	Cove Lane	Nelson
BD	\$12,000,000	Sale Road Reconstruction	Lake	Ryan
BD	\$4,000,000	Prien Lake Road Streetscape	Ryan	Hwy 14
BD	\$3,000,000	Flight School at Sowela		
C	\$10,000,000	New City Hall		
C	\$9,315,000	Reconstruction - 5th Avenue	McNeese Street	Prien Lake Road
C	\$9,200,000	Reconstruction - Louisiana Avenue	McNeese Street	Prien Lake Road
C	\$8,372,000	Reconstruction - Prien Lake Road	Kirkman Street	5th Avenue
C	\$6,900,000	Kirkman Street	Prien Lake	McNeese Street
C	\$6,060,000	Reconstruction - Common Street	Prien Lake	Kirby
C	\$3,500,000	Bord du Lac Park Amphitheatre Improvements		
C	\$2,500,000	Pine St. and Pryce St. connector including storm drainage		
C	\$2,500,000	Upgrade Street Network to Create Campus Environment at Sowela		
C	\$2,500,000	Fire station - MLC + Land		

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C-6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
C	\$2,250,000	Fire station - Southpark area		
C	\$2,250,000	Locate a police substation in SLC		
C	\$2,200,000	Lakeshore Drive Traffic Calming (Phase 2): Beautification - medians, turn lanes, lights		
CD	\$100,000,000	Phased Underground Infrastructure Plan		
CD	\$40,000,000	Enterprise Boulevard (complete extension)	Katherine	Hwy 171
CD	\$35,000,000	Plant D - Expansion		
CD	\$30,000,000	Multipurposed Parking Garages Downtown		
CD	\$15,000,000	Expansion of Southwest Water Treatment Plant from 20 MGD to 27 MGD		
CD	\$12,000,000	11th St Road (Parrish Participation)	W. Pien Lake Road	Country Club Road
CD	\$10,000,000	Parking Garage for the DT/Civic Center area		
CD	\$10,000,000	Sewerage transport line extensions and capacity increases		
CD	\$7,500,000	Autonomous Vehicle Transit Services		
CD	\$5,000,000	Seawall Extension		
CD	\$5,000,000	Civic Center Festival Plaza		
CD	\$5,000,000	W. Pien Lake Road Pedestrian Bridge	Lake	Contraband Parkway
CD	\$4,500,000	Install traffic circle at E. Pien and Derek Drive	Intersection	
CD	\$4,000,000	Southern Gateway into Chennault		
CD	\$2,500,000	W. Pien Lake Sidewalks	Cove Lane	W. End Sallier Street

Ongoing: Design, bid, or construction

A- 1st or 2nd year

B- 3rd to 5th year

C- 6th or later year

D- contingent on external funding

* ongoing and contingent on external funding

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4/11/23

TOTAL FEE: \$ _____

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 606 N Grace St 70615LEGAL DESCRIPTION: See AttachedDESCRIPTION OF JOB: multi family

WITH PLANS ATTACHED HERETO:

APPLICANT: Fred HarrisPHONE: 337-313-0595MAILING ADDRESS: 155 Dr Michael Deakney Dr #23 ZIP: 70601EMAIL ADDRESS: Fharris1964@gmail.comOWNER OF RECORD: Kairoi Ventures LLCZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☒ NEIGHBORHOOD ☐ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☒ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

SPECIAL EXCEPTION/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE☐ DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ORDINANCE NO. 10598 WILL RENDER THE REQUEST NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

APPLICANT _____

DATE 4/11/23

VARIANCE APPLICATION FORM

DATE: 4/11/23

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 606 W Grace LC, LA 70615

LEGAL DESCRIPTION: See Attached

DESCRIPTION OF JOB: multifamily

WITH PLANS ATTACHED HERETO:

APPLICANT: Fred Harris PHONE: _____

MAILING ADDRESS: 155 Dr. Michael DeBakey Dr #23 ZIP: 70601

EMAIL ADDRESS: Fharris1964@gmail.com

OWNER OF RECORD: Kairol Ventures LLC

ZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☒ NEIGHBORHOOD ☐ BUSINESS
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ FLOODWAY: ☐ IN ☐ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- | | |
|---|---|
| (a) As the applicant, have you created this hardship? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | Yes <input type="radio"/> No <input checked="" type="radio"/> |

REMARKS OR SPECIAL CONDITIONS:

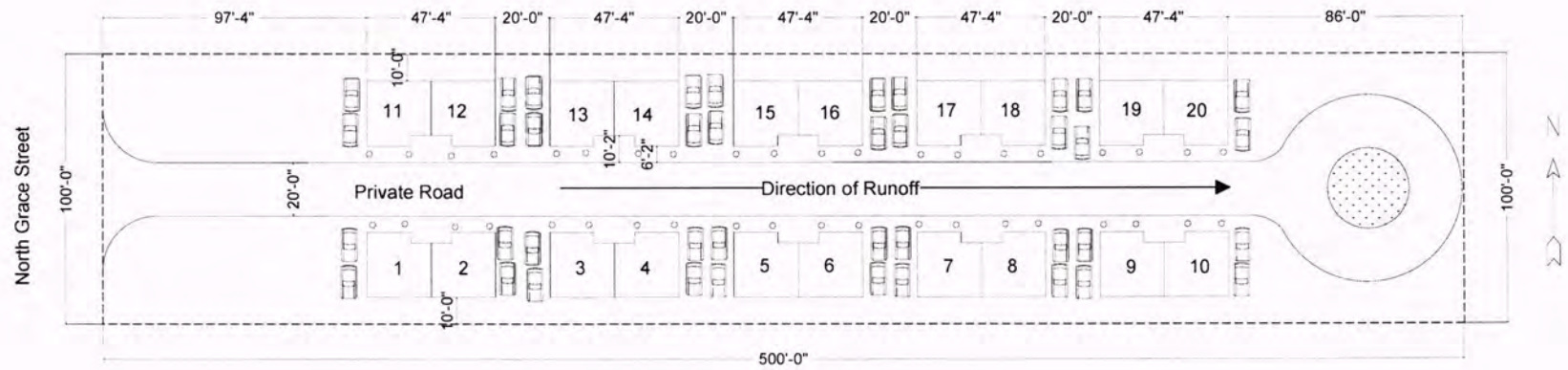
IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

APPLICANT [Signature]
DATE 4/11/23

1' = 20'



APPLICATION FOR PUBLIC HEARING**CITY OF LAKE CHARLES, LOUISIANA**

DATE: May 17, 2023

TOTAL FEE: \$ _____

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: Southeast corner of 18th and Lake Streets, Lake Charles, LA 70601

LEGAL DESCRIPTION: The following described property situated in the Parish of Calcasieu, State of Louisiana: Commencing at the Northwest Corner of Block 14 of Barbe Addition, thence East 208. 7 feet, thence South 312.05 feet, thence West 208. 7 feet, thence North 312.05 feet to the point of commencement.

DESCRIPTION OF JOB: Amendment to approved Planned Unit Development to add Parcel #00277304 and reduce density

WITH PLANS ATTACHED HERETO:

APPLICANT: Lake Charles Housing Authority

PHONE: 337-439-4189

MAILING ADDRESS: P.O. Box 1206, Lake Charles, LA

ZIP: 70602

EMAIL ADDRESS: sbt@lcha-housing.org

OWNER OF RECORD: Charvais Company, LLC

ZONING DISTRICT: ☐ RESIDENTIAL ☒ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☒ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☒ PLANNED DEVELOPMENT CASE NO. 10598☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: July 10, 2023

COMMENCEMENT OF CONSTRUCTION: Q1 2024 EXPECTED COMPLETION: Q2 2025 EXTENSION GRANTED: _____

SPECIAL EXCEPTION/APPEAL: ☒ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. _____**FLOOD PLAIN MANAGEMENT REGULATIONS:**1.) FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☒ NO 4.) BASE FLOOD ELEVATION: N/A _____ MSL**REMARKS OR SPECIAL CONDITIONS:**☐ APPROVE☐ DENY

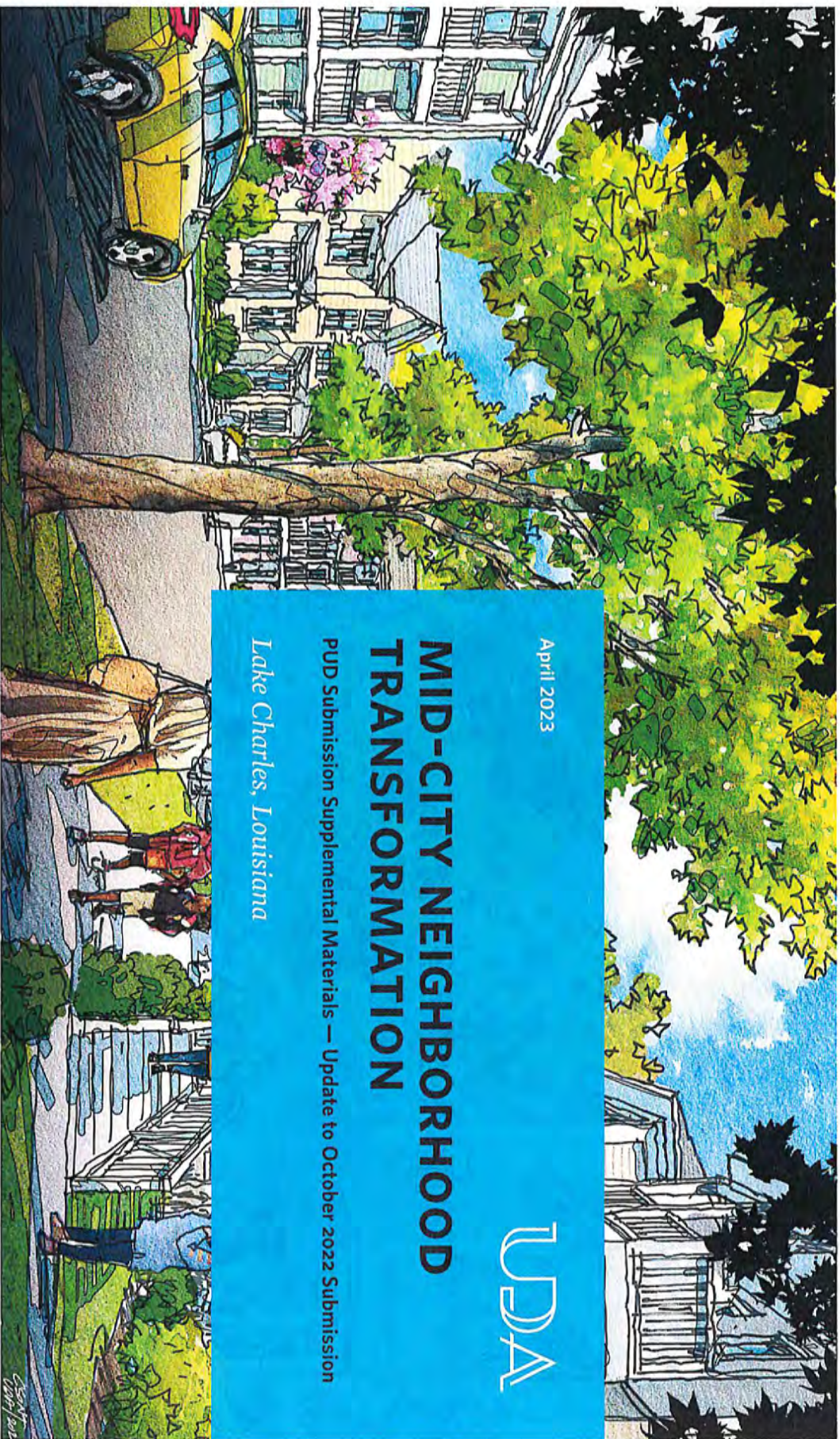
IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ORDINANCE NO. 10598 WILL RENDER THE REQUEST NULL AND VOID.

PLANNING DIRECTOR

DATE

APPLICANT

5/17/2023
DATE



April 2023



MID-CITY NEIGHBORHOOD TRANSFORMATION

PUD Submission Supplemental Materials — Update to October 2022 Submission

Lake Charles, Louisiana

History

LCHA developed the Lloyd Oaks public housing in the 1970s in three phases. The buildings are now approximately 50 years old, and it was already was nearing the end of its life cycle prior to 2020. Hurricanes Laura and Delta significantly damaged the housing. Many of the trees were lost, and many roofs still have tarps covering them. Only ~65 units are currently occupied, and the remainder of the 240 units are vacant. There have been safety issues related to the number of vacant buildings on the site. LCHA has limited resources for maintenance and repair of the existing buildings. One hundred percent (100%) of the units on the site serve very low-income families making 30% or less of area median income (AMI).



Locator map

- City of Lake Charles
- Dixy Drive Redevelopment Site
- Mid-City Neighborhood Boundary
- Potential expansion of Neighborhood Boundary to improve CMI Implementation Grant competitiveness



Site plan of existing housing



Existing housing

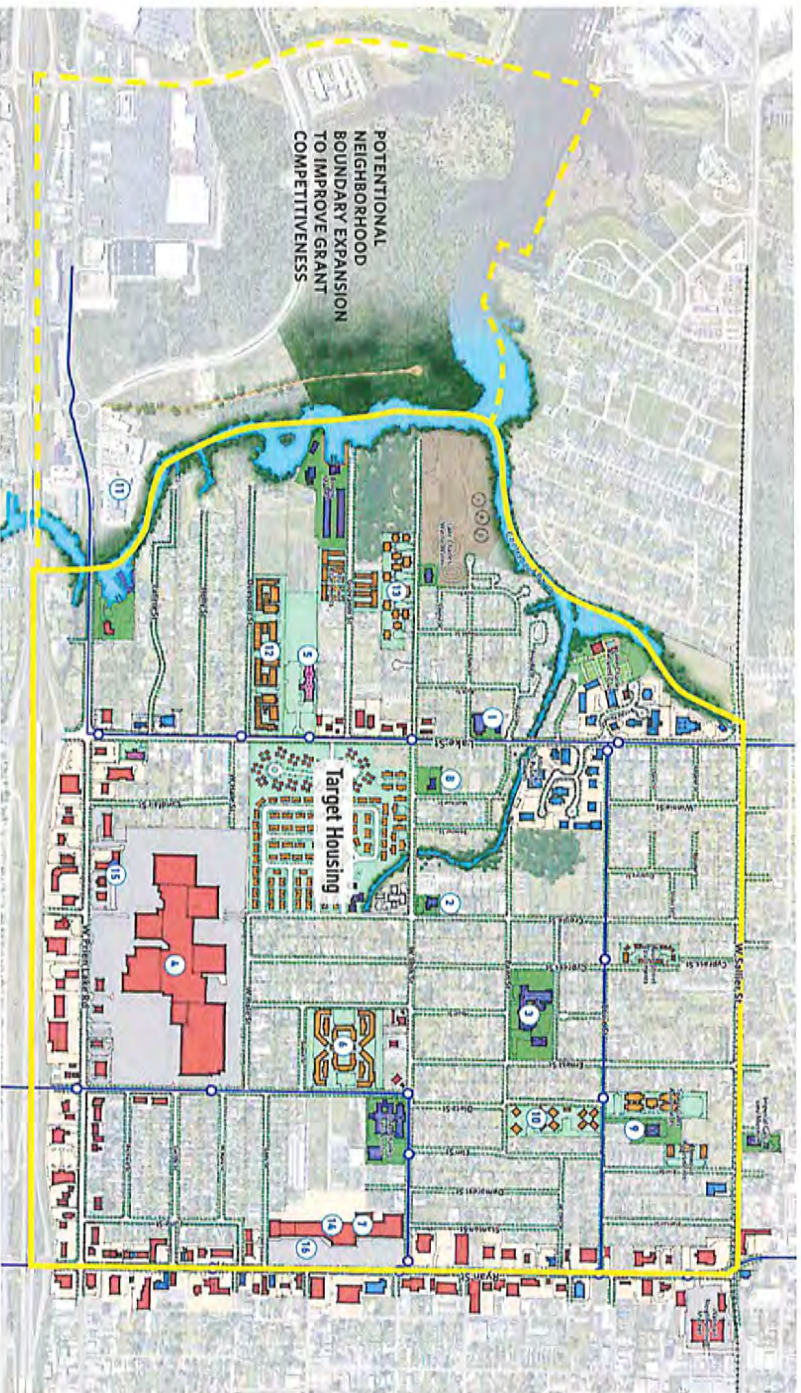


Existing housing

Existing	Units
661 Dixy Drive (Lloyd Oaks)	150
Senior cottages (Lloyd Oaks Addition)	68
W. 18th Street (Lloyd Oaks Addition 2)	22
Total existing LCHA units	240

BACKGROUND AND CONTEXT

April 20, 2023



- KEY**
- NEIGHBORHOOD BOUNDARY
 - COMMERCIAL USE
 - OFFICE USE
 - MULTI-FAMILY RESIDENTIAL USE
 - INSTITUTIONAL/AMENITY USE
 - HOTEL USE
 - BUS LINE
 - BUS STOP

THE MID-CITY NEIGHBORHOOD

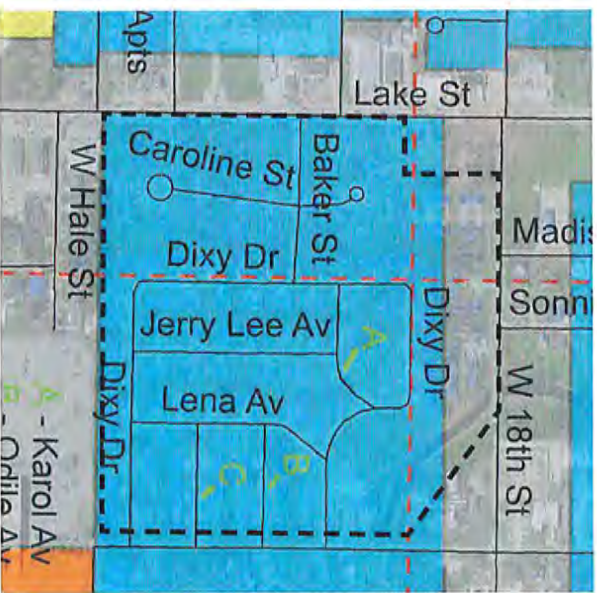
WID-CITY NEIGHBORHOOD TRANSFORMATION PLAN SUBMISSION / LAKE CHARLES LOUISIANA / APRIL 2023

NEIGHBORHOOD ASSETS & LANDMARKS

- 1 NEW Light Baptist Church
- 2 Fire Station
- 3 Barbe Elementary School
- 4 Prien Lake Mall
- 5 Holiday Inn & Suites
- 6 Village Green Apt.
- 7 Office Depot
- 8 New Life Apostolic Church
- 9 Family & Youth Counseling Agency
- 10 Trace Apartments
- 11 Staybridge Suites
- 12 Suffolk Manor Apt.
- 13 St. Charles Place Apt.
- 14 FedEx Office Print Center
- 15 UPS Store
- 15 Southgate Shopping Center

Current Zoning

The majority of the site is currently within the Neighborhood district. The portion of the site that faces W. 18th Street is zoned Mixed-Use. The Neighborhood district has permits residential dwellings up to ten (10) dwelling units per acre, with an increase to twelve (12) dwelling units per acre through a Minor Conditions Use permit.



Lake Charles Zoning Map

- Neighborhood
- Mixed-Use
- Residential
- Business
- Proposed Planned Unit Development (PUD)

HUD Choice Neighborhoods

The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. HUD requires a Transformation Plan that first assesses the needs, secondly tests strategies to address those needs, and finally secures partners and leverage to implement the strategies in three areas:

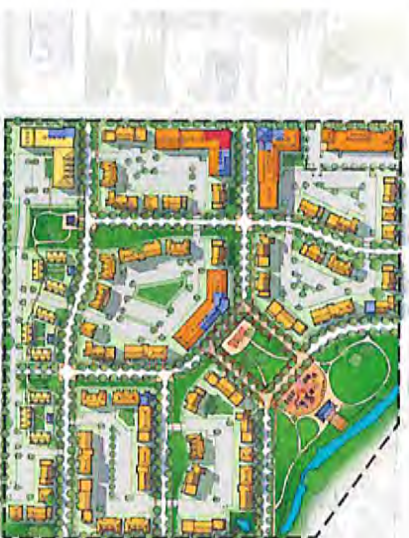
1. **Housing** – replace the existing public housing units as a mixed-income housing; increase the number of housing units to provide more housing choices.
2. **Neighborhood** – Implement strategies for the broader neighborhood to address safety, economic mobility, and placemaking needs.
3. **People** – Support the public housing individuals and families with a support system that connects them to education, health, job, and other resources and tracks their progress over the course of the grant (8 years).



Proposed Mixed-Income, Mixed-Use Development

The proposed Mid-City development will be a mixed-use neighborhood, with space for neighborhood-serving retail, amenities, and services in walking distance to residential homes. The grant requires that new mixed-income housing is fully integrated and achieves the following:

1. Replaces the existing units one-for-one (for households making 30% or less of Area Median Income (AMI)).
2. Adds additional housing affordable to households making up to 60% (sometimes up to 80%) AMI
3. Adds housing with unrestricted rents for market rate households (required to be a minimum of 20% of the total housing).



- Proposed Site Plan
- SENIOR
- TOWNHOMES
- APARTMENTS
- RETAIL
- COMMUNITY USE

THE CASE FOR REDEVELOPING THE DIXY DRIVE SITE

Proposed Uses

The Principal Use for the redeveloped lots will be Residential. Potential Accessory Uses will include General Retail Sales and Service Establishments, Neighborhood Commercial, Day Care Center and Nursery, and Institutional Uses.

Accessory Uses may occur in the ground floor space of mixed-use buildings with residential units above, or in single-use amenity buildings that house services and programming for residents.

Proposed Residential Density

HUD Choice Neighborhoods stipulates that the replacement public housing units cannot be more than 49.9% of the total housing. This requires doubling the density at a minimum. In this PUD, the proposed density increases to 19.4 dwelling units per acre to meet the HUD Choice Neighborhoods Implementation Grant threshold.

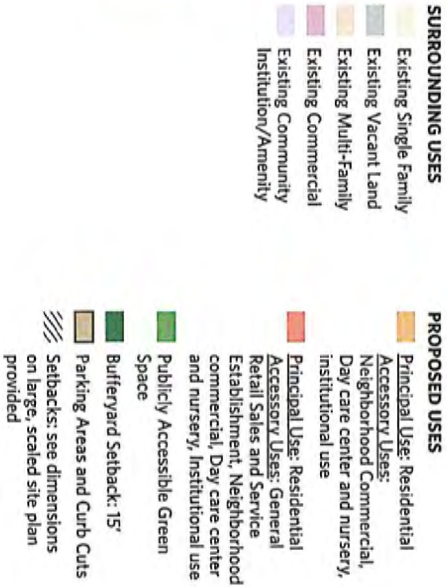
For dimensions and parking information, please see the provided Scaled Site Plan.



Site plan with proposed zoning changes

PROPOSED LAYOUT AND USES

MID-CITY NEIGHBORHOOD TRANSFORMATION PUD SUBMISSION • LAKE CHARLES, LOUISIANA / APRIL 2023



April 20, 2023



Illustrative open space plan

PLACEMAKING AND CHARACTER — PUBLIC SPACE

WAB-CITY NEIGHBORHOOD TRANSFORMATION PLAN SUBMISSION | LACET CHARLES COURSEWORK | APRIL 2023



Farmer's Market



Gathering Areas & Playgrounds



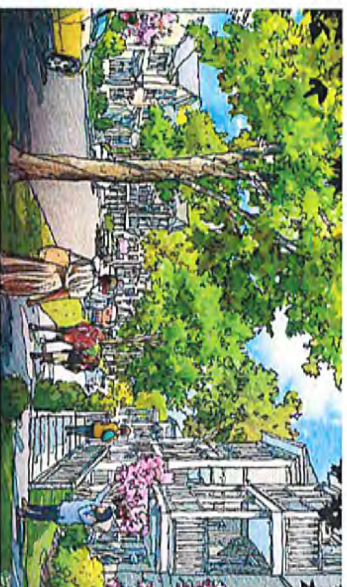
Community Gardens



Space for Community Events



Park Connection to the Bayou



Connected, shaded, walkable street network



Illustrative plan

PLACEMAKING AND CHARACTER — BUILDING TYPES

MID-CITY NEIGHBORHOOD TRANSFORMATION PUD SUBMISSION / LAKE CHARLES, LOUISIANA / APRIL 2023



Townhomes



Small Apartment Buildings

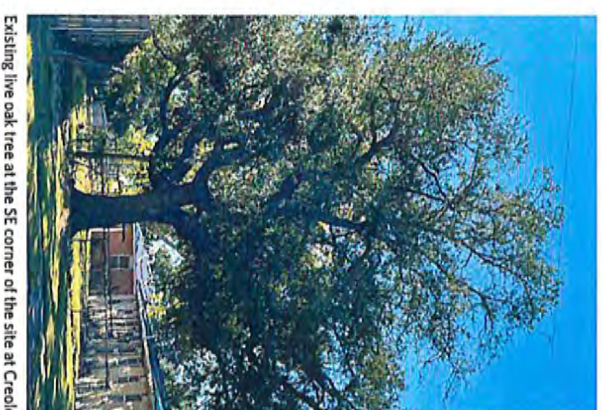
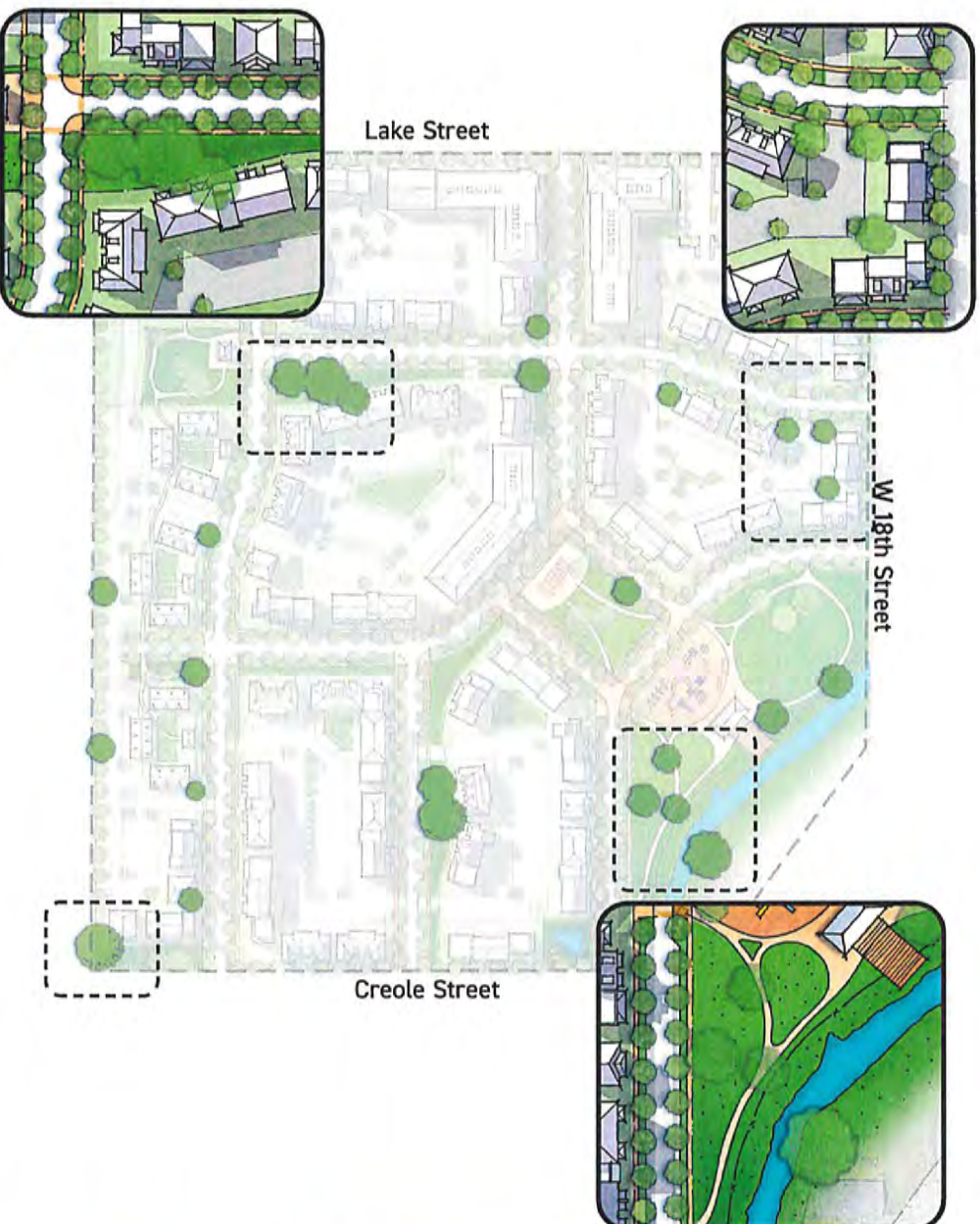


Larger Mixed-Use apartment buildings at Lake Street entrance

- SENIOR APARTMENTS AND COTTAGES (1-3 STORIES)
- TOWNHOUSES AND STACKED UNITS (2-3 STORIES)
- APARTMENT BUILDINGS (3-4 STORIES)
- MIXED-USE BUILDINGS (3-4 STORIES)
- POTENTIAL COMMUNITY USE

Strategies to Preserve Existing Trees

The Dixy Drive/Lloyd Oaks site lost a significant number of trees in Hurricanes Laura and Delta. Of the remaining trees, the live oaks have the highest value. Residents and neighborhood stakeholders expressed a desire to preserve as many high-quality trees as possible to help provide shade and to enhance the character of the future development. The site plan proposes linear greens that widen in places to preserve trees. During demolition, grading, site prep, and construction, the roots of these trees will be protected through best practice preservation strategies.



Existing live oak tree at the SE corner of the site at Creole Street

PRESERVING EXISTING HIGH — QUALITY TREES

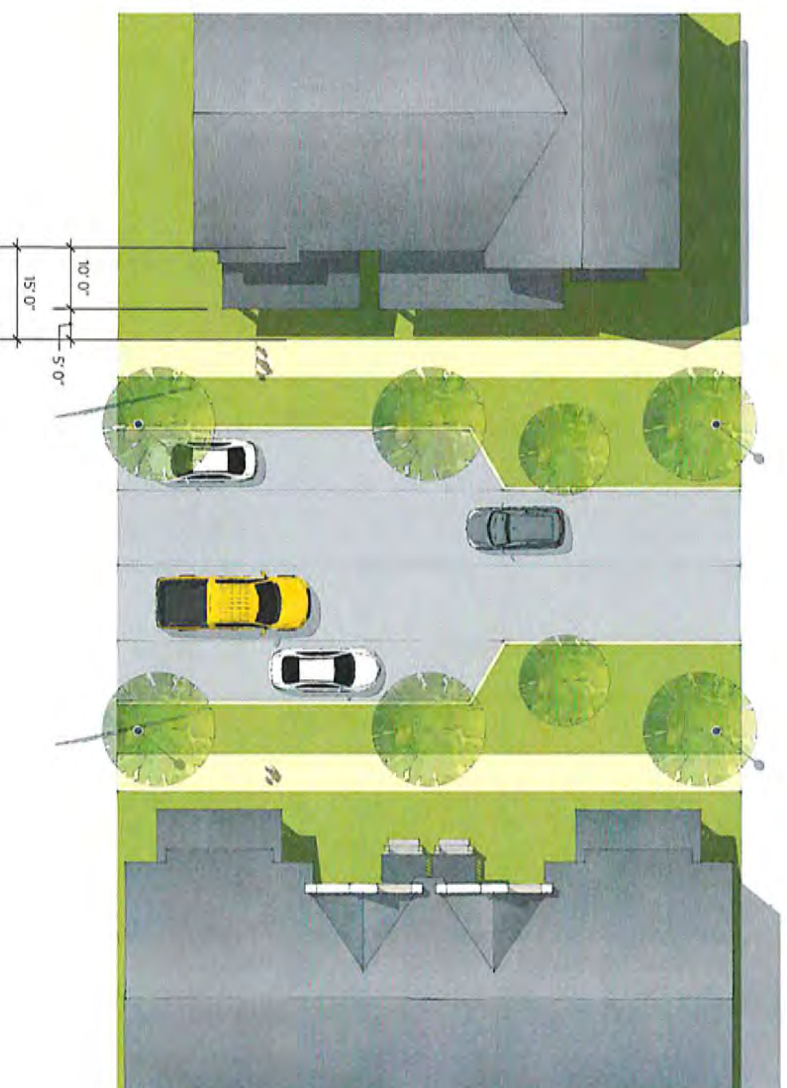
WIND-CITY NEIGHBORHOOD TRANSFORMATION PID SUBMISSION / LAKE CHARLES LOUISIANA / APRIL 2023

Buildings that Front Walkable Streets

The residential buildings at the Mid-City development will front walkable streets. Porches, stoops, awnings, and patios will create a transition with semi-private space between the interior of buildings and public realm that begins at the back of the sidewalk (and edge of the public right-of-way). Along most streets, the primary facade of the building will be set back 15 feet or more from the property line. Porches, stoops, and well designed ramping to create fully accessible entrances to raised finished floor levels will occur in the front facade zone between 15 feet and the minimum front yard setback of five (5) feet. These setbacks will create residential frontages similar to the conditions at Walnut Grove.



Residential street at Walnut Grove

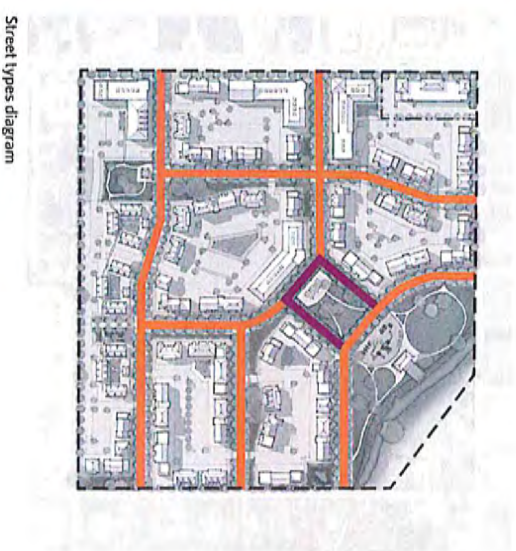


RESIDENTIAL FRONTAGE AND SETBACKS

MID-CITY NEIGHBORHOOD TRANSFORMATION PID SUBMISSION / LAKE CHARLES, LOUISIANA / APRIL 2023



52' RIGHT-OF-WAY | Residential Street with Parking on One Side



Street types diagram

New Public Streets

The Mid-City development proposes to reconnect the neighborhood street network, improving walkability and access to amenities. Where possible, existing streets will be extended, including Madison Street and Giovanni Street. The proposed street sections follow the City's standards for Traditional Neighborhood Development (TND) Residential Streets:

- 60-foot Right-of-way with parallel parking on both sides
- 52-foot Right-of-way with parallel parking on one side



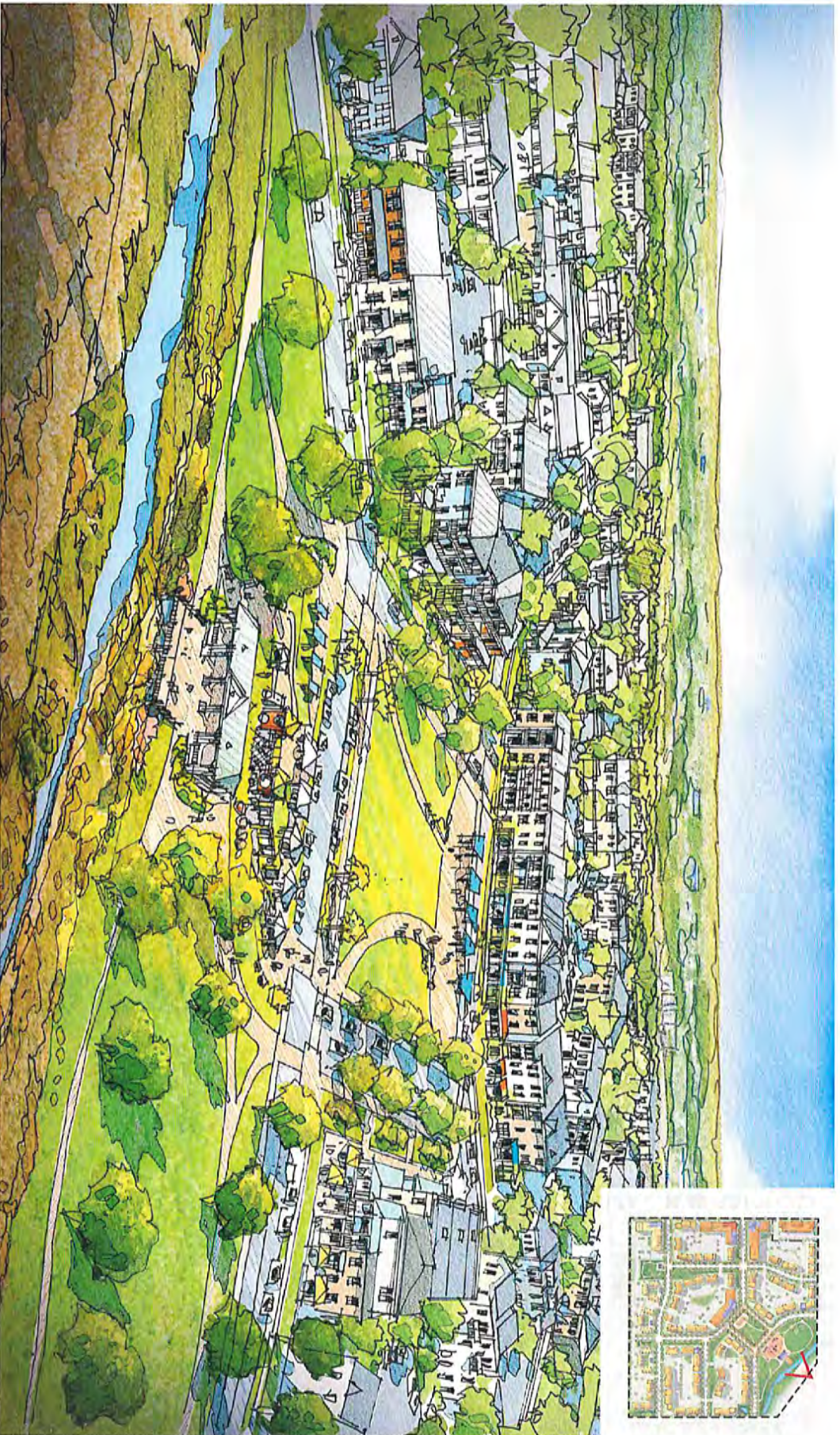
60' RIGHT-OF-WAY | Residential Street with Parking on Both Sides

PROPOSED STREET SECTIONS

MID-CITY NEIGHBORHOOD TRANSFORMATION PLUD SUBMISSION / LAKE CHARLES LOUISIANA / APRIL 2023



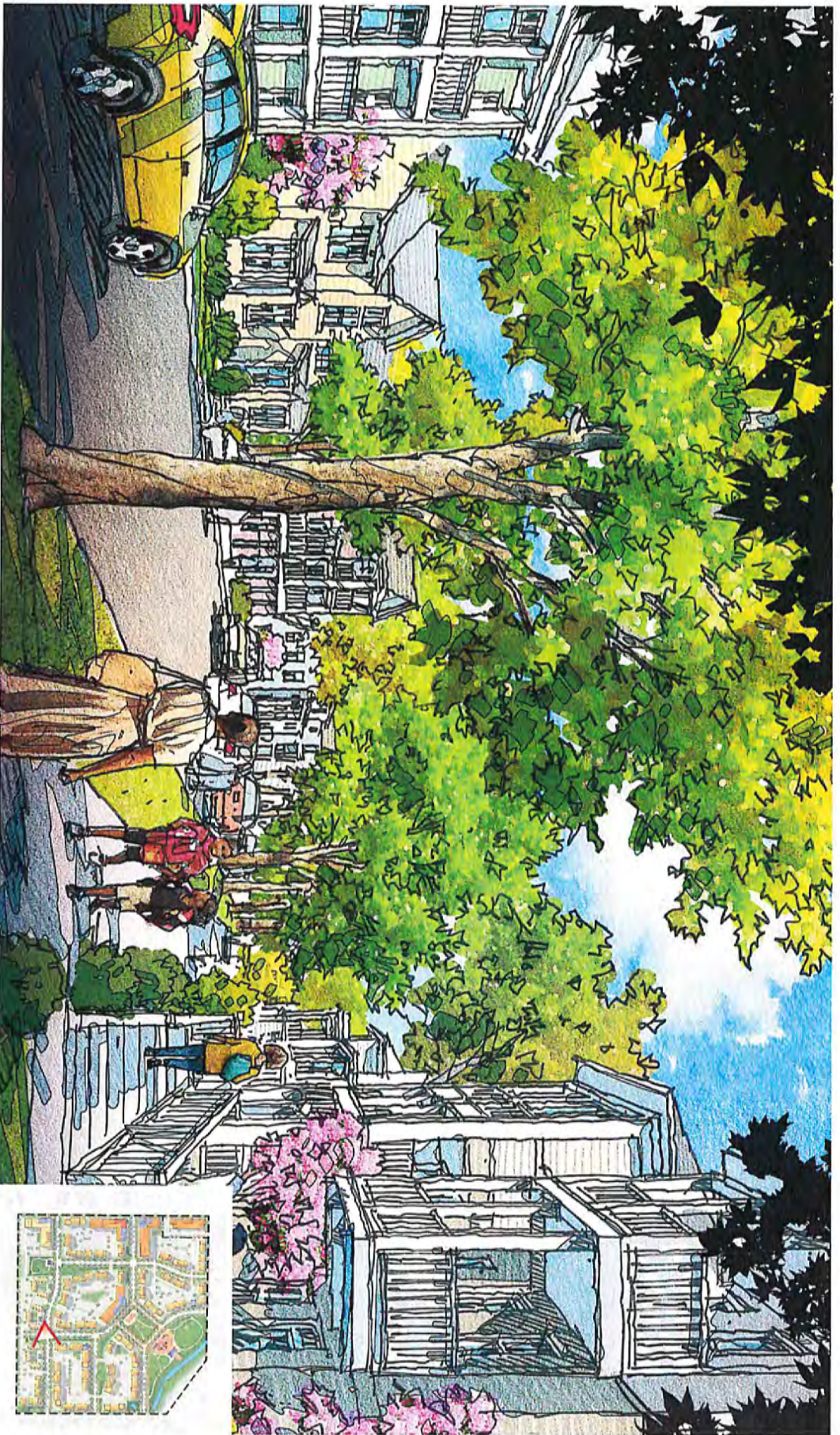
April 20, 2023



FUTURE GREEN SPACE

MAP-CITY HERITAGE/REDEVELOPMENT TRANSFORMATION AND SUBMISSION - LAKE CHARLES LOUISIANA / APRIL 2023

April 20, 2023



TYPICAL RESIDENTIAL STREET

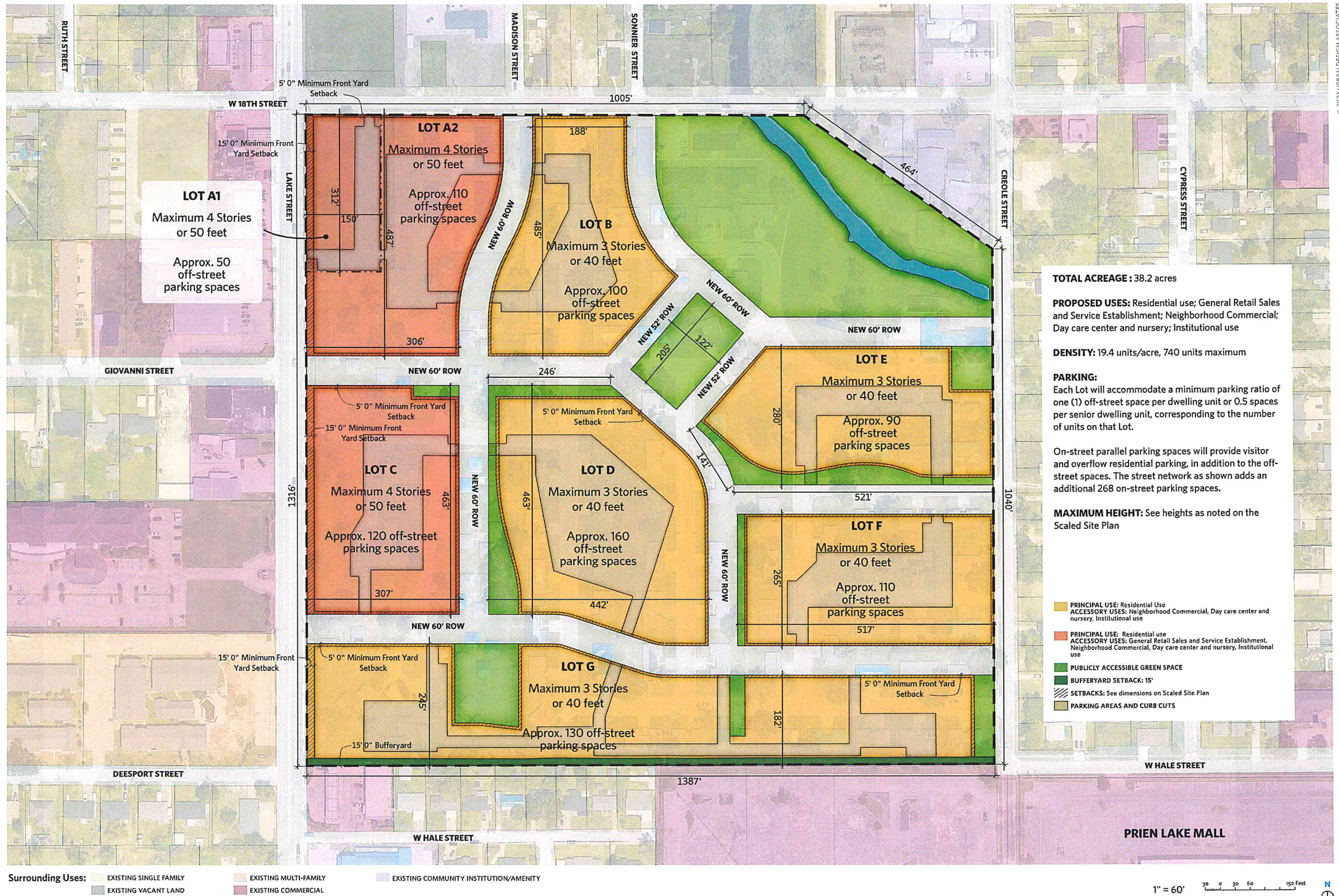
MINI-CITY NITDA HIGH-OD TRANSFORMATION: PHASE SUBMISSION, LAKE CHARLES, LOUISIANA / APRIL 2023

April 20, 2023



LAKE STREET

WIND-CITY NEIGHBORHOOD TRANSFORMATION PHD SUMMIT, LAKE CHARLES, LOUISIANA / APRIL 2023



SCALED SITE PLAN — UPDATE TO OCTOBER 2022 SUBMISSION

THE MID-CITY NEIGHBORHOOD TRANSFORMATION / LAKE CHARLES, LOUISIANA / 20 APRIL 2023 / CITY OF LAKE CHARLES & THE LAKE CHARLES HOUSING AUTHORITY



ILLUSTRATIVE MASTER PLAN — UPDATE TO OCTOBER 2022 SUBMISSION

THE MID-CITY NEIGHBORHOOD TRANSFORMATION / LAKE CHARLES, LOUISIANA / 20 APRIL 2023 / CITY OF LAKE CHARLES & THE LAKE CHARLES HOUSING AUTHORITY

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6/6/2023TOTAL FEE: \$ 500⁰⁰

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1324 Mill StreetLEGAL DESCRIPTION: com SW COR Mill St. and First Ave W55ft S120ftDESCRIPTION OF JOB: New Duplex

WITH PLANS ATTACHED HERETO:

APPLICANT: Mariah's Christian Preschool PHONE: 337-526-0627MAILING ADDRESS: 332 South Goos St. ZIP: 70601EMAIL ADDRESS: darolking1@gmail.comOWNER OF RECORD: Darol King, Sr.

ZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____

HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

SPECIAL EXCEPTION/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ORDINANCE NO. 10598 WILL RENDER THE REQUEST NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

APPLICANT Darol King, Sr.DATE 6/6/2023

VARIANCE APPLICATION FORM

DATE: 6/5/2023

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1324 Mill Street

LEGAL DESCRIPTION: Com SW COR Mill St and First Ave W 55ft x S 120ft

DESCRIPTION OF JOB: New Duplex

WITH PLANS ATTACHED HERETO:

APPLICANT: Moriah's Christian Preschool

PHONE: 337-526-0627

MAILING ADDRESS: 332 South Goos St.

ZIP: 70601

EMAIL ADDRESS: darolkingr11@gmail.com

OWNER OF RECORD: Darol King Sr.

ZONING DISTRICT: ☒ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ FLOODWAY: ☐ IN ☐ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- | | | |
|---|--------------------------------------|-------------------------------------|
| (a) As the applicant, have you created this hardship? | Yes | <input checked="" type="radio"/> No |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | <input checked="" type="radio"/> Yes | No |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | Yes | No |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | <input checked="" type="radio"/> Yes | No |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property? | Yes | <input checked="" type="radio"/> No |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | <input checked="" type="radio"/> Yes | No |

REMARKS OR SPECIAL CONDITIONS: Asking for 25' curb cut on Mill St.

Asking for variance of 8.5' on east side of property.

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

APPLICANT [Signature]

DATE 6/6/2023

To Whom it may concern,

Moriah's Christian Preschool DBA

Darol King Sr.

Address: 332 South Goos St. Lake Charles, La. 70601

Location of development: 1324 Mill St.

Development: Duplex

D. King Sr.

6/6/2023

Request to construct a duplex
within a Neighborhood Zoning
District with a 8.5 ft. street
side setback vs. required 15 ft.

D. King Sr.



Map





APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6/12/23

TOTAL FEE: \$ _____

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 600 BLOCK BOSTON/FRANKLIN STREETLEGAL DESCRIPTION: see attachedDESCRIPTION OF JOB: to allow for SUnits ON PARCEL

WITH PLANS ATTACHED HERETO:

APPLICANT: PROJECT BUILD A FUTURE PHONE: 337.439.7161MAILING ADDRESS: 2306 THIRD STREET ZIP: 70601EMAIL ADDRESS: charlab@projectbuildafuture.orgOWNER OF RECORD: PROJECT BUILD A FUTUREZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☒ NEIGHBORHOOD ☐ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☒ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☒ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: 7/11/23COMMENCEMENT OF CONSTRUCTION: 1/1/24 EXPECTED COMPLETION: 6/31/24 EXTENSION GRANTED: —SPECIAL EXCEPTION/APPEAL: ☒ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☒ YES ☐ NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ORDINANCE NO. 10598 WILL RENDER THE REQUEST NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

APPLICANT Charlotte LakeDATE 6/12/23

VARIANCE APPLICATION FORM

DATE: 6/12/23

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 600 BLOCK BOSTON / FRANKLIN ST

LEGAL DESCRIPTION: See attached

DESCRIPTION OF JOB: BUFFER YARD REDUCTION

WITH PLANS ATTACHED HERETO:

APPLICANT: PROJECT BUILD A FUTURE, INC PHONE: 337.439.7191

MAILING ADDRESS: 2306 THIRD STREET ZIP: 70601

EMAIL ADDRESS: charlab@projectbuildafuture.org

OWNER OF RECORD: PROJECT BUILD A FUTURE

ZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☒ NEIGHBORHOOD ☐ BUSINESS
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ FLOODWAY: ☐ IN ☐ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- | | | |
|---|-----|-------------------------------------|
| (a) As the applicant, have you created this hardship? | Yes | <input checked="" type="radio"/> No |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes | <input checked="" type="radio"/> No |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | Yes | <input checked="" type="radio"/> No |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | Yes | <input checked="" type="radio"/> No |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property? | Yes | <input checked="" type="radio"/> No |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | Yes | <input checked="" type="radio"/> No |

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

James B.
PLANNING DIRECTOR
6/12/23
DATE

Charles Blake
APPLICANT
6/12/23
DATE



PROJECT BUILD A FUTURE

2306 THIRD ST.
LAKE CHARLES, LOUISIANA 70601
PHONE: 337-439-7191
FAX: 337-990-531

LETTER OF INTENT

Assembling multi-lots into 1 developable tract.

The developable tract will be 0.30 acres, intent is to place 5 rental units on tract.

Request is to: Adjust density.
Adjust required setbacks
Adjust required buffer variance.

S I T E P L A N

Lot 4, Block 10

"HORRIDGE ADDITION"

"HASKELL SUBDIVISION"

Lot 5, Block 10
"HORRIDGE ADDITION"

"LOREE SUBDIVISION"

Lot 1

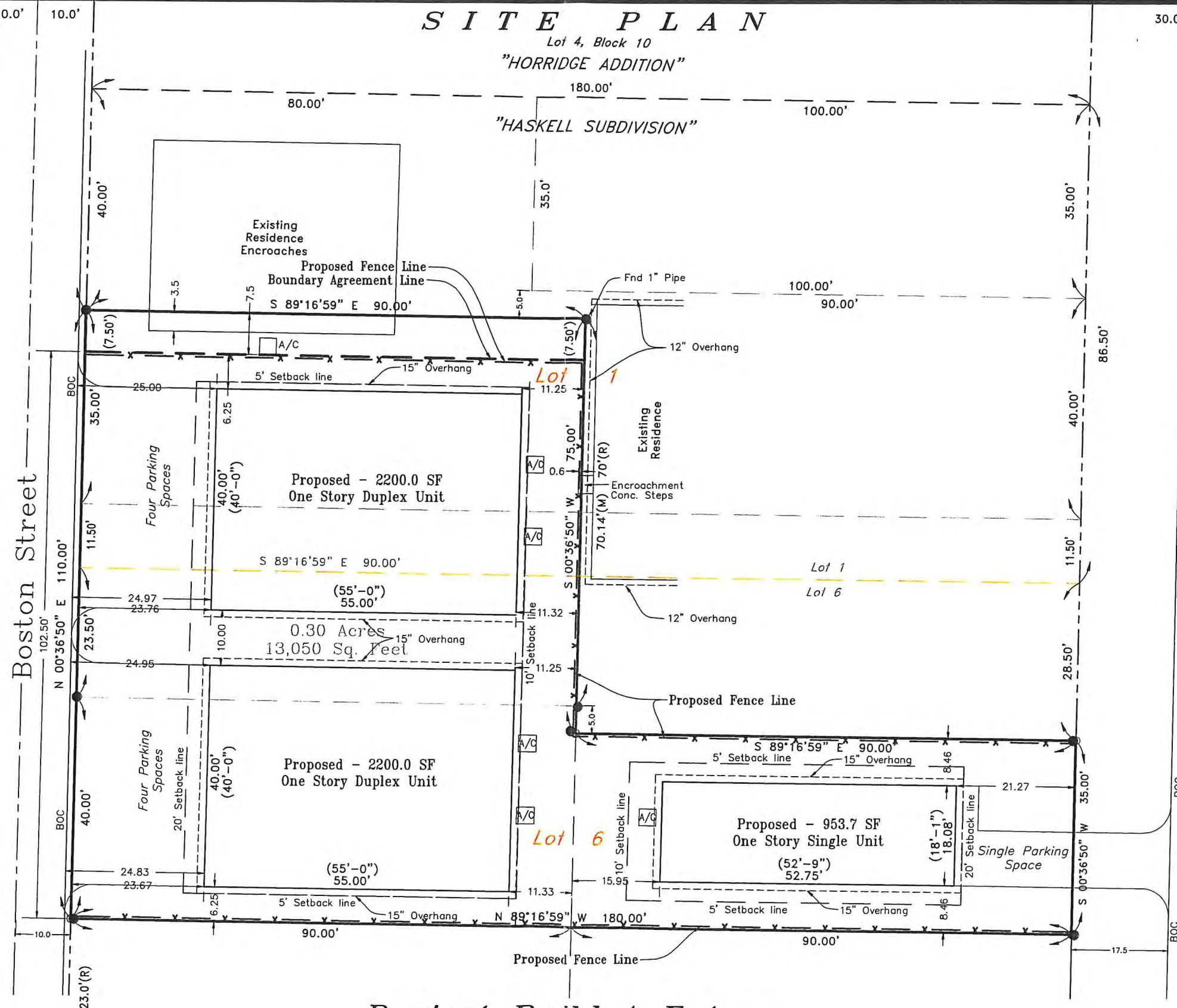
Lot 2

Lot 3

Lot 4

Boston Street

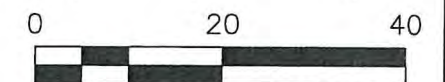
Franklin Street



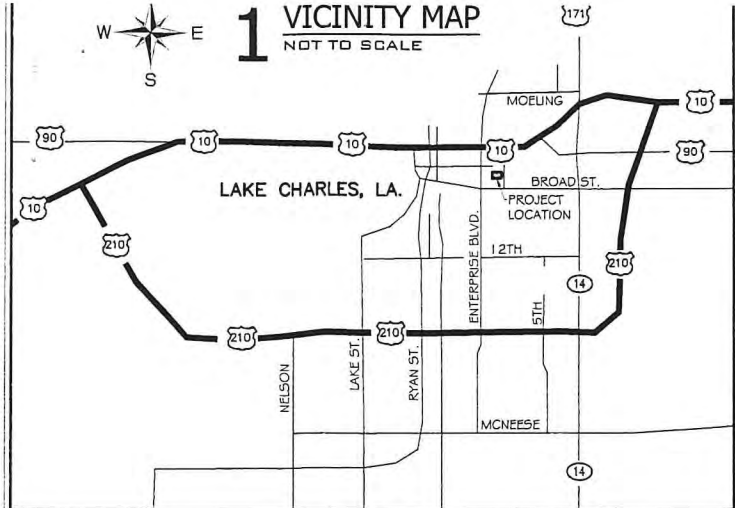
Project Build A Future
SITE PLAN - Option "B"

SCALE: 1" = 20'

Collins & Associates Land Surveyors, Inc.



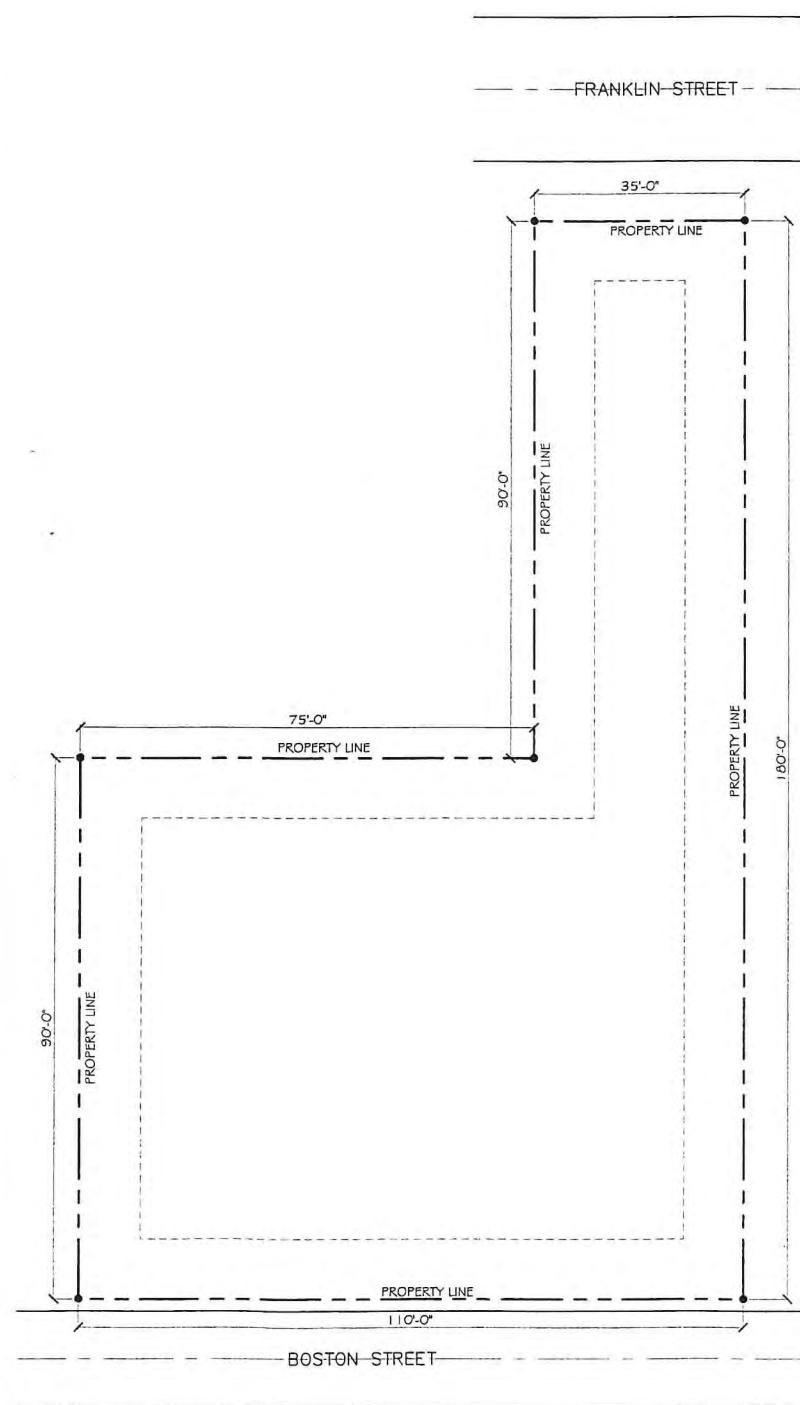
Date: June 11, 2023
Job No. 223188-1B



PRELIMINARY
DESIGN

PROJECT BUILD A FUTURE DUPLEX PLANS

BOSTON STREET LAKE CHARLES, LA. 70601



VERIFICATION:

OWNER'S CONTRACTOR TO VERIFY THAT ALL CONDITIONS AND APPLICATIONS ILLUSTRATED ARE WITHIN CODE RESTRICTIONS AND ALL APPLICABLE LAWS AND STANDARD PRACTICES.

CONTRACTOR TO VERIFY ALL CONDITIONS, APPLICATIONS, DIMENSIONS AND TECHNIQUES PRIOR TO BEGINNING.

ALL RESPONSIBILITY WITH REGARDS TO SAFETY, LIABILITY, AND RESPONSIBILITY ARE HEREBY THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS HAVE BEEN PROVIDED BY A DESIGN SERVICE AGREEMENT MEANLY AS A REPRESENTATION OF A POSSIBLE SOLUTION. THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO BRING THIS PROJECT TO COMPLETION. BY WHATEVER MEANS DEEMED NECESSARY.

INDEX OF SHEETS	
A0.0	COVER SHEET W/ SITE PLAN & INFO
A1.0	FOUNDATION, FRAMING & ELEC. PLAN
A2.0	FLOOR PLAN & EXTERIOR ELEVATIONS

SQUARE FOOTAGE:	
EACH UNIT AREA (2)	906 SQ FT
TOTAL LIVING	1,812 SQ FT
PORCHES	188 SQ FT
TOTAL UNDER ROOF	2,000 SQ FT

CONTACT:
CHARLA BLAKE
337-439-7191



Chris D. Lake C 337-3

VERIFICATION: OWNER'S CONTRACTOR TO VERIFY THAT ALL CONDITIONS AND APPLICATIONS ILLUSTRATED ARE WITHIN CODE RESTRICTIONS AND ALL APPLICABLE LAWS AND STANDARD PRACTICES. CONTRACTOR TO VERIFY ALL CONDITIONS, APPLICATIONS, DIMENSIONS AND TECHNIQUES PRIOR TO BEGINNING. ALL RESPONSIBILITY WITH REGARDS TO SAFETY, LIABILITY, AND RESPONSIBILITY ARE HEREBY THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS HAVE BEEN PROVIDED BY A DESIGN SERVICE AGREEMENT MEANLY AS A REPRESENTATION OF A POSSIBLE SOLUTION. THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO BRING THIS PROJECT TO COMPLETION. BY WHATEVER MEANS DEEMED NECESSARY.

INDEX OF SHEETS

A0.0	COVER SHEET W/ SITE PLAN & INFO
A1.0	FOUNDATION, FRAMING & ELEC. PLAN
A2.0	FLOOR PLAN & EXTERIOR ELEVATIONS

SQUARE FOOTAGE:

EACH UNIT AREA (2)	906 SQ FT
TOTAL LIVING	1,812 SQ FT
PORCHES	188 SQ FT
TOTAL UNDER ROOF	2,000 SQ FT

PROJECT: PR BUILD DUPLI

ADDRESS: T.B.D. BOSTON ST LAKE CHARLES LA 70601 337-439-7191 PROJECT NO. CO. SITE

11 INF 2023

VERIFICATION:
OWNER'S CONTRACTOR TO VERIFY THAT ALL CONDITIONS AND APPLICATIONS ILLUSTRATED ON THE NATURAL DRAINAGE MAP ARE ALL APPLICABLE UNDER THE STANDARD PRACTICES.
CONTRACTOR TO VERIFY ALL CONDITIONS, APPLICATIONS, DIMENSIONS, AND TECHNIQUES PRIOR TO BEGINNING.
ALL RESPONSIBILITY WITH REGARDS TO SAFETY, LIABILITY, AND RESPONSIBILITY ARE HEREBY THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
THESE DRAWINGS HAVE BEEN PROVIDED BY A DESIGN SERVICE AND ARE MEANT MERELY AS A REPRESENTATION OF A POSSIBLE SOLUTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY BY WHATEVER MEANS DEEMED NECESSARY.

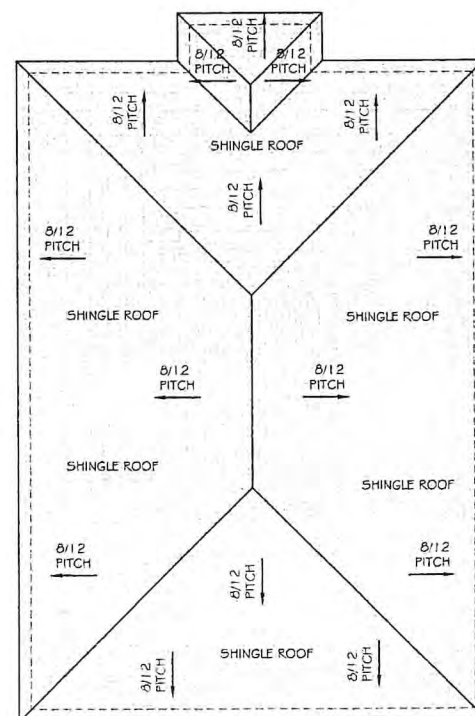
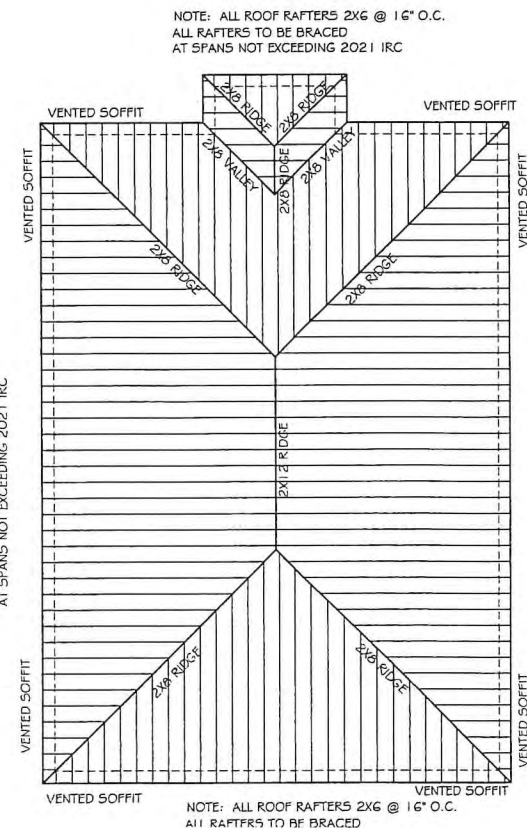


PLUMBING PLUMBING FIXTURES SHOWN FOR REFERENCE ONLY. SEE FLOOR PLAN FOR EXACT LOCATIONS.



ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	SINGLE SWITCH
	THREE WAY SWITCH
	RECESSED STANDARD LIGHT FIXTURE PER OWNER
	WALL MOUNTED LIGHT FIXTURE
	DUPLEX OUTLET
	220 V OUTLET
	WEATHERPROOF OUTLET
	DUPLEX OUTLET - COUNTERTOP HEIGHT
	DUPLEX OUTLET - UNDER COUNTER
	DUPLEX OUTLET - GRND. FAULT CIR. INTERRUPTER
	EXHAUST FAN WITH LIGHT AS PER OWNER
	HOSE BIB
	CEILING FAN, LIGHT FIXTURE AS PER OWNER
	THERMOSTAT (MOUNT AT 5'-0" A.F.F.)
	SMOKE DETECTOR AS REQUIRED PER STATE AND LOCAL CODES

NOTE: ALL FIXTURES AS PER OWNER



PROJECT:
PROJECT
BUILD A FUTURE
DUPLEX PLANS

ADDRESS:
T.B.D.
BOSTON ST.
LAKE CHARLES, LA 70601
337-439-7191
PROJECT NO.: 2023 - 46

VERIFICATION:
OWNER'S CONTRACTOR TO VERIFY THAT ALL CONDITIONS AND APPLICATIONS ILLUSTRATED ARE WITHIN CODE RESTRICTIONS AND ALL APPLICABLE LOCAL AND STANDARD PRACTICES.
CONTRACTOR TO VERIFY ALL CONDITIONS, APPLICATIONS, DIMENSIONS, AND TECHNIQUES PRIOR TO BEGINNING.
ALL RESPONSIBILITY WITH REGARDS TO SAFETY, LIABILITY, AND RESPONSIBILITY ARE HEREBY THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
THESE DRAWINGS HAVE BEEN PROVIDED BY A DESIGN SERVICE AND ARE MEANT MERELY AS A REPRESENTATION OF A POSSIBLE SOLUTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR BRING THIS PROJECT TO COMPLETION, BY WHATEVER MEANS DEEMED NECESSARY.

EACH UNIT AREA (2)	-	906 SQ. FT.
TOTAL LIVING	-	1,812 SQ. FT.
<hr/>		
PORCHES	-	188 SQ. FT.
TOTAL UNDER ROOF	-	2,000 SQ. FT.

WALL SIZES	EXTERIOR WALLS ARE 4" STUDS W/ SIDING. INTERIOR WALLS DOWN AT 4" THICK AND DIMENSIONED TO STUD FACES. PLUMBING WALLS AT 6" THICK.
WINDOWS / DOORS	UNITS TO BE SELECTED BY OWNER CHOSEN FROM MANUFACTURER STANDARD SIZES, AND INSTALLED AS PER MANUFACTURE RECOMMENDATIONS. VERIFY FIT AND PLATE HEIGHT PRIOR TO PURCHASE. DIMENSIONED TO CENTER OF DOOR / WINDOW.



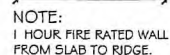
NOTE: ALL DOORS & WINDOWS
AS SCHEDULED BY OWNER.



SCALE: $3/16" = 1'-0"$
RE:



SCALE: 3/16" = 1'-0"

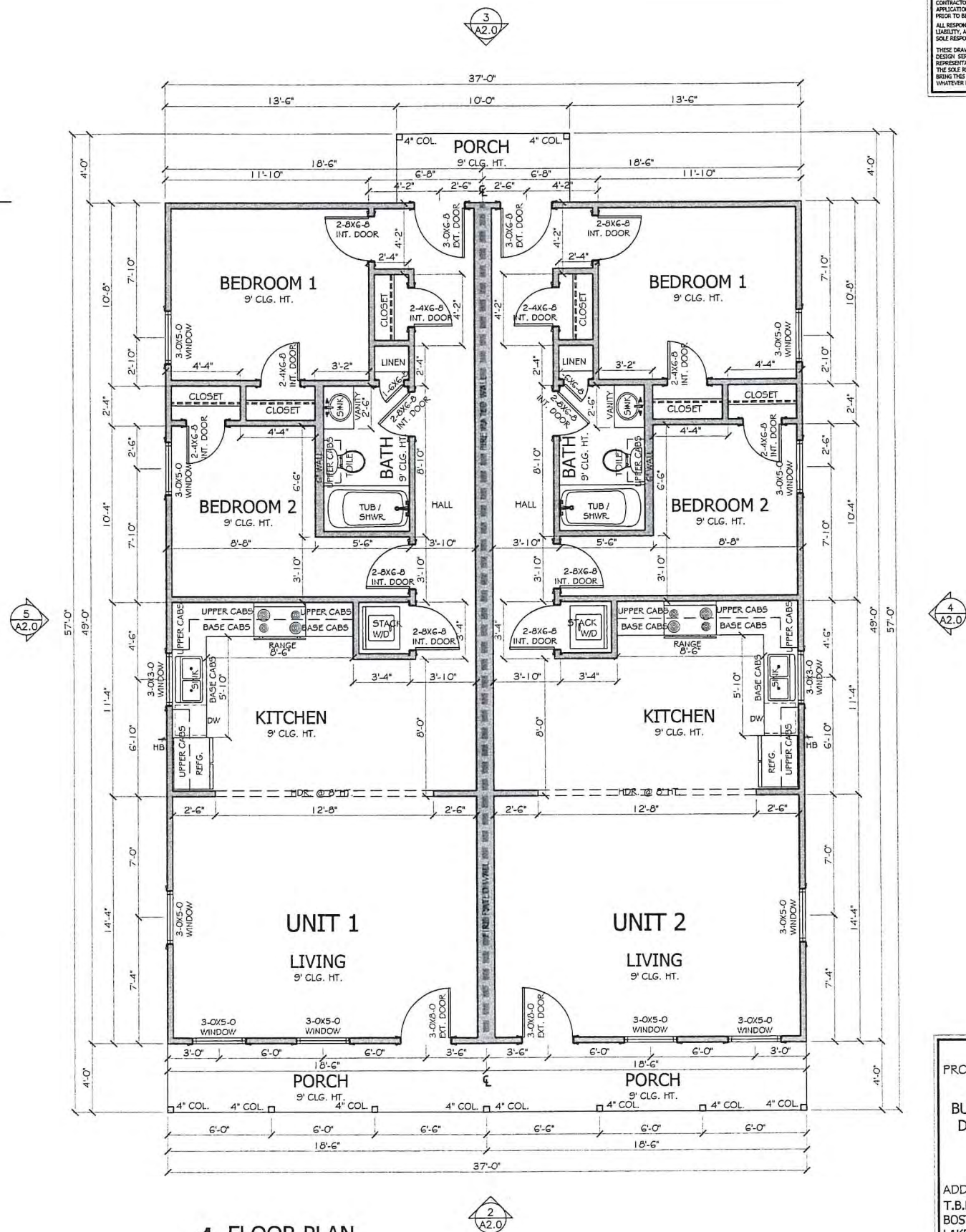


SCALE: 1 1/2" = 1'-0"
FROM SLAB TO RIDGE

SCALE: 1 1/2" = 1'-0"
FROM SLAB TO RIDGE



SCALE: 3/16" = 1'-0"
RE:



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"
RE:

SCALE: 1/4" = 1'-0"
RE:

PROJECT:
PROJECT
BUILD A FUTURE
DUPLEX PLANS

ADDRESS:
T.B.D.
BOSTON ST.
LAKE CHARLES, LA 706
337-439-7191
PROJECT NO.: 2023 - 46

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 10-10-2023

TOTAL FEE: \$ _____

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: _____

LEGAL DESCRIPTION: Lot 13, 14 Fitznerreiter sub B1E 46 MacLayDESCRIPTION OF JOB: Grocery Store

WITH PLANS ATTACHED HERETO: _____

APPLICANT: Lynne M. Veasee Patricia Butte PHONE: 832 903 9437MAILING ADDRESS: 1602 Ureign St. Lake Charles, LA ZIP: 70607EMAIL ADDRESS: michelle@ButteGroceryButte.comOWNER OF RECORD: Lynne M. VeaseeZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☒ NEIGHBORHOOD ☐ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☒ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

SPECIAL EXCEPTION/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☒ NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS: _____

☐ APPROVE ☐ DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ORDINANCE NO. 10598 WILL RENDER THE REQUEST NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

APPLICANT Lynne M. Veasee

DATE _____

VARIANCE APPLICATION FORM

DATE: 6-10-2023

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION:

LEGAL DESCRIPTION: LOT 13/14 Fitzerreiter sub of Blk 46 Mueley

DESCRIPTION OF JOB: Grocery store

WITH PLANS ATTACHED HERETO:

APPLICANT: Patricia Boutte Lyonna Veazea PHONE: 832-9039437

MAILING ADDRESS: 1602 Oregon St LC, LA ZIP: 70607

EMAIL ADDRESS: Michelle @ boutte grocery @ outlook com

OWNER OF RECORD: Lyonna Michelle Veazea

ZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☒ NEIGHBORHOOD ☐ BUSINESS
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ FLOODWAY: ☐ IN ☐ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- | | |
|---|---|
| (a) As the applicant, have you created this hardship? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | Yes <input type="radio"/> No <input checked="" type="radio"/> |

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

Lyonna Michelle Veazea
APPLICANT

DATE _____

To: whom it may concern:

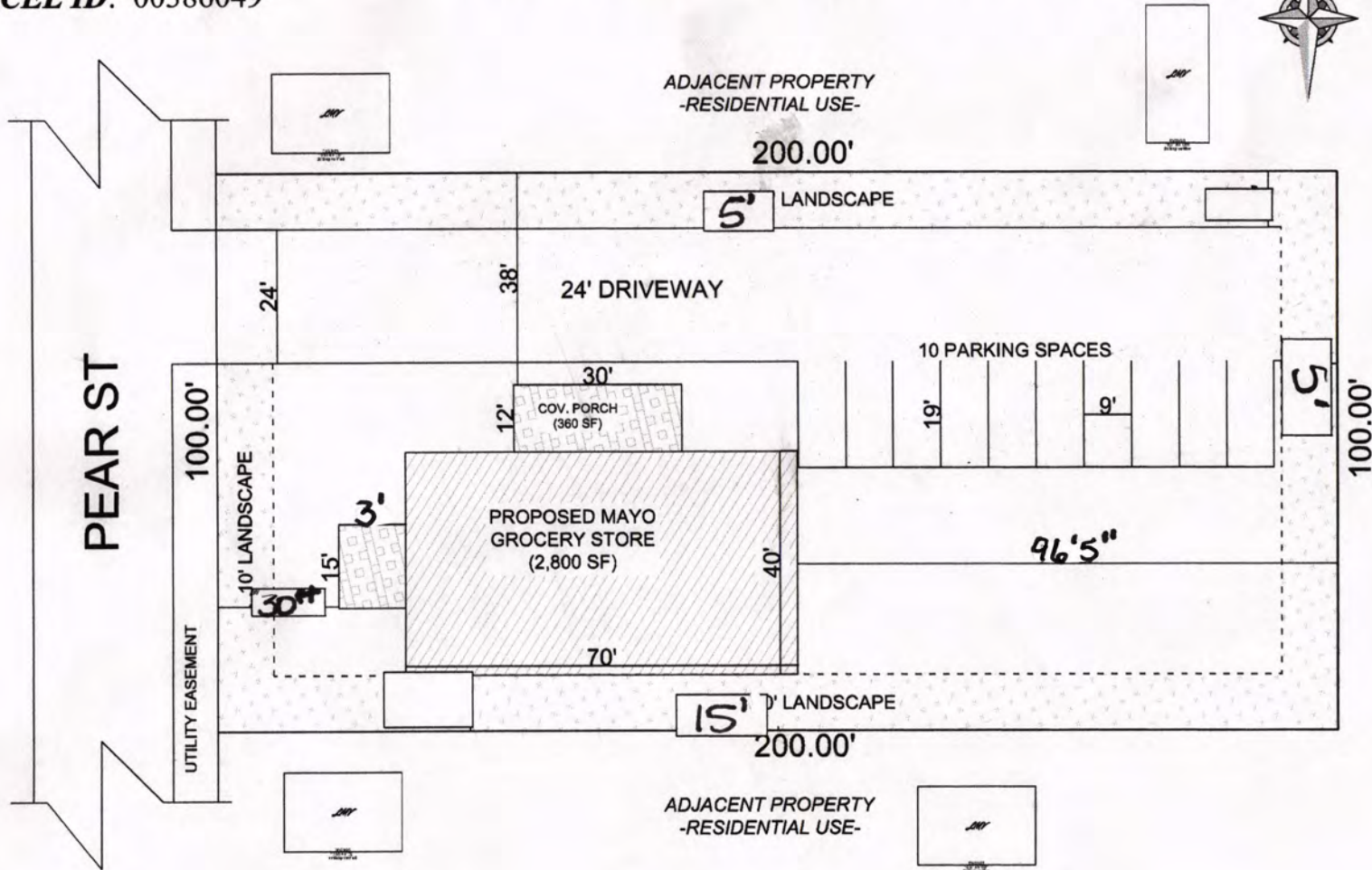
my Name is Lyonna Michelle Vearea
of 11002 Oregon St. Lake Charles, LA
70607. 832.903.9437. Patricia Bult
and I are requesting a major
Conditional use permit with a variance
to establish neighborhood grocery store
in a neighborhood district with a
variance to allow on a non arterial
or collector street.

Lyonna M. Vearea
6-12-2023

SITE PLAN

LOCATION: 1712 Pear St, Lake Charles, LA 70601, USA

LEGAL DESCR.,: Ward 3L Pear Street Lot 13,14 Fitzenreiter Sub of Blk 46 Moeling Sub

PARCEL ID: 00386049

VICINITY MAP



SCOPE OF WORK

-SITE PLAN OF THE PROPERTY UNDER RE'
SHOWING THE PROPOSED DEVELOPMENT**LOT SIZE**

0.459 Acres
=
20,000 SF

SHEET TITLE

SITE PLAN

LOT OWNER:

LYONNA VEAZEA
8329039437

DEEN'S CONSULTS

Architects, Planners & Project Managers

ISMAILAOTU@GMAIL.COM

ARCHITECT	Deen's consult
DRAWN	Deen's consult
CHECKED BY	Deen's consult

SCALE:	1":20'	DATE	05-31-2023
--------	--------	------	------------

SHEET N

01

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6/12/23TOTAL FEE: \$ 500.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 308 Orrin StLEGAL DESCRIPTION: Residential StructureDESCRIPTION OF JOB: Convert to Office Space

WITH PLANS ATTACHED HERETO:

APPLICANT: Brady Alfred/Ariyan AlfredPHONE: 337-263-2583MAILING ADDRESS: 1303 South Elton Ct, LC, LAZIP: 70607EMAIL ADDRESS: bralfred@yahoo.comOWNER OF RECORD: Ariyan Alfred

ZONING DISTRICT: ☐ RESIDENTIAL ☒ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____

HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: 7/11/23 EXPECTED COMPLETION: 7/31/23 EXTENSION GRANTED: _____SPECIAL EXCEPTION/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

Structure Already Exist☐ APPROVE☐ DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ORDINANCE NO. 10598 WILL RENDER THE REQUEST NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

APPLICANT X Brady AlfredDATE X 6/12/23

To Whom It May Concern,

I am requesting to convert 308 Orrin St, Lake
Charles, LA 70601. From a residence to an office.

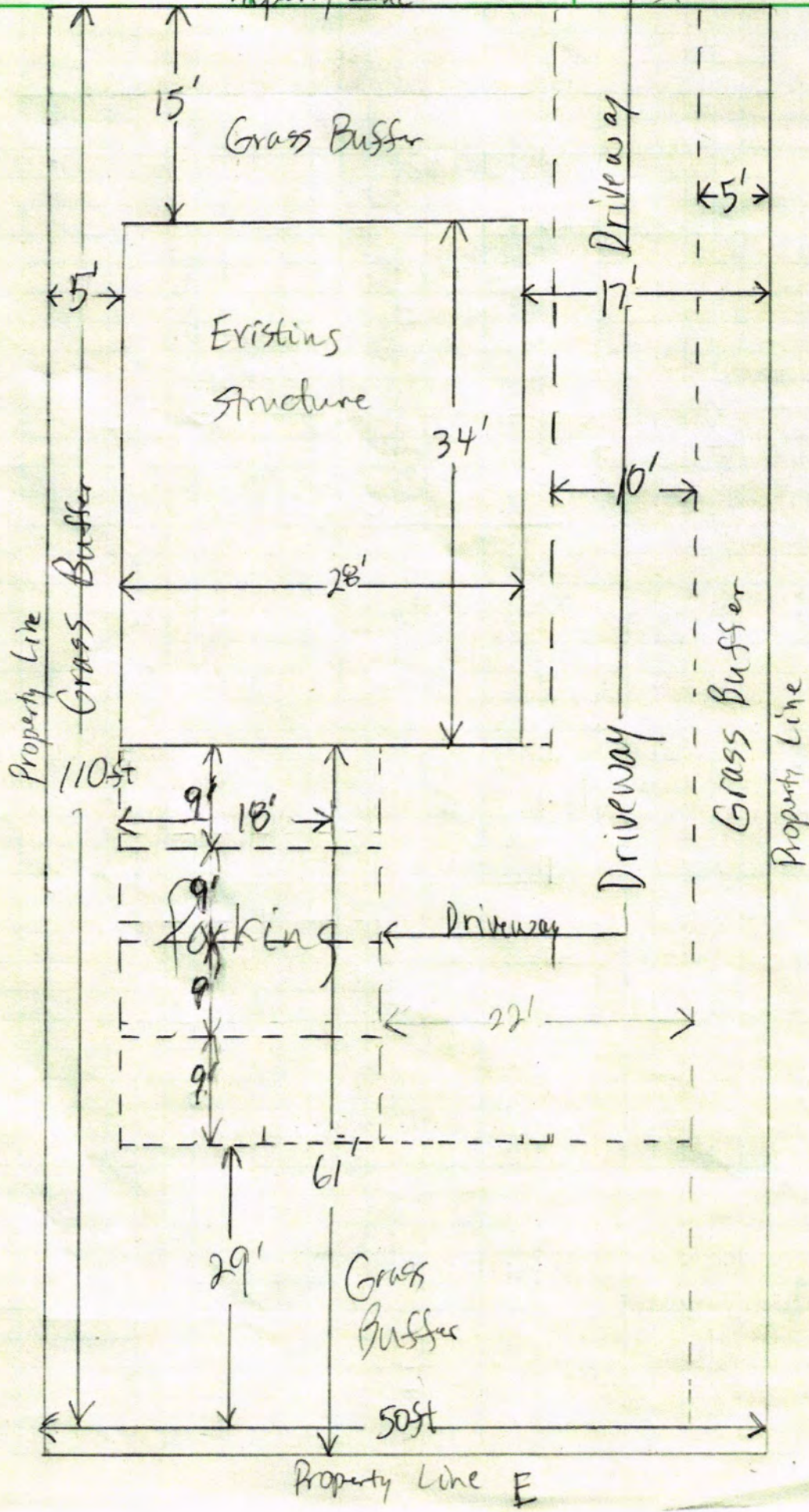
Sincerely
Brady A. Ford

W

Property Line 308 Orrin Street

S

N



VARIANCE APPLICATION FORM

DATE: ~~9/24/2022~~ 5/19/23

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1528 Hunter St ~~2907 8th street~~, Lake Charles LA.

LEGAL DESCRIPTION: "See attached"

DESCRIPTION OF JOB: Construction of my own residence which requires variances

WITH PLANS ATTACHED HERETO:

APPLICANT: Roman Alfred PHONE: (337) 4968105

MAILING ADDRESS: 1623 N. Prater, street Lake Charles, LA ZIP: 70601

EMAIL ADDRESS: alfredroman@gmail.com

OWNER OF RECORD: Roman Alfred

ZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☒ NEIGHBORHOOD ☐ BUSINESS
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER FLOODWAY: ☐ IN ☒ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- | | | |
|---|--------------------------------------|-------------------------------------|
| (a) As the applicant, have you created this hardship? | Yes | <input checked="" type="radio"/> No |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | <input checked="" type="radio"/> Yes | No |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | Yes | <input checked="" type="radio"/> No |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | <input checked="" type="radio"/> Yes | No |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property? | Yes | <input checked="" type="radio"/> No |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | Yes | <input checked="" type="radio"/> No |

REMARKS OR SPECIAL CONDITIONS:

A sewer easment is in the middle of the property making it difficult to develop.

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR

DATE

Roman Alfred
APPLICANT

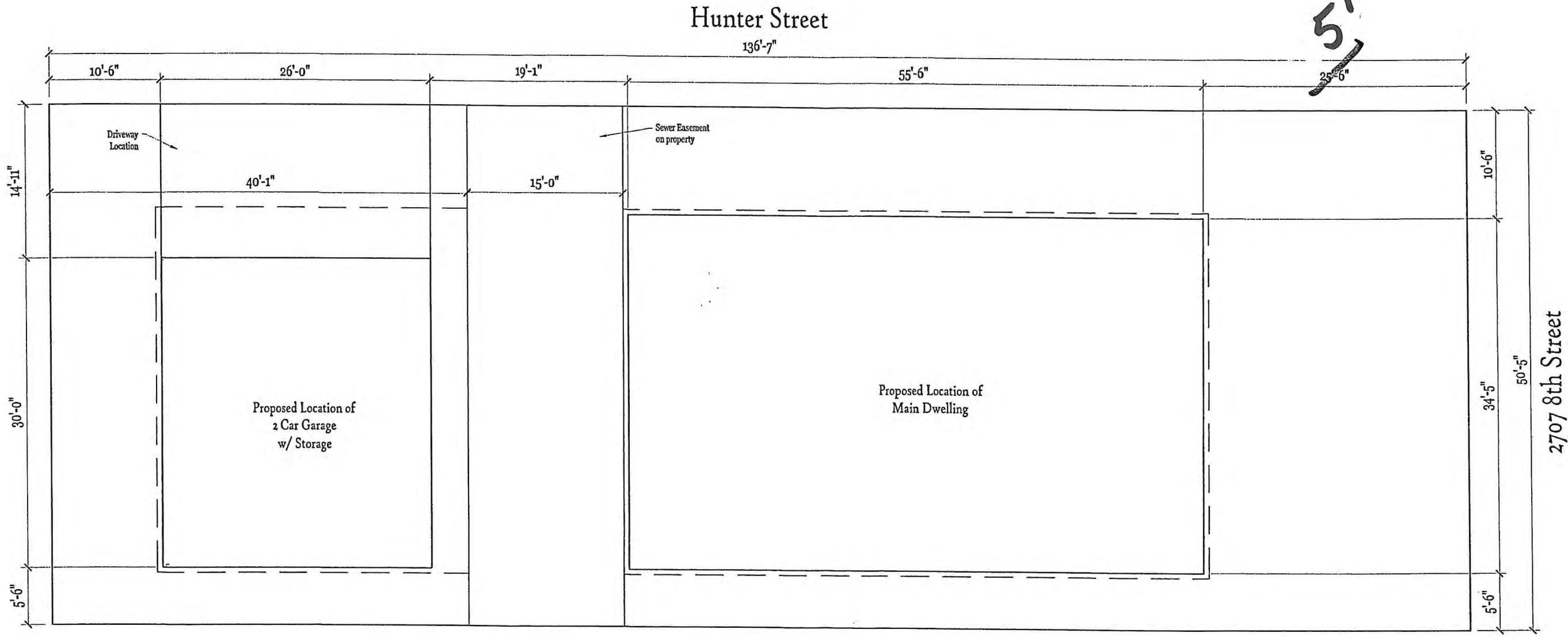
~~9/24/2022~~ 5/19/23
DATE

I Romon Alfred, is requesting a variance
for a five foot ^{street side} setback versus the
required fifteen foot setback.

This variance is due to an unknown sewer
easement going through my property.

Romon Alfred

May 19, 2023



Romon Alfred Site Variance

Site Plan

October 2022

VARIANCE APPLICATION FORM

DATE: 6-7-2023

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 4016 W. Walton St. Lake Charles, LA 70605

LEGAL DESCRIPTION: See Attached

DESCRIPTION OF JOB: Construct A Wooden Canopy in front of home. 20x22

WITH PLANS ATTACHED HERETO:

APPLICANT: Derwin D. Rankins Sr PHONE: 337-515-3737

MAILING ADDRESS: 1243 East Town Dr Iowa, LA ZIP: 70647

EMAIL ADDRESS: devrank@yahoo.com

OWNER OF RECORD: August Pete Jr.

ZONING DISTRICT: ☒ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ FLOODWAY: ☐ IN ☐ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- | | |
|---|---|
| (a) As the applicant, have you created this hardship? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | Yes <input type="radio"/> No <input checked="" type="radio"/> |

REMARKS OR SPECIAL CONDITIONS: This Canopy needs to be constructed for the homeowner because of his disability to enter into his home safely out of the weather.

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

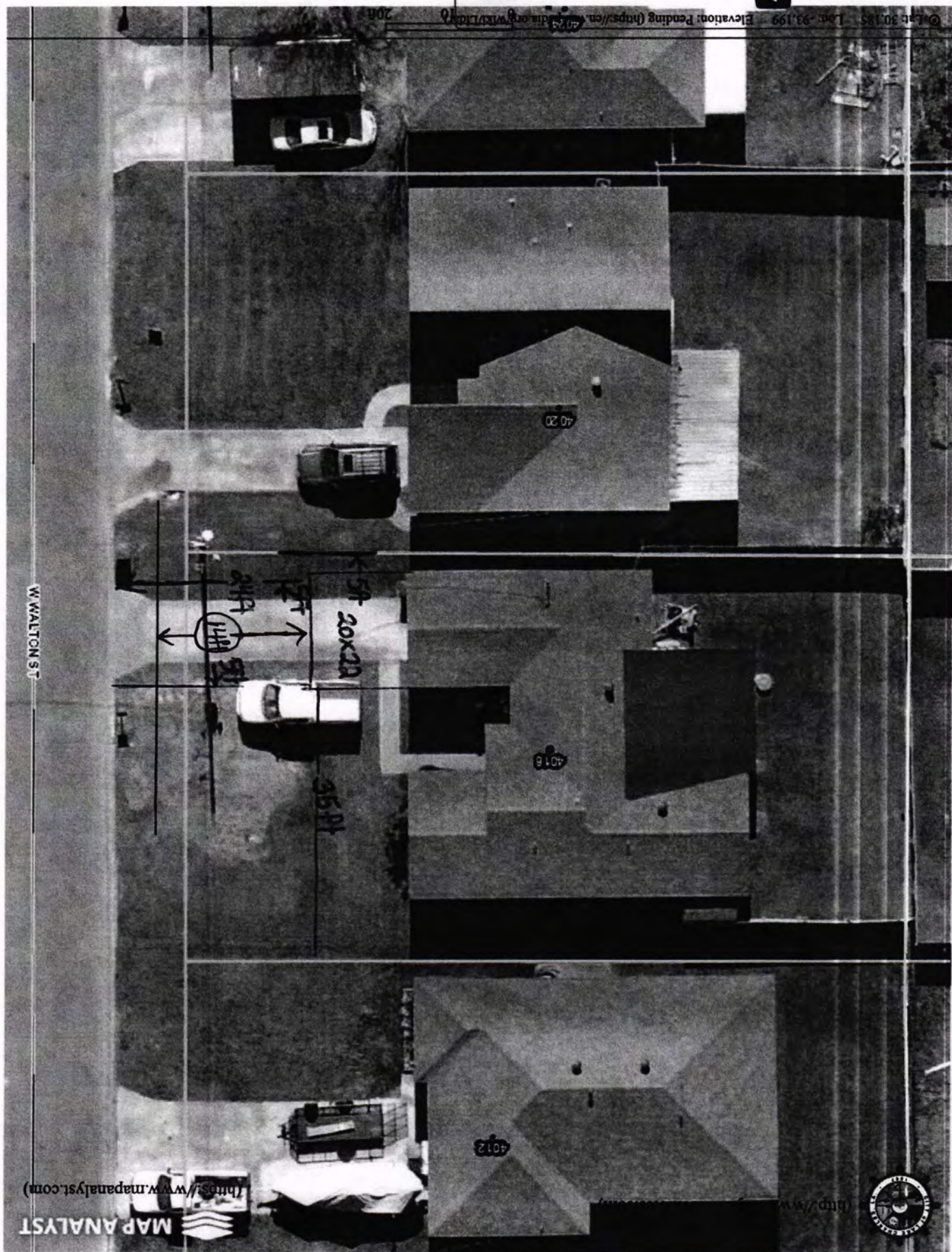
Derwin D. Rankins Sr
APPLICANT

6-7-2023
DATE

To Whom it may Concern

I Devwin D. RANKINS owner of Calcasieu Construction LLC
Whom is representing August Pete whom lives at 4016 W. Walton
St. is constructing a canopy. We are requesting a 14ft setback
VS, the required 30ft. Setback.

Devwin D. Rankins
Calcasieu Construction LLC
Owner



VARIANCE APPLICATION FORM

DATE: 6/9/2023

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES. THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 422 7th Street

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Office Renovation + Addition

WITH PLANS ATTACHED HERETO:

APPLICANT: Alfred Palmallc

PHONE: 436-0830

MAILING ADDRESS: P.O. Box 1565, LA, LA

ZIP: 70602

EMAIL ADDRESS: james@spalmalinc.com

OWNER OF RECORD: Alfred Palmallc

ZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☒ BUSINESS
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ FLOODWAY: ☐ IN ☐ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- | | |
|---|---|
| (a) As the applicant, have you created this hardship? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes <input checked="" type="radio"/> No |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property? | Yes <input checked="" type="radio"/> No |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | Yes <input checked="" type="radio"/> No |

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR _____

APPLICANT Alfred Palmallc

DATE _____

DATE 6/9/2023



P.O. Box 1565, Lake Charles, LA 70602
422 7th Street, Lake Charles, LA 70601
(337) 436-0830 phone
(337) 436-2530 fax
www.apalmainc.com

June 9, 2023

Ms. Lauren Boring
City of Lake Charles
326 Pujo Street
Lake Charles, LA 70601

OFFICE RENOVATION AND
ADDITIONS FOR APLLC OFFICE
LAKE CHARLES, LA

Ms. Boring

Please consider our request for a variance to the COLC zoning requirement for a landscaping buffer along Burnett Street.

We have occupied this office since 1986 with really no change, the renovation and addition to our office is needed to allow my firm to grow. My intent when done is to allow a few of my employees to park in the rear of the office.

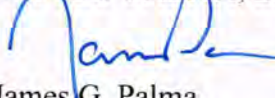
In the following pictures, you can see that the fencing and building runs along side the property line. The plan is to install a new electric gate that will open and close as necessary for the employee to access the rear parking spot, after work hours the gate will be closed. I have also enclosed a picture of the front of my office on 7th Street, which is landscaped to meet the requirements of the city when the building was renovated in early 2000. It is very important that we maintain a fence along Burnett Street due to thefts that we have experienced over the years. Opening the back of our property would be a major issue.

Additionally, the rear metal building is used for storage and needs to be accessible to larger trucks and we use the back southwest corner for a 6-cy dumpster.

Please let me know if there is anything else needed.

Very truly yours,

ALFRED PALMA, LLC



James G. Palma
Vice President

/jgp



P.O. Box 1565, Lake Charles, LA 70602
422 7th Street, Lake Charles, LA 70601
(337) 436-0830 phone
(337) 436-2530 fax
www.apalmainc.com

Burnett Street – Back of Office Gate Closed





P.O. Box 1565, Lake Charles, LA 70602
422 7th Street, Lake Charles, LA 70601
(337) 436-0830 phone
(337) 436-2530 fax
www.apalmainc.com

Burnett Street looking east from west





P.O. Box 1565, Lake Charles, LA 70602
422 7th Street, Lake Charles, LA 70601
(337) 436-0830 phone
(337) 436-2530 fax
www.apalmainc.com

Burnett Street West Fence Line





P.O. Box 1565, Lake Charles, LA 70602
422 7th Street, Lake Charles, LA 70601
(337) 436-0830 phone
(337) 436-2530 fax
www.apalmainc.com

Burnett Street Gate Open to back

