



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, August 14, 2023

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

RES 23-01

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: CITY OF LAKE CHARLES

SUBJECT: Resolution amending the five page comprehensive Plan for the year 2023 for the City of Lake Charles, Louisiana.

STAFF FINDINGS: The proposed amendment is to add Section 3(e) "*Working with Chennault International Airport and/or SOWELA Technical Community College to promote aviation skill sets and enhance immediate entry into the aviation job market.*" of the Comprehensive Plan.

PRELIM 23-01 LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: J. BREAUX ENTERPRISES, LLC (AUDUBON PLACE SUBDIVISION, PH. 2 & 3)

SUBJECT: Applicant is requesting Preliminary Subdivision approval (Section 2.3), in order to subdivide a 43.50-acre tract of land into one hundred fifty-six (156) single-family lots, within a Mixed Use Zoning District. Location of the request is the **Northside 3800 Blk. E. Prien Lake Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 43.50-acre tract of land into one hundred fifty-six (156) single-family lots, within a Mixed Use Zoning District, meets the minimum lot size and configuration set forth by the Zoning Ordinance. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

PREFNL 23-22

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: DALLAS SINGLETON (COURTLIN AMANI SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to subdivide a .67-acre tract of land into three (3) reconfigured residential lots, within a Neighborhood Zoning District. Location of the request is the **Northeast section N. Goos Blvd. @ Martha Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision

of a .67-acre tract of land into three (3) reconfigured residential lots, within a Neighborhood Zoning District, meets the minimum lot size and configuration set forth by the Zoning Ordinance. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**PREFNL
23-23**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: L.C. AMERICAN PRESS/KPLC LLC (DOWNTOWN PLACE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to relocate existing lot lines within a .95-acre tract of land thereby reconfiguring two (2) tracts, within T-4 Urban Transect and T-5 Urban Center Transect Zoning Districts. Location of the request is the **Southside 300 Blk. Division Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .95-acre tract of land reconfiguring two (2) tracts, within T-4 Urban Transect and T-5 Urban Transect, meets the minimum lot size and configuration set forth by the Zoning Ordinance. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**PREFNL
23-24**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: P & S-1, LLC (P & S-1, LLC SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a .90-acre tract of land consisting of five existing lots into two (2) development tracts, within a Mixed Use Zoning District. Location of the request is the **Northwest section Enterprise Blvd. @ Alamo Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .90-acre tract of land consisting of five lots into two (2) development tracts, within a Mixed Use Zoning Districts, meets the minimum lot size and configuration set forth by the Zoning Ordinance. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**PREFNL
23-25**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: SCOTT MOFFETT (LAKE HAVEN ESTATES)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a .5873-acre tract of land into two (2) residential lots, within a Residential Zoning District. Location of the request is **1200 Shell Beach Drive**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .5873-acre tract of land into two (2) residential lots, within a Residential Zoning District, meets the minimum lot size and configuration set forth by the Zoning Ordinance. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**REZONE
23-03**

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: NEXT LEVEL HOSPITALITY

SUBJECT: Applicant is requesting to amend the official zoning map (Sec 5-207) from a Mixed Use Zoning District to a Business Zoning District. Location of the request is **1101 W. Prien Lake Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to rezone property from a Mixed Use Zoning District to a Business Zoning District in order to construct a hotel. The property is bordered by other hotel uses to the West and North and Interstate 210 to the South. The rezoning application will be

forwarded to the City Council for final approval.

REZONE-MAJ LAKE CHARLES ZONING ORDINANCE NO. 10598**-VAR 23-04****APPLICANT:** TKN PROPERTIES

SUBJECT: Applicant is requesting to amend the official zoning map in conjunction with a Major Conditional Use Permit in order to rezone (approx. .39 acres) from a Residential Zoning District to a Mixed Use Zoning District and construct four (4) two-family attached dwelling units (8 total) with a Variance for a bufferyard reduction along the East property line of 8' vs. required 15'. Location of the request is **1648 Mignonette Lane**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to rezone property from a Residential Zoning District to a Mixed Use Zoning District, with a Major Conditional Use request and a Variance request to construct four (4) two-family attached dwelling units (8 total). The variance requested is for a bufferyard reduction along the East property line of 8' vs the required 15'. The property is bordered to the West and South by multifamily properties and to the North and East by single family properties. The rezoning application will be forwarded to the City Council for final approval.

**REZONE
23-05****LAKE CHARLES ZONING ORDINANCE NO. 10598****APPLICANT:** JAE CHANG

SUBJECT: Applicant is requesting to amend the official zoning map (Sec 5-207) from a Residential Zoning District to a Business Zoning District. Location of the request is **3237 Louisiana Avenue**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to rezone property from a Residential Zoning District to a Business Zoning District. The property is bordered to the North and West by single family property and to the South and East by commercial property in a Business Zoning District. The rezoning application will be forwarded to the City Council for final approval.

**MAJ-VAR
23-09****LAKE CHARLES ZONING ORDINANCE NO. 10598****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-VAR
23-16****LAKE CHARLES ZONING ORDINANCE NO. 10598****APPLICANT:** ALLIANCE HOUSING AHCS

SUBJECT: Applicant is requesting a Major Planned Development in order to construct eight (8) duplex dwelling units and five (5) single-family units with Variances (Sec. 4--206) for a bufferyard reduction of 5' vs. required 15' along West property line and 10' front setback vs. required 30' for four (4) duplexes located on private drive, within a Residential Zoning District. Location of the request is the **Southside 2700 Blk. Lynn Street thru to Poe Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct eight (8) duplex dwellings units and five (5) single-family units

with variances for a bufferyard reduction of 5' vs the required 15' along the West property line and 10' front setback vs the required 30' for four (4) duplexes located on an interior private drive. The proposal is bordered to the North and South by single family residential, to the West by church property, and to the East by vacant land. The site plan reveals the proposed homes will face the interior private drive. If approved, this entire development must meet the landscaping requirements as outlined in Sec 5-210 in the Zoning Ordinance.

**MAJ-VAR
23-17**

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: BASONE DEVELOPMENT SOLUTIONS

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct a commercial office building with Variances (Sec. 4--205) to 1) increase in allowable gross square footage from 3,000s.f. to 13,505s.f.; 2) increase in allowable lot coverage to exceed 40%; 3) reduction of parking spaces; 4) reduction of landscape requirements; and 5) reduction of bufferyard from 15' to 11' along South property line, within a Neighborhood Zoning District. Location of the request is **3120 Enterprise Blvd.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct a commercial office building and conference center with variances to increase the allowable gross square footage from 3,000 sf to 13,505 sf, increase allowable lot coverage to exceed 40%, to reduce the parking spaces from 45 required spaces to 15 spaces, to reduce landscaping requirements, and to reduce the bufferyard from 15' to 11' along the South property line. The property is bordered to the West, South, and East by single family residential, and to the North by commercial office. Due to the size of the building, proposed use, and the limited amount of parking provided, staff feels the proposed parking is not adequate. Therefore, staff cannot forward a position of support.

SPC 23-04

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: MR ENGINEERING & SURVEYING

SUBJECT: Applicant is requesting a Special Exception (Sec. 4-206) in order to reduce required parking by allowing 199 parking spaces vs. the required 240 spaces for the rebuild of a 120-unit apartment complex, within a Mixed Use-X Zoning District. Location of the request is **4254 5th Avenue.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to reduce the required parking by allowing 199 parking spaces vs. the required 240 spaces for the rebuild of a 120-unit apartment complex, within a Mixed Use-X Zoning District. Staff could find no evidence of hardship therefore cannot forward a position of support.

SPC 23-05

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: NEXT LEVEL HOSPITALITY LLC/HIREN ZAVERI

SUBJECT: Applicant is requesting a Special Exception (Sec. 4-206) in order to reduce required parking by allowing 1:1 ratio vs. the required 1.5 spaces/room for a new proposed hotel. Location of the request is **1101 W. Prien Lake Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to reduce the required parking by allowing a 1:1 ratio vs the required 1.5 spaces per room for a new proposed hotel. Staff could find no evidence of hardship therefore cannot forward a position of support.

VAR 23-30

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: CITY OF LAKE CHARLES

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to establish a

temporary portable building (to be used as offices) on a collector street, within an Industrial Zoning District. Location of the request is **4331 E. Broad Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to establish a temporary portable building on a collector street, within an Industrial Zoning District. This portable building is being proposed as temporary offices for the Department of Public Works while their new Public Works Campus and Facilities are being constructed.

VAR 23-31**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: ROBERT BENNETT

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a 1,750sq.ft. accessory building thereby exceeding the allowable 40% of principal structure, within a Residential Zoning District. Location of the request is **501 E. Claude Street**.—

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct a 1750 sf accessory building exceeding the allowable 40% of the principal structure within a Residential Zoning District. The proposal property is over 35,000 sf; therefore staff feels the request falls reasonable.

VAR 23-33**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: NICOLAS FIGUEROA ARIAS

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a new residence with a 5'6" street side setback vs. the required 15', within a Residential Zoning District. Location of the request is **749 Morningside Drive**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct a new residence with a 5'6" street side setback vs the required 15', within a Residential Zoning District. The property is located along a DOTD roadway that may be widened in the future. Staff could find no evidence of hardship and therefore cannot forward a position of support.

VAR 23-34**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: BLALOCK CONSTRUCTION

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to reduce required bufferyard along East property line from 15' to 2'5" for a proposed townhome development, within a Neighborhood Zoning District. Location of the request is **221 W. Sallier Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to reduce the required bufferyard along the East property line from a required 15' to 2'5" for a proposed townhome development, within a Neighborhood Zoning District. The bufferyard variance will allow for a five foot patio cover with a concrete landing that extends out from the building 5', the building itself will be 7'5" from the East property line.

OTHER BUSINESS**ADJOURN**

CITY OF LAKE CHARLES, LOUISIANA COMPREHENSIVE MASTER PLAN

The purpose of the Master Plan is to provide a comprehensive, consensus, cooperative, coordinated, and continuous (sometimes referred to as the "5-C Process") framework to identify needs, wants and shovel ready priority programs and projects in the community. The Master Plan objective is to leverage strategies for implementation and maximum efficiency in the use of public dollars. Information and clarity in each of the Plan Elements facilitates both public and private sectors in their respective operations and investments.

State law, in addition to local practice, generally identify common elements comprising the Master Plan: Drainage, Transportation, Housing, Utilities, Economic Development, Parks and Recreation, Land Use, Public Buildings, Social Services, Education and Public Safety are reference standards. Other plan elements have emerged over the past thirty years to identify and include Environment, Human Health, and Resiliency needs in response to contamination and weather disasters.

Critical purpose of a master plan is providing consistent implementation and continuity on timelines for implementation. Protecting Master Plan integrity is intended to provide maximum efficiency in monies, resources, time, and energy needed to deliver on programs and projects identified in the Master Plan.

Louisiana Revised Statutes: 33:109 thru 119 and 140.61 and 140.62 provide the Planning Commission with responsibilities for preparation, review, adoption, and maintenance of the Comprehensive Master Plan. The Mayor and City Council may modify, adjust, and simply override any part or component of the adopted Master Plan temporarily or permanently under established qualifying conditions. Ideally, stakeholders of the Master Plan (planning commission, mayor, city council) work together for common objectives but, differences do occur and are normal in the process. Each stakeholder has their respective legal responsibilities.

MOST RECENT ADOPTED MASTER PLAN ELEMENTS AS AMENDED:

City of Lake Charles Planning Commission Resolution No. RES 22-01 Dated: August 8, 2022

Economic Development Element*

Lake Charles enjoys a diverse industry portfolio that continues to strengthen and build upon the city's historic economic base. The Economic Development Element is a priority for the city of Lake Charles. With a goal of sustained and diversified economic growth, the city has identified the following to incentivize private sector investment. *Reference City of Lake Charles Website for Plan project/program details.*

1. The Lakefront

Lake Charles has a focus on developing the lakefront into an activity center serving as a main attraction and boosting tourism as well as creating new job opportunities and enhancing quality of life. The vision for the Lakefront Development ties into the Quality-of-Life vision as it includes a boardwalk that spans from the existing Civic Center boardwalk and seamlessly connects to the beach area. While some private investments are already underway for this area, including the Port Wonder Children's Museum and Crying Eagle, the city is actively working to incentivize and encourage mixed-use retail and restaurant uses on the lakefront creating an active, pedestrian friendly walkable district unlike any in the region.

Planned Lakefront projects:

- a. Seawall extension east to allow for additional development
- b. Civic Center Festival Plaza on Board du Lac Blvd
- c. Marina at Parking Garage on Lakefront
- d. Parking Garage for the Civic Center area
- e. Raise elevation of Pinnacle Tract
- f. Lakefront Boardwalk Phase 2
- g. Extend fiber along Lakefront Boardwalk

Implementation Status:

- a. TBD
- b. TBD
- c. TBD
- d. TBD
- e. TBD
- f. TBD

2. Downtown Lake Charles

Downtown Lake Charles is vibrant and active and is a focus for new investment. New businesses are locating in the CBD and existing businesses are rebuilding. The City of Lake Charles Plan is to expand streetscape projects, add multipurposed parking infrastructures, and introduce autonomous transit services. Streetscaping improvements include street trees, on-street parking, enhanced sidewalks, street/pedestrian lighting features, and include public seating, white sound, and artistic attributes that will create a welcoming environment to patrons and ultimately have the highest impact on downtown development. Planned multipurposed parking garages are scaled to provide a first-floor pavilion for protected activities and upper floors spaced for potential future retrofitting. Garage parking spaces are to include electric vehicle chargers and solar power generators. Autonomous transit vehicles are planned to interconnect downtown locations, parking garages and Civic Center.

Planned Downtown projects:

- a. Streetscapes: Bilbo, Broad, Division and Ryan streets
- b. Three multipurposed parking garages
- c. Autonomous vehicle transit services

Implementation Status:

- a. TBD
- b. TBD
- c. TBD

3. Chennault

Chennault International Airport is a public aerospace and industrial complex located in eastern Lake Charles. The airport has the longest runway along the Gulf Coast and can facilitate almost any aircraft in the world. Chennault has potential to be a major economic center for the area. The infrastructure needs include city water and wastewater services and upgraded internal and external street/road access network. The Chennault International Airport Authority has an adopted Master Plan (Reference Chennault Master Plan) supported by the City of Lake Charles as an economic investment with the following projects:

- a. Extend wastewater sewer service from E. Prien Road to Legion Drive and Mallard Cove Road
- b. Upgrade street/road network and provide SOWELA Community College with a campus environment for students and faculty
- c. Identify, design, and build a southern gateway into Chennault from E. Prien Lake Road
- d. Extend city potable water and wastewater sewer services to serve the La. Hwy. 397 area
- e. Working with Chennault International Airport and/or SOWELA Technical Community College to promote aviation skill sets and enhance immediate entry into the aviation job market.

Implementation Status:

- a. TBD
- b. TBD
- c. TBD
- d. TBD

Quality of Life Element

Lake Charles has the benefit of natural systems (bayous, lakes, rivers, swamps, marshes) with many outdoor opportunity offerings. The Master Plan specifically identifies numerous projects to provide interconnectivity (trails, bikeways, pedestrian paths) to a network of recreational, challenging, and passive corridors access to numerous activity destinations for residents and visitors.

Planned blue and green infrastructure projects:

- a. Bayou Greenbelt
- b. Bikeways
- c. Fishing piers
- d. Trailheads
- e. Pedestrian Paths

Implementation Status:

- a. TBD
- b. TBD
- c. TBD
- d. TBD
- e. TBD

Resiliency Element

1. Underground Utilities

The City of Lake Charles Master Plan has established an ambitious program to relocate overhead utilities underground to provide a more resilient public infrastructure system investment for both current and future generations. Businesses, industries, institutions, and residents must have critical assurance essential services can be maintained through climate change weather events and local disasters. Electrical and fiber infrastructure networks are included in the planned underground public initiative.

Planned phased underground resiliency projects:

- a. Phased Citywide Underground Infrastructure Plan
- b. Funding resources identified to support underground utility transition
- c. Schedule of underground utility infrastructure implementation

Implementation Status

- a. TBD
- b. TBD
- c. TBD

Utilities Element

2. Potable Water Utility

The City of Lake Charles has a Water Master Plan to meet needs of a growing population and service area. The Water Master Plan details a higher level of service to current customers while also extending water service to areas not currently served. *Reference City of Lake Charles Water Master Plan*

Planned potable water utility projects:

- a. New 8.0 MGD water plant in southeast Lake Charles
- b. New 4.0 MGD water plant in east Lake Charles
- c. Expansion of the Southwest Water Treatment Plant from 20 MGD to 27 MGD
- d. New elevated water storage tanks increasing storage capacity from 1.65 MG to 3.5 MG

Implementation Status:

- a. TBD
- b. TBD
- c. TBD
- d. TBD

3. City Wastewater Utility

Sewer systems are one of the most expensive infrastructure a local government can invest. Upgrading wastewater systems is a continuous need.

Planned wastewater utility projects:

- a. Replace Wastewater Treatment Plant A
- b. Plant B/C – Upgrade Solids Handling System
- c. Upgrade SCADA Towers
- d. Upgrade lift stations and trunk lines feeding WWTP A
- e. Plant A – Install new lift station to feed the plant
- f. Increase treatment capacity Plant D

Implementation Status:

- a. TBD
- b. TBD
- c. TBD
- d. TBD
- e. TBD
- f. TBD

4. The Fifth Utility - Fiber Optic and Broadband

The rapid growth of internet communication, fiber optic infrastructure and broadband services requires a public service infrastructure focus. The complexity, cost, and management of fiber communication is critical to economic expansion and community development. Projected demand and need for speed, capacity and affordability of internet services are defined as the “Fifth Utility” in public services. The Master Plan identifies fiber optic and broadband investment as a priority service objective.

Planned Public Fiber Optic and Broadband Infrastructure projects:

- a. Preparation of a citywide public fiber optic and broadband plan
- b. Development of a closed network or open network option public fiber system
- c. Establishment of three Economic Technology Enterprise (ETE) Centers (business)
- d. Adoption of revenue streams to support local public technology advancement

Implementation Status:

- a. TBD
- b. TBD
- c. TBD
- d. TBD

5. Drainage Utility

The city drainage system is a critical component of the Master Plan for very practical reasons. Rainfall events affecting the city directly and indirectly are regular reminders for investment in and maintenance of both the natural and manmade drainage network.

Planned Drainage Infrastructure projects:

- a. Enterprise Blvd. Drainage Project
- b. Veterans Memorial Drive Drainage Piping Replacement Project
- c. Legendre Street Piping Project
- d. Ditch Fills to Drainage Laterals Citywide Project
- e. Undersized Ditch Culvert Replacement Program
- f. CCTV Project (I-210 to I-10 and I-210 to Country Club Road)
- g. Citywide Underground Drainage System Inspection and Cleaning

Implementation Status:

- a. TBD
- b. TBD
- c. TBD
- d. TBD
- e. TBD
- f. TBD
- g. TBD

Public Buildings Element

The City of Lake Charles has many outdated (though recognized as “historic”) public buildings and buildings damaged by hurricanes Laura and Delta. Specific city services need to be relocated and expanded to serve a growing population.

1. New Public Works Complex

The Public Works campus suffered severe damage from the hurricanes with many buildings needing significant repair or replacement. The Public Works Complex is in the flight path of Chennault International Airport inhibiting future expansion of the airport and City Public Works operations.

Planned New Public Works Complex Project:

- a. Identification of New Public Works Complex Location
- b. Design plans for New Public Works Complex
- c. Funding resources for New Public Works Complex
- d. Construction of New Public Works Complex

Implementation Status:

- a. TBD
- b. TBD
- c. TBD
- d. TBD

2. New City Hall Facility

The current City Hall was not designed nor function well as a center meeting public service needs of a growing population in the digital age.

- a. Identification of New City Hall Facility Location
- b. Design plans for New City Hall Facility
- c. Funding resources for New City Hall Facility
- d. Construction of New City Hall Facility

Implementation Status:

- a. TBD

- b. TBD
- c. TBD
- d. TBD

3. Additional Public Facilities Plan

There are additional public facility needs addressed in the Master Plan:

- a. Civic Center Façade and Facility Upgrades
- b. Fire Training Facility
- c. Police Annex
- d. Southwest Lake Charles Recreation Center
- e. New Fire Station
- f. South Lake Charles Substation
- g. New Communication Tower

Implementation Status:

- a. TBD
- b. TBD
- c. TBD
- d. TBD
- e. TBD
- f. TBD
- g. TBD

Transportation Element

Bridges and high traffic volume streets and roadways are important to the overall transportation network of the City of Lake Charles. The City is a member of the Lake Charles Urban Area Metropolitan Planning Organization (MPO) established to coordinate planning and implementation of transportation improvement programs and projects among local governments and state and federal transportation agencies. *Reference Lake Charles MPO website (PlanSWLA.com) for status of scheduled transportation projects in the City of Lake Charles.*

CITY OF LAKE CHARLES
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

- DATE: 7/6/23 APPLICATION FEE: 250.00
1. NAME OF SUBDIVISION: Audubon Place Phase 2 & 3
 2. NAME OF APPLICANT: J. Breaux Enterprises LLC
ADDRESS: 1807 W. Gloria Switch Road, Calcasieu ZIP: 70520 PHONE: 337-254-1658
 3. NAME OF AUTHORIZED AGENT: S/A
ADDRESS: _____ ZIP: _____ PHONE: _____
 4. OWNER OF RECORD: East Prien Lake Road Subdivision LLC
ADDRESS: 501 Broad St. Lake Charles, LA ZIP: 70601 PHONE: _____
 5. ENGINEER (and/or Land Surveyor): Paul L Meis Eng (Travis Lament)
ADDRESS: 104 Westmark Blvd ZIP: 70506 PHONE: 337-981-7792
 6. ATTORNEY: _____
ADDRESS: _____ ZIP: _____ PHONE: _____
 7. SUBDIVISION LOCATION: Sec 11, T10S, R2W- Calcasieu
Parish
 8. TOTAL ACREAGE BEING SUBDIVIDED: 43.50 acres
NUMBER OF LOTS: 156 lots (Ph 2 - 86 lots / Ph 3 - 70 lots)
 9. ZONING CLASSIFICATION: Residential
 10. HAS THE PLANNING COMMISSION GRANTED VARIANCE, EXCEPTION OR SPECIAL PERMIT CONCERNING THIS PROPERTY? ☐ YES ☐ NO
IF SO, LIST CASE NO. AND NAME: _____
 11. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP:

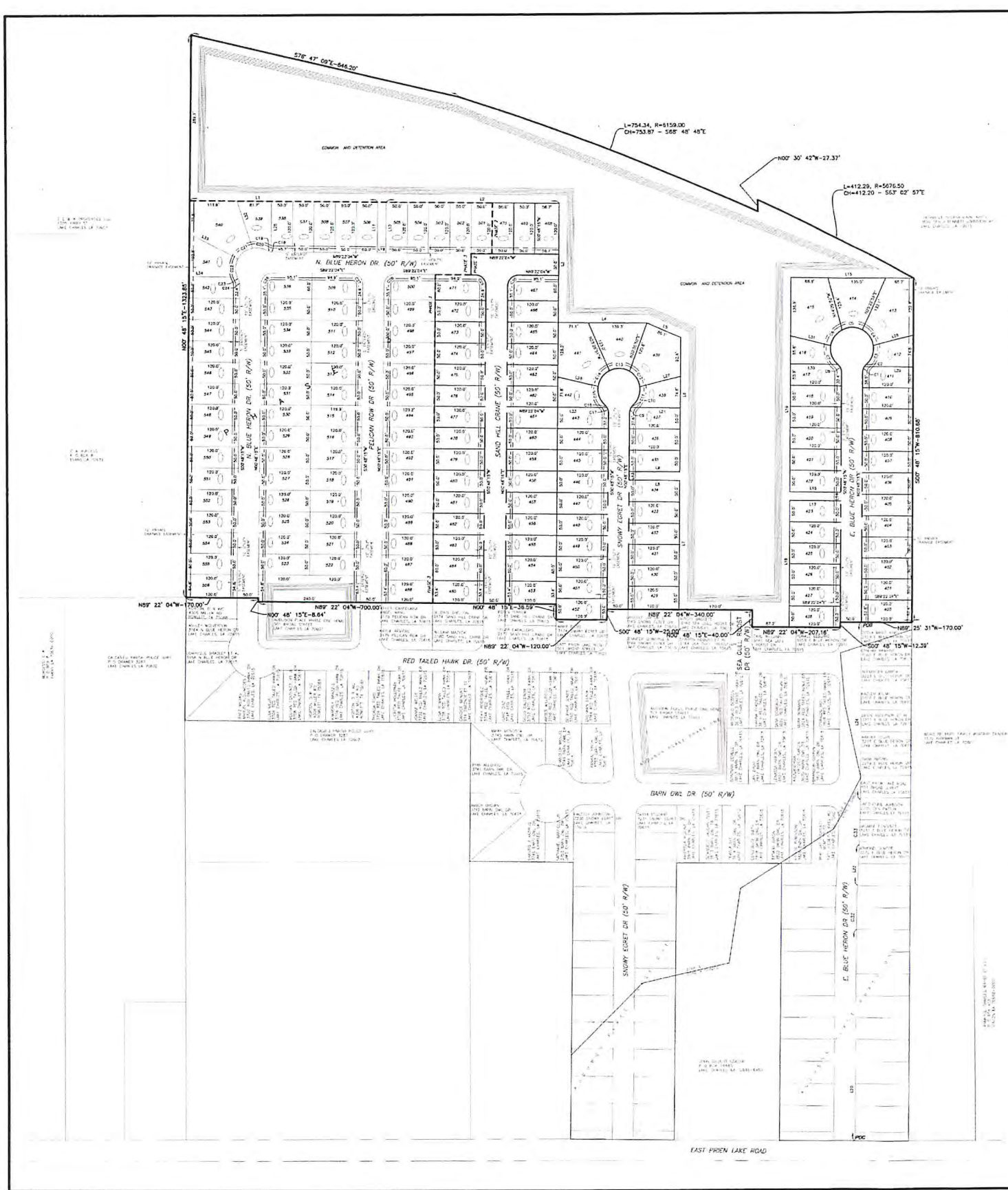
 12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:
Attached
 13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
Attached
 14. ATTACH **FIFTEEN (15)** COPIES OF PROPOSED PRELIMINARY PLAT.
 15. ATTACH **THREE (3)** COPIES OF CONSTRUCTION PLAN. N/A

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, Jeremy R. Breaux HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

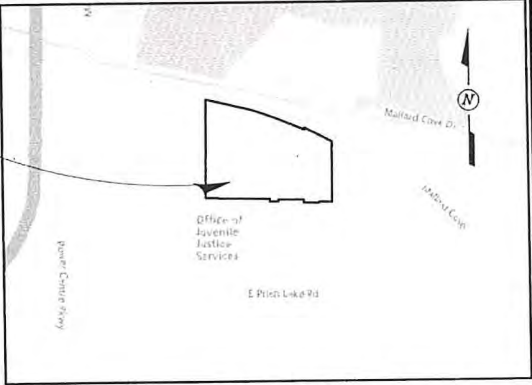
BY: 
SIGNATURE OF APPLICANT

DATE: 7/6/23



LOCATION OF PROPERTY

Curve Table					Line Table	
Curve #	Length	Radius	Chord Bearing	Chord Distance	Line #	Direction
C1	13.8	25.0	N16° 33' 19" E	13.6	L1	S09° 22' 04" E
C2	7.5	25.0	N43° 55' 37" E	7.4	L2	S09° 22' 04" W
C3	49.2	50.0	N22° 49' 16" E	47.2	L3	S07° 48' 15" W
C4	46.7	50.0	N34° 06' 11" W	45.0	L4	N09° 22' 04" W
C5	49.6	50.0	N59° 22' 04" W	47.7	L5	N66° 30' 58" W
C6	46.7	50.0	S35° 22' 03" W	45.0	L6	N09° 48' 15" E
C7	48.9	50.0	S19° 22' 35" E	47.0	L7	N09° 48' 15" E
C8	20.8	25.0	S32° 02' 16" E	20.2	L8	S09° 22' 04" E
C9	13.0	25.0	N19° 44' 42" E	12.9	L9	S09° 22' 04" E
C10	7.9	25.0	N29° 41' 39" E	7.8	L10	S09° 22' 04" E
C11	48.4	50.0	N22° 55' 29" E	46.5	L11	S09° 22' 04" E
C12	46.0	50.0	N22° 06' 01" W	44.4	L12	S09° 22' 04" W
C13	50.0	50.0	N88° 05' 33" W	47.9	L13	S09° 22' 04" W
C14	47.6	50.0	S35° 57' 58" W	45.9	L14	S09° 22' 04" W
C15	49.2	50.0	S19° 33' 07" E	47.2	L15	S09° 22' 04" E
C16	9.7	25.0	S38° 49' 13" E	9.7	L16	S09° 22' 04" E
C17	13.4	25.0	S14° 24' 21" E	13.3	L17	S09° 22' 04" E
C18	4.3	25.0	N84° 28' 05" W	4.3	L18	S09° 22' 04" E
C19	9.1	25.0	N69° 11' 42" W	9.0	L19	S09° 22' 04" E
C20	35.9	50.0	N79° 57' 17" W	35.1	L20	S09° 22' 04" E
C21	44.5	50.0	S83° 24' 38" W	43.1	L21	S09° 22' 04" W
C22	44.8	50.0	S22° 15' 15" W	43.3	L22	S09° 22' 04" W
C23	5.5	50.0	S29° 35' 58" E	5.5	L23	S09° 22' 04" W
C24	11.3	25.0	S14° 28' 08" E	11.2	L24	S09° 22' 04" E
C25	39.0	25.0	N43° 43' 02" E	35.3	L25	S09° 22' 04" E
C26	73.2	25.0	S44° 16' 52" E	35.4	L26	S09° 22' 04" E
C27	33.2	25.0	N43° 43' 02" E	35.3	L27	S09° 22' 04" E
C28	33.2	25.0	S44° 16' 52" E	35.4	L28	S09° 22' 04" E
C29	33.2	25.0	S44° 16' 52" E	35.4	L29	S09° 22' 04" E
C30	33.2	25.0	S44° 16' 52" E	35.4	L30	S09° 22' 04" E
C31	103.1	2875.0	N61° 48' 23" E	104.1	L31	S09° 22' 04" E
C32	105.8	3025.0	N61° 48' 23" E	106.8	L32	S09° 22' 04" E
C33	105.8	3025.0	N61° 48' 23" E	106.8	L33	S09° 22' 04" E
C34	114.0	309° 22' 04" E			L34	S09° 22' 04" E



VICINITY MAP

0 500' 1000' 2000'
SCALE: 1" = 1000'

LEGEND

BOUNDARY	_____
RIGHT OF WAY	_____
EASEMENTS	_____
LOTS	_____
LOT NUMBER	12
MUNICIPAL NUMBER	2

REFERENCE PLATS:

1. PLAT OF SUBDIVISION PERFORMED FOR AUDUBON PLACE SUBDIVISION PHASE ONE BEING PROPERTY AS SHOWN ABOVE, LOCATED SECTION 11, T10S, R8W, CALCASIEU PARISH, LOUISIANA, PREPARED BY REDDOCH LAND SURVEYING.

FLOOD ZONE

THIS PROPERTY IS LOCATED IN ZONE A (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO BASIC FLOOD ELEVATIONS DETERMINED); ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN); AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR CALCASIEU PARISH, LOUISIANA, MAP NO. 22019C0485F DATED 2/16/2011.

TYPES OF IMPROVEMENTS

STREETS	CURB AND GUTTER
SEWER	PUBLIC / CITY OF LAKE CHARLES
WATER	CITY OF LAKE CHARLES
ELECTRIC	ENERGY (UNDERGROUND)
TELEPHONE	AT&T OR AVAILABLE
CABLE	IF AVAILABLE

GENERAL NOTES

TOTAL NUMBER OF LOTS	156 LOTS
TOTAL NUMBER OF LOTS IN PHASE 2	86 LOTS
TOTAL NUMBER OF LOTS IN PHASE 3	70 LOTS
AREA OF LOTS	23.12 ACRES
AREA OF DETENTION/COMMON AREA	15.24 ACRES
AREA OF DEDICATED STREETS	5.14 ACRES
MINIMUM LOT SIZE	6,000 SQ FT
MINIMUM LOT FRONTAGE	50.0'
TOTAL AREA OF DEVELOPMENT	43.50 ACRES



OWNER:

EAST PRIEN LAKE ROAD
501 BROAD STREET
LAKE CHARLES LA 70601

APPLICANT:

J. BREAUX ENTERPRISES LLC
1807 W. GLORIA SWITCH ROAD
CARENCRO, LA 70520

THIS PLAT IS NOT TO BE USED TO CONVEY INTEREST IN REAL PROPERTY AND DOES NOT REPRESENT AN ON-GROUND SURVEY. THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT.

A PRELIMINARY PLAT OF
AUDUBON PLACE SUBDIVISION PHASE 2 & 3
"A RESIDENTIAL DEVELOPMENT"
LOCATED IN SECTION 11, T10S, R8W
CALCASIEU PARISH, LOUISIANA

DATE OF PLAT:
JULY 5, 2023

0 60' 120' 240'
SCALE: 1" = 120'

PM PAUL L. MIERS ENGINEERING, LLC
CIVIL ENGINEERS LAND SURVEYORS
104 WESTMARK BLVD, SUITE 2A
LAFAYETTE, LOUISIANA 70506
PHONE (337) 981-7792 FAX (337) 981-7797

BPN 4589
SPN 01
FILE 0
DWG

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

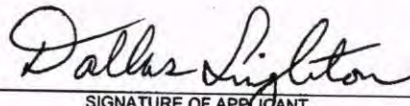
DATE: 6/28/2023

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

1. NAME OF SUBDIVISION: Courtlin Amani
2. NAME OF APPLICANT: Dallas Singleton
606 Bold Ruler Dr
ADDRESS: Stafford, Tx ZIP 77477 PHONE (832) 754-5136
3. NAME OF AUTHORIZED AGENT: N/A
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Dallas Singleton
ADDRESS: _____ ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): Reddoch Land Surveying
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: N/A
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Parcel# 00572500 and Parcel# 00552615
LOT 15 BLK 10 KATRINA MOELING SUB AND COM SW COR LOT 15 W 30 FT N 66.8 FT ETC
LOT 16 BLK 10 K B MOELING SUB
8. TOTAL ACREAGE BEING SUBDIVIDED: Roughly 28,980 sq ft
NO. OF LOTS: 3
9. ZONING CLASSIFICATION: Neighborhood District
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: 7/19/2021
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
East - 1907 Martha St., Antoine Broussard
South - 720 Goos Blvd, Eddie Mae Paul
North - 814 Goos Blvd, Latina Toussaint
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.

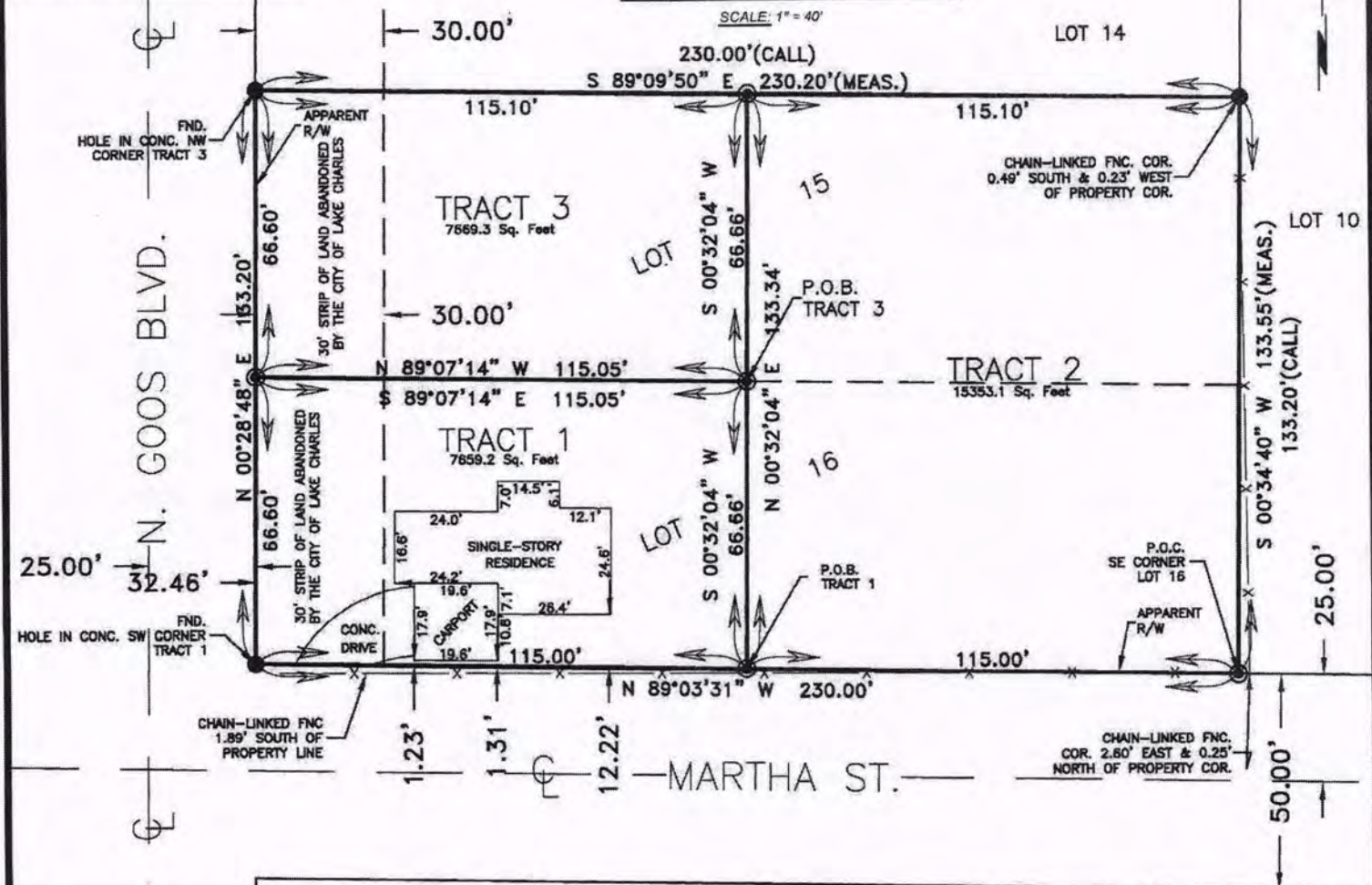
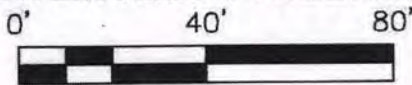
I, Dallas Singleton HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: 
SIGNATURE OF APPLICANT

DATE: 6/28/2023

BASIS OF BEARINGS:
BEARINGS AND DIMENSIONS ARE BASED
ON THE LOUISIANA STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, NAD
83(2011) AS DERIVED FROM STATIC
GPS OBSERVATIONS PERFORMED ON
JULY 19, 2021.

PRELIMINARY SUBDIVISION PLAT OF
COURTLIN AMANI SUBDIVISION



PROPERTY DESCRIPTION:

TRACT 1:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF BLOCK 10 OF K.B. MOELING SUBDIVISION, INCLUDING A 30 FEET STRIP OF LAND ON THE WEST SIDE OF SAID LOT ABANDONED BY THE CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 89°03'31" WEST A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING OF TRACT 1; THENCE CONTINUING NORTH 89°03'31" WEST A DISTANCE OF 115.00 FEET; THENCE NORTH 00°28'48" EAST A DISTANCE OF 66.60 FEET; THENCE SOUTH 89°07'14" EAST A DISTANCE OF 115.05 FEET; THENCE SOUTH 00°32'04" WEST A DISTANCE OF 66.66 FEET TO THE POINT OF BEGINNING OF TRACT 1, CONTAINING 7659.2 SQUARE FEET MORE OR LESS.

TRACT 2:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF BLOCK 10 OF K.B. MOELING SUBDIVISION, INCLUDING A 30 FEET STRIP OF LAND ON THE WEST SIDE OF SAID LOT ABANDONED BY THE CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 89°03'31" WEST A DISTANCE OF 115.00 FEET; THENCE NORTH 00°32'04" EAST A DISTANCE OF 133.34 FEET; THENCE SOUTH 89°09'50" EAST A DISTANCE OF 115.10 FEET; THENCE SOUTH 00°34'40" WEST A MEASURED DISTANCE OF 133.55 (CALLING FOR 133.20 FEET) TO THE POINT OF COMMENCEMENT OF TRACT 2, CONTAINING 15353.1 SQUARE FEET MORE OR LESS.

TRACT 3:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF BLOCK 10 OF K.B. MOELING SUBDIVISION, INCLUDING A 30 FEET STRIP OF LAND ON THE WEST SIDE OF SAID LOT ABANDONED BY THE CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 89°03'31" WEST A DISTANCE OF 115.00 FEET; THENCE NORTH 00°32'04" EAST A DISTANCE OF 66.66 FEET TO THE POINT OF BEGINNING OF TRACT 3; THENCE NORTH 89°07'14" WEST A DISTANCE OF 115.05 FEET; THENCE NORTH 00°28'48" EAST A DISTANCE OF 66.60 FEET; THENCE SOUTH 89°09'50" EAST A DISTANCE OF 115.10 FEET; THENCE SOUTH 00°32'04" WEST A DISTANCE OF 66.66 FEET TO THE POINT OF BEGINNING OF TRACT 3, CONTAINING 7669.3 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE PLANNING AND ZONING DEPARTMENT OF CALCASIEU PARISH.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO DO SO.

NO ATTEMPT HAS BEEN MADE BY E. LEO REDDOCH, P.L.S. TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED) TO ALTER, MODIFY OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.

THE FENCES SHOWN HEREON REPRESENT GENERAL LOCATIONS. THIS SURVEY DOES NOT WARRANT THE FENCES AS TITLE AND LEGAL BOUNDARIES BETWEEN CONTIGUOUS PARCELS OF LAND. REFER TO THE PROPERTY LINE METES AND BOUNDS DESCRIPTIONS FOR THE TRUE BOUNDARIES.

DEDICATION:

THE RIGHT-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES 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 PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

SEWERAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

CERTIFICATIONS:

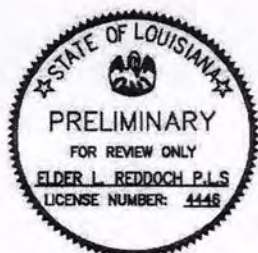
I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 48:LX, CHAPTER 29 PER CLASS "C" MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS. I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW. NORTH ORIENTATION IS ASSUMED UNLESS OTHERWISE NOTED.

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: 802 N. GOOS BLVD, LAKE CHARLES, LOUISIANA 70601

●— REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

●— REPRESENTS 3/4" IRON ROD EXISTS UNLESS OTHERWISE NOTED.



OWNER

DATE

CITY OF LAKE CHARLES

DATE

PLAT OF SUBDIVISION

DRAWN BY:
MTM & ACR

PERFORMED FOR:
DALLAS SINGLETON

CHECKED BY:
ELR

PROPERTY LOCATED IN:
SECTION 28, TOWNSHIP 9 SOUTH,
RANGE 8 WEST, SOUTHWESTERN
LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA

SCALE: 1" = 40'

DATE OF PLAT: JULY 19, 2021
SUBDIVISION: JUNE 29, 2023

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

DATE: 7-10-23

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

1. NAME OF SUBDIVISION: Downtown Place
2. NAME OF APPLICANT: Shearman Real Estate : KPLC, LLC
SRE: PO Box 3266 ZIP 70602 PHONE 337-433-4353
3. NAME OF AUTHORIZED AGENT: Ava Yellott
Personal 605 Coward Rd 70633
ADDRESS: Wk: 726 Ryan St, Ste A ZIP 70601 PHONE 337-6660-8487
Shearman Real Estate, LLC
4. OWNER OF RECORD: KPLC, LLC
SRE: PO Box 3266 70602 337-433-4353
KPLC: ADDRESS: 201 Monroe St, Montgomery, AL ZIP 36104 PHONE 337-802-7487
5. ENGINEER (and/or Land Surveyor): Leo Reddoch (Reddoch Land Surveying)
ADDRESS: 2125 Hodges St ZIP 70601 PHONE 337-491-9520
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Intersection of Ryan St & Division St
(Southeast Corner)
8. TOTAL ACREAGE BEING SUBDIVIDED: .95 Acres
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: T-5
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.

See Next Page for
Signatures

HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 7/10/2023

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

1. NAME OF PROPOSED SUBDIVISION: Downtown Place
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: _____
ADDRESS: _____ ZIP: _____ PHONE: _____
3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP: _____ PHONE: _____
4. OWNER OF RECORD: _____
ADDRESS: _____ ZIP: _____ PHONE: _____
5. ENGINEER (and/or Land Surveyor): Reddock Land Surveying, Inc.
ADDRESS: 2125 Hodges Street ZIP: 70601 PHONE: (337) 491-9520
6. ATTORNEY: _____
ADDRESS: _____ ZIP: _____ PHONE: _____
7. SUBDIVISION LOCATION: Intersection of Ryan St. and Division St.
(Southeast corner)
8. TOTAL ACREAGE BEING SUBDIVIDED: 0.55 Acres
NO. OF LOTS: 3
9. ZONING CLASSIFICATION: T-5
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:

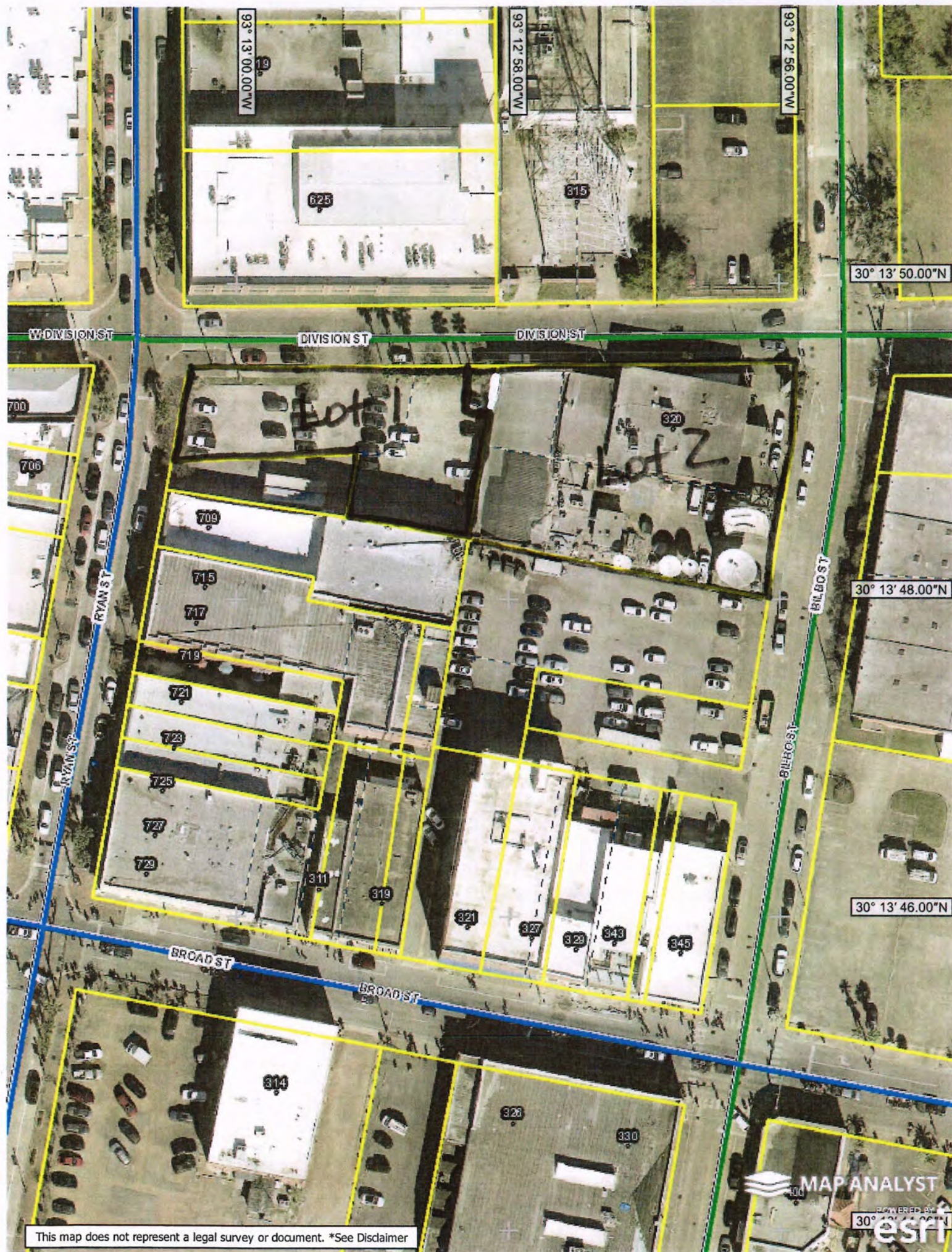
13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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.

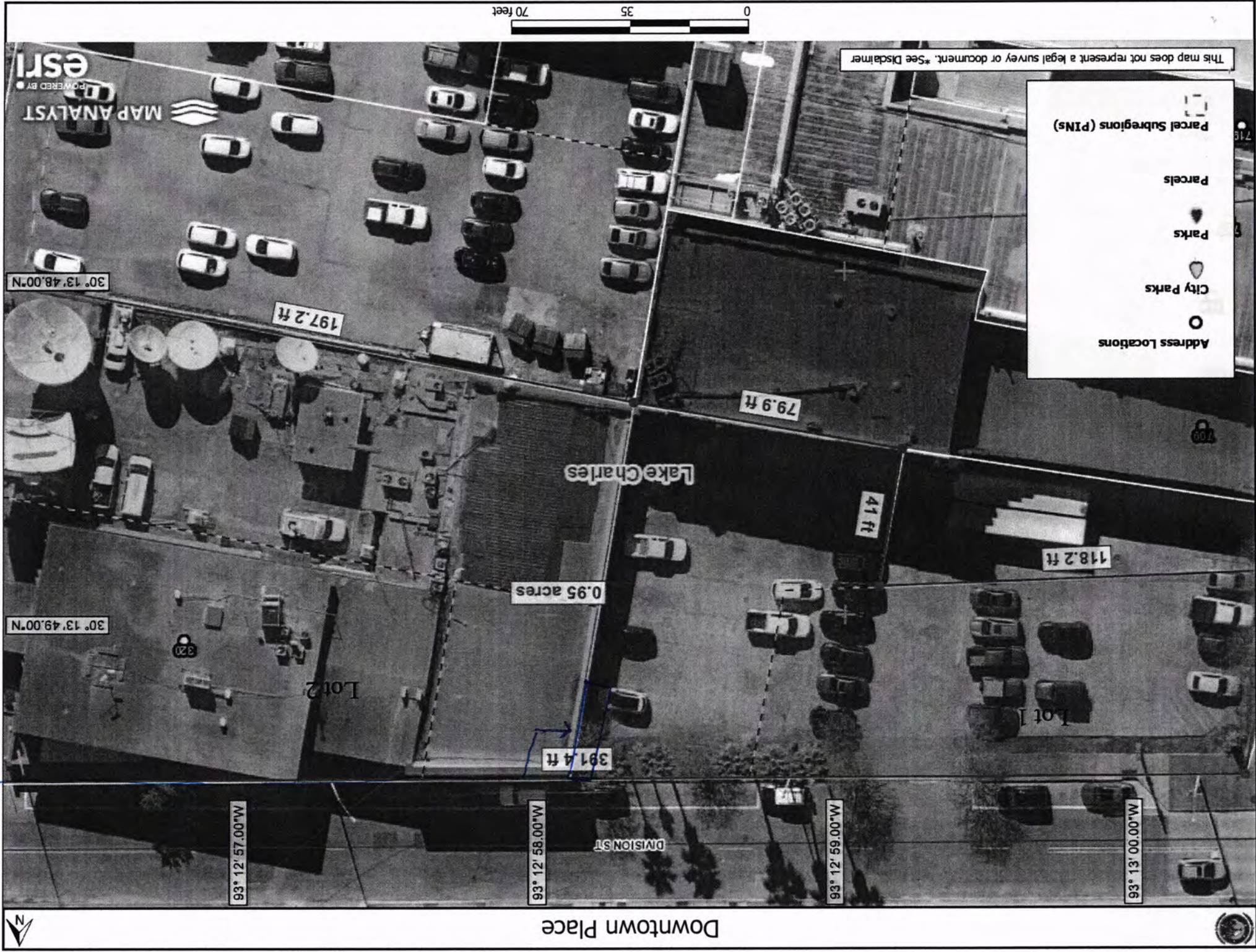
I, Ava Yellott HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Ava Yellott
SIGNATURE OF APPLICANT

DATE: 7-10-23



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



5.01' x 15.21' →
Apprx. .002 Acres
to be removed
from Lot 1
and added to
Lot 2

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 7/10/2023

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

1. NAME OF SUBDIVISION: P&S-1 LLC
2. NAME OF APPLICANT: P&S-1 LLC
ADDRESS: PO Box 3384, Lafayette, LA ZIP 70502 PHONE 337-802-9164
3. NAME OF AUTHORIZED AGENT: Alex Guillory
ADDRESS: PO Box 3384, Lafayette, LA ZIP 70502 PHONE 337-802-9164
4. OWNER OF RECORD: P&S-1 LLC
ADDRESS: PO Box 3384, Lafayette, LA ZIP 70502 PHONE 337-802-9164
5. ENGINEER (and/or Land Surveyor): Pelican Land Surveying L.L.C
ADDRESS: 838 S Post Oak Rd, Sulphur, LA ZIP 70664 PHONE 337-833-8116
6. ATTORNEY: N/A
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Property located on corner of Enterprise Blvd & Alamo Street
Parcel Address: 2808, 2810, 2812, 2814 Enterprise Blvd. Lake Charles, LA 70601
8. TOTAL ACREAGE BEING SUBDIVIDED: 0.90 Acres (39,309.48 square ft.)
NO. OF LOTS: Proposed 2 lots (5 lots combined to 2)
9. ZONING CLASSIFICATION: Flood Zone X
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____

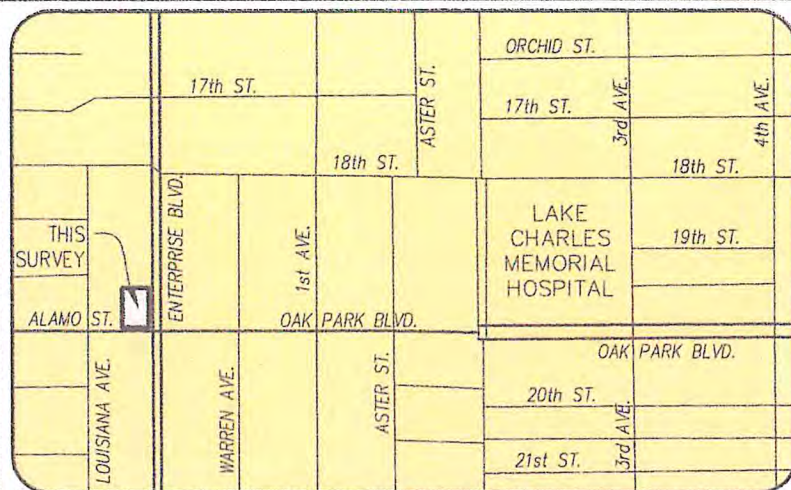
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES: Pamela Mayo Miles (2804 Enterprise Blvd.)
Bradley Allen Schwertner (2801 Louisiana Ave.), BQC Group. LLC (2803 Louisiana Ave.), Khan Phan Dorkeo
(2805 Louisiana Ave.), Milton Landry (2809 Louisiana Ave), 5 Point Rental & Realty LLC (2813 Louisiana Ave.)
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, Alex Guillory HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Alex Guillory
SIGNATURE OF APPLICANT

DATE: 2023-07-10



VICINITY SKETCH

SCALE: NOT TO SCALE

SURVEY AND MAP FOR: P&S-1 LLC
SURVEY DATE: JULY 7, 2023

DESCRIPTION:

TRACT A

Lots Twelve (12), Thirteen (13), and the North 23.00 feet of Lot Fourteen (14) of Block "A" of the Boulevard Terrace Subdivision, a subdivision of Blocks "A" and "B" of Green Heights Subdivision, as per plat recorded in the records of Calcasieu Parish, Louisiana.

TRACT B

The South 27.00 feet of Lot Fourteen (14), and all of Lots Fifteen (15) and Sixteen (16) of Block "A" of the Boulevard Terrace Subdivision, a subdivision of Blocks "A" and "B" of Green Heights Subdivision, as per plat recorded in the records of Calcasieu Parish, Louisiana.

NOTE:

- 1) BEARINGS SHOWN HEREON ARE GRID BEARINGS ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM AND ARE REFERENCED TO LSU C4G CORS NETWORK, NAD83-2011.
- 2) TITLE RESEARCH INFORMATION WAS NOT FURNISHED TO OR CONDUCTED BY THE SURVEYOR DURING THE PERFORMANCE OF THE SURVEY OR FOR PREPARATION OF THIS PLAT.
- 3) REFERENCE PLATS UTILIZED FOR THIS SURVEY:
 - A) SURVEY FOR DR. DAVID DREZ, JR., ET AL, DATED AUGUST 27, 1980, PREPARED BY GEORGE F. WEBB, JR. (245-24)
 - B) PLAT OF BOULEVARD TERRACE SUBDIVISION, DATED JANUARY 17, 1941, PREPARED BY E.L. GORHAM, C.E. (242-22)
 - C) SURVEY OF LOT 13 BOULEVARD TERRACE SUBDIVISION, DATED OCTOBER 15, 1946, PREPARED BY F. SHUTTS' SONS. (341-07)
 - D) SURVEY FOR TOM BOWEN, DATED JUNE 16, 1980, PREPARED BY GEORGE F. WEBB, JR. (400-48)
- 4) ALL CORNERS ARE SET 5/8" RE-BAR UNLESS NOTED OTHERWISE.
- 5) ADJOINING PROPERTY OWNER NAMES AND ADDRESSES WERE OBTAINED FROM THE CALCASIEU PARISH GIS.

Pelican Land Surveying, L.L.C.

A Professional Land Surveying Firm

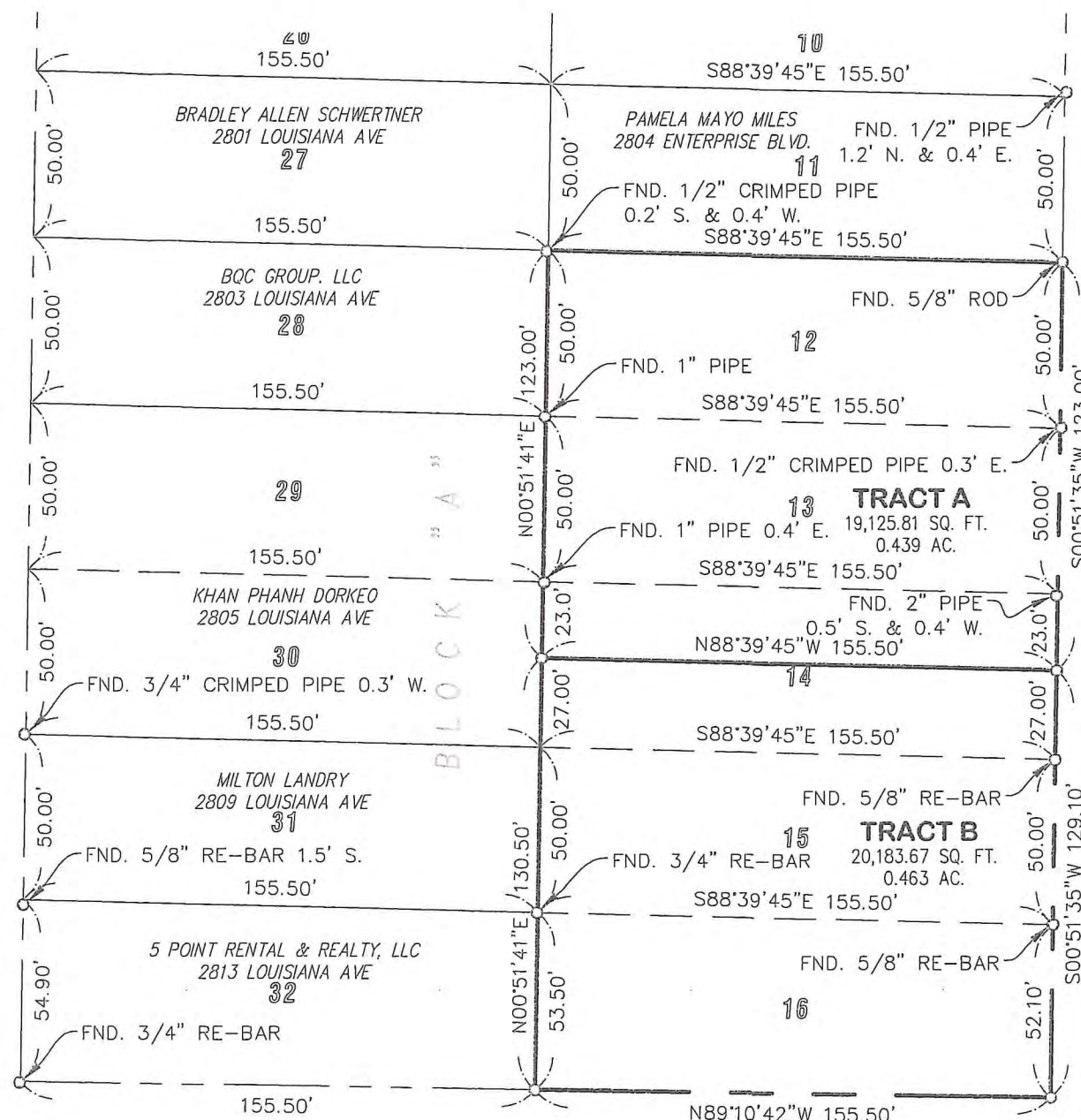
PO Box 1747

Sulphur, LA 70664-1747

Phone/Fax 337-533-8116



LOUISIANA AVE.
(FORMERLY SUNSET AVE.)



ALAMO STREET
(FORMERLY 19TH ST.)

DETAIL SKETCH

SCALE: 1" = 50'

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY AS STIPULATED IN THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS, PUBLISHED BY THE LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DARREN B. SARGENT
LA. REG. NO. 4936

DRAWN BY: EWW

PRELIMINARY

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 7/10/2023

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

1. NAME OF PROPOSED SUBDIVISION: Lake Haven Estates
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Scott Moffett
ADDRESS: 210 Dr. Michael DeBry ZIP 70601 PHONE 337-540-3498
3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Wendell and Nancy Fontenot
ADDRESS: 1200 Shell Beach Drive ZIP 70601 PHONE 337-540-9899
5. ENGINEER (and/or Land Surveyor): Leo Reddoch
ADDRESS: 2125 Hodges St. LA ZIP 70601 PHONE 337-540-5547
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 1200 Shell Beach Drive
Lake Charles, LA 70601
8. TOTAL ACREAGE BEING SUBDIVIDED: 0.5873 Acres = 25,584.25 sq
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: City 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: see attached Assessments
and Court house maps

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

BY: Scott B Moffett
SIGNATURE OF APPLICANT

DATE: 7/10/2023

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: June 23, 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, LOUISIANA 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 CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT FOR THE FOLLOWING:

APPLICANT COMPLETES THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1101 W Prien Lake Rd.; Lake Charles, LA 70601

LEGAL DESCRIPTION:

☒ ATTACHED

DESCRIPTION OF REQUEST: Applicant/Owner is seeking for approval to Re-Zone the property to a Business District to allow for a premium extended-stay hotel. The property will be a four-stories and (~111) rooms branded by Hilton. See site plan submitted along with this application.

APPLICANT: Hiren Zaveri / Next Level Hospitality LLC

PHONE: 337-499-8510

MAILING ADDRESS: 3608 W Prien Lake Rd.; Lake Charles, LA 70605

ZIP:

OWNER OF RECORD: Next Level Hospitality LLC

PHONE: 337-499-8510

MAILING ADDRESS: 3608 W Prien Lake Rd.; Lake Charles, LA 70605

ZIP:

APPLICANT MUST VERIFY THE FOLLOWING ITEMS ARE INCLUDED IN THE APPLICATION BY CHECKING BOX:

(NOTE: ALL ITEMS MUST BE INCLUDED IN ORDER TO SUBMIT APPLICATION)

☒ SCALED SITE PLAN☒ CURRENT LEGAL DESCRIPTION OF PROPERTY☒ APPLICANT "LETTER OF INTENT"☒ OWNERSHIP VERIFICATION/OWNER'S CONSENT LETTER/BUY-SELL AGREEMENT☒ PROPERTY OWNERS WITHIN 500FT.-MAJOR PERMITS/PLANNED DEVELOPMENT/AMENDMENTS ONLY ☐ NOT REQUIRED

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT 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 CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT NULL AND VOID.

APPLICANT SIGNATURE

06/23/2023

DATE

PLANNING & DEVELOPMENT REVIEW ONLY

APPLICANT IS REQUESTING: CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT
☐ SPECIAL EXCEPTION ☐ VARIANCE ☐ APPEAL ☐ AMENDMENT (RE-ZONING)

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

HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A (If not located within Historic District)

REMARKS OR SPECIAL CONDITIONS:

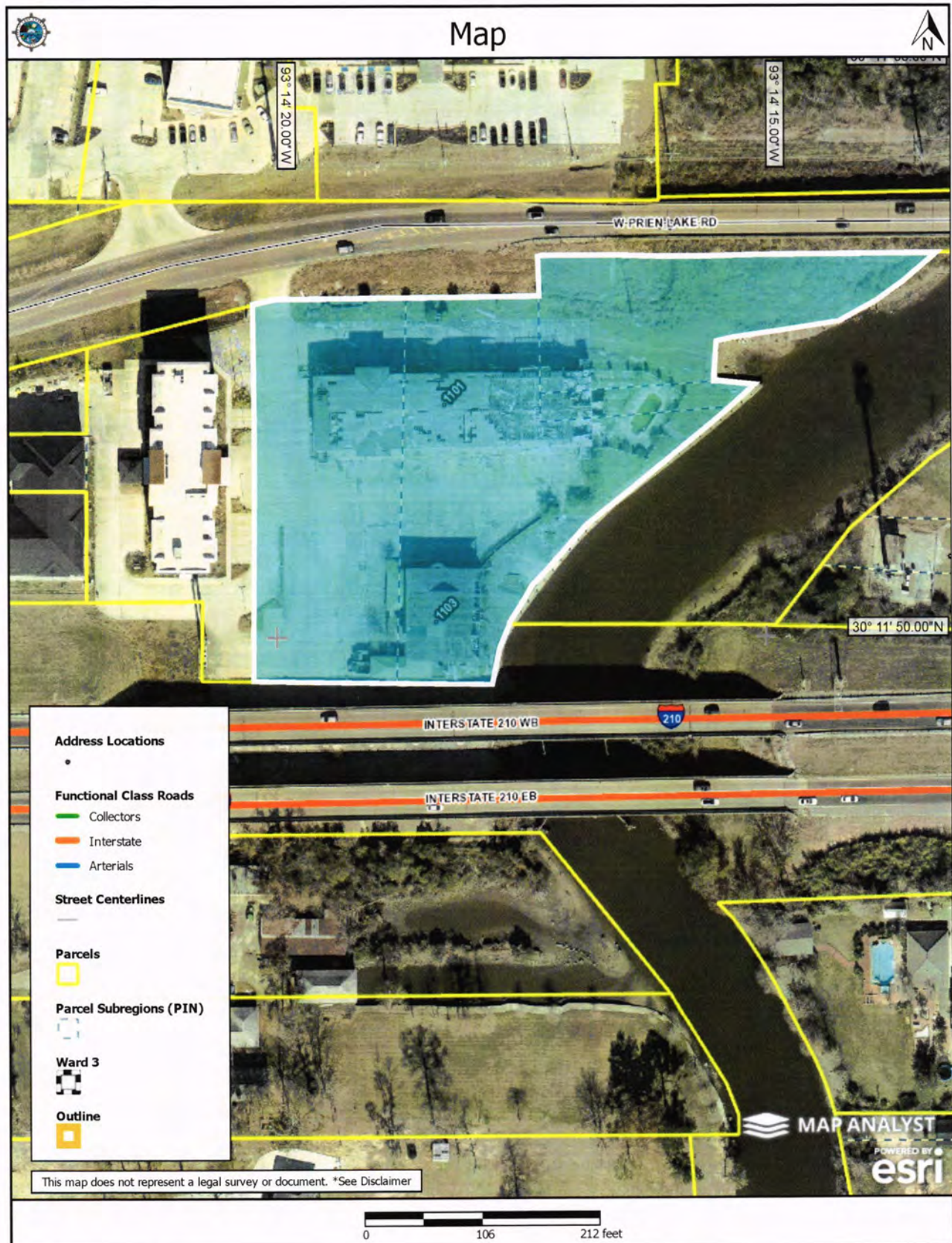
REVIEWED BY

DATE

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING

DATE

EXHIBIT A:



Scalebar accurate at map center

REZONING APPLICATION - LETTER OF INTENT

Owner: NEXT LEVEL HOSPITALITY LLC
Location: 1101 W Prien RD.; Lake Charles, LA 70601
Size: +/- 2.387 Acres
Current Zoning: Mixed-Use
Requested Zoning: Business District with Variance on Parking Ratio

Next Level Hospitality LLC (Owner) is requesting the City Council and P&Z team to review the subject Mixed-Use site as illustrated per "Exhibit A" on next page.


Applicant/Owner is seeking for approval to Re-Zone the property to a Business District to allow for a premium extended-stay hotel. The property will be a four-stories and (~111) rooms branded by Hilton. See site plan submitted along with this application.

Legal Description:

@131009-0343-0007 0000 @131009-0343- X0070S 0000 LOT 7 AND 1/2 ABANDONED PIRATES ALLEY ADJ ON S SUB OF PORTION OF LOTS 1 AND 2 BRUNDRETT SUB OF CONTRABAND PLACE OF LOTS 2,3 AND 7 OF SEC 13.10.9 LESS PARCEL 2-1 CONTRABAND BAYOU BRIDGE HWY @131009-0343-000401 0000 @131009-0343-0005 0000 @131009-0343- 0006 0000 COM WHERE E LINE LOT 10 SUB OF POR OF LOTS 1 & 2 OF BRUNDRETT SUB OF LOTS 2,3 & 7 OF 13.10.9 INTRSECTS N LINE I-210 R/W; TH N ON E SIDE LOT 10 203.48 FT TO PT ON S R/W LINE PRIEN LAKE RD; TH ELY ON S R/W PRIEN LAKE RD ON CURVE, RADIUS 1247.49 FT, CURVE LENGTH 362.88 FT, CHORD BEARING N 81 DEG 34 MIN E 361.6 FT; THE 34.26 FT; TH S 79 DEG E 48.65 FT; TH S 136.81 FT TO CIL PIRATE'S ALLEY, NOW ABNDND; TH ELY ON CIL PIRATE'S ALLEY 94 FT TO BANK OF CONTRABAND BAYOU; TH MEANDERING SWLY ON LEFT DSCNDNG BANK OF CONTRABAND BAYOU TO N R/W I-210; TH W ON I-210 R/W 317.2 FT; TH CONT ON I-210 R/W N 77.1 FT; TH CONT ON I-210 R/W W 93 FT TO COM; LESS B 4028 P 265 DESCR AS: BEG INTERSECTION E/L LT 10 OF SUB OF PORTION OF LOTS 1 & 2 BRUNDRETT SUB OF LOTS 2, 3 AND 7 OF SECTION 13.10.09 AND N R/W LINE OF I-210; THE ALONG N R/W LINE I-210 93.10 FT; TH S 76.90 FT; THE 117.40 FT; TH N 150.10 FT; TH W 64.49 FT; TH N 105.80 FT; TH N 42 DEGS W 67.35 FT TO S R/W PRIEN LAKE RD; TH WITH CURVE LEFT, RADIUS 1247.69 FT, DELTA ANGLE 4 DEGS 48' 04"; TH SWLY ALONG SAID CURVE TO LFT FOR ARC LENGTH 104.53 FT; SUBTENDE BY CHD BEARING S 75 DEGS 38' 02" W AND A CHD DISTANCE OF 104.50; TH S 205.04 FT TO POB (1.04 ACS). REF1-CONTRABAND INVESTMENTS B 1846 P 89-85 REF2-ASSESSED WARD 3-86 REF3-CONTRABAND VENTURES B 2406 P 657-93 REF4-ASSESSED JAMES C PAULEY ET UX-94 REF5-B 2493 P 351-95

Property Owners within 500ft:

- **LCINNS LLC**
635 Henry St
Lake Charles, LA 70601
- **PL HOTELS LLC**
4284 HWY 51
La Place, LA 70068
- **Bauer, Ruth Marie Rhodes**
PO BOX 290696
Kerrville, TX 78029
- **SLC HOSPITALITY LLC**
2402 Fox Hollow St.
Lake Charles, LA 70605
- **OPULENCE KRISHNA HOSPITALITY LLC**
3608 N Prien Lake Rd.
Lake Charles, LA 70605



Hiren Zaveri, Applicant
June 23, 2023

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7-6-23

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: 1648 MIGAUMETTE LN. LAKE CHARLES LA 70611LEGAL DESCRIPTION: E. 1/2 LOT 10 BLK. 2 MRS CHRISTINA SWEENEY SUB. OF LOTS 11 & 12 SUB. OF NW NW 24.10.9

DESCRIPTION OF JOB: _____

WITH PLANS ATTACHED HERETO: _____

APPLICANT: TAN NORWOOD TILAPROPERTIES LLC PHONE: 337-784-2854MAILING ADDRESS: 1842 N. PARKING FERRY RD LAKE CHARLES LA ZIP: 70611EMAIL ADDRESS: NOLOANS44@gmail.comOWNER OF RECORD: HARRY DUHON + LISA DUHONZONING 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: 1-1-24COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: 12-30-28 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 JMDATE 7-6-23

VARIANCE APPLICATION FORM

DATE: 7-6-23

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: 1648 MIGNONETTE LN. LAKE CHARLES 70605

LEGAL DESCRIPTION: E. 1/2 LOT 10 BLK. 2 MAP CHRISTINA SWEENEY SUB. OF LOTS 11+12

SUB. OF NW NW 24.10.9.
DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: JAM NORWOOD TRAPPE-DESIGS LLC PHONE: 337-794-2854

MAILING ADDRESS: 1842 N. PERKINS FERRY RD. L.L. 70 ZIP: 70611

EMAIL ADDRESS: NOLOANS44@gmail.com

OWNER OF RECORD: HENRY DYHON & LISA DYHON

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? | <input checked="" type="checkbox"/> Yes | No |

REMARKS OR SPECIAL CONDITIONS:

WOULD LIKE TO HAVE 8' INSTEAD OF 15'

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

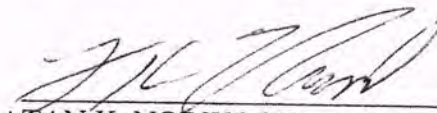
DATE

INTENT LETTER FOR ZONING

FROM: TAN NORWOOD, T.K.N. PROPERTIES, LLC
1842 NORTH PERKINS FERRY RD.
LAKE CHARLES LA 70611
337-794-2854

DATE: JULY 5, 2023

I OWN THE PROPERTY AT 1700 MIGNONETTE, LAKE CHARLES, LA 70605
WHEREIN I OWN EIGHT (8) UNIT TOWNHOUSE (4) BUILDINGS. MY
INTENTION FOR ATTEMPTING TO PURCHASE THE PROPERTY NEXT DOOR,
LOCATED AT 1648 MIGNONETTE STREET, LAKE CHARLES, LA 70605 IS TO
BUILD EIGHT (8) UNIT TOWNHOUSES (4 BUILDINGS) FOR RENTAL.
and include Variance for a reduction of bufferyard
along East property line of 8' vs. 15'.



TAN K. NORWOOD
T.K.N. PROPERTIES, LLC

8" DRAINAGE PIPE

9x18
2 PARTS
Per Unit.
With
5[#] EXTRA.

#1648

15 G NORFOLK LN.

MA 12
Box
15

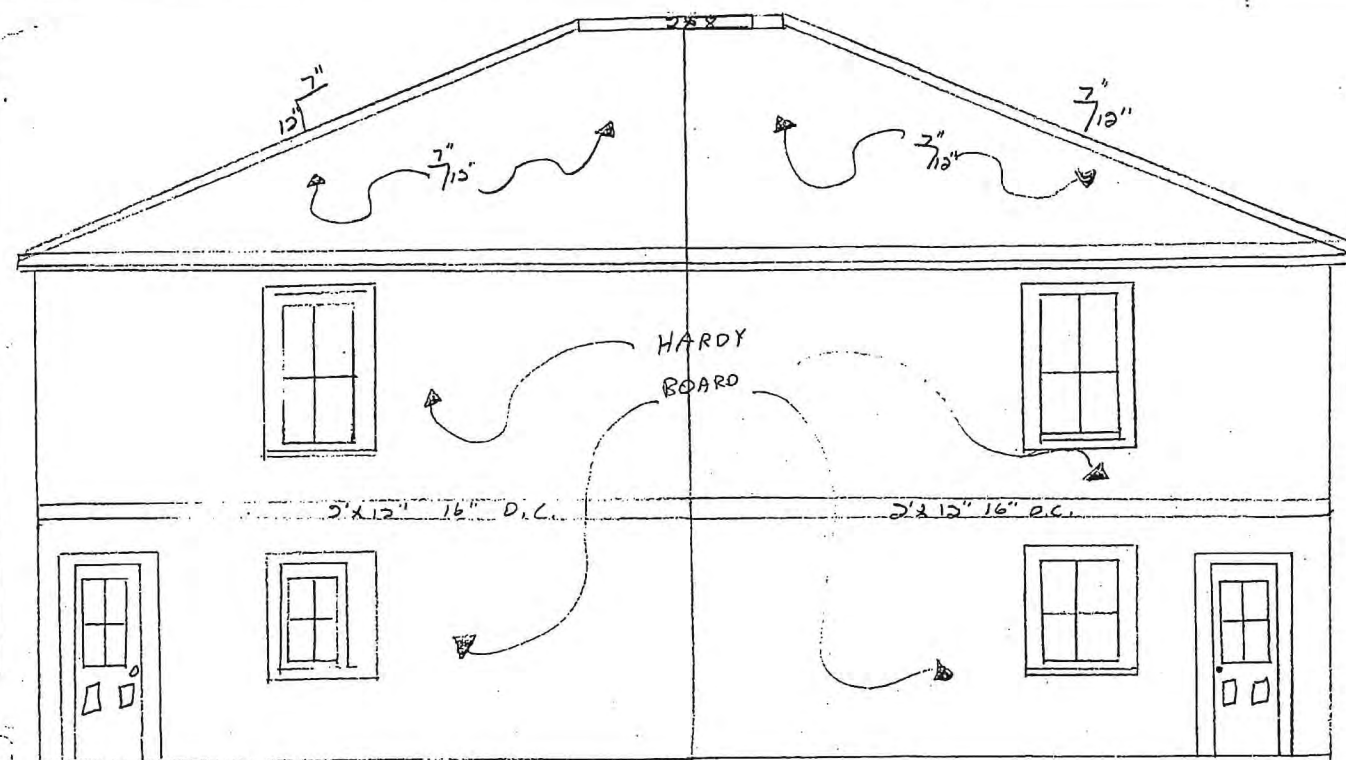
18.

1481

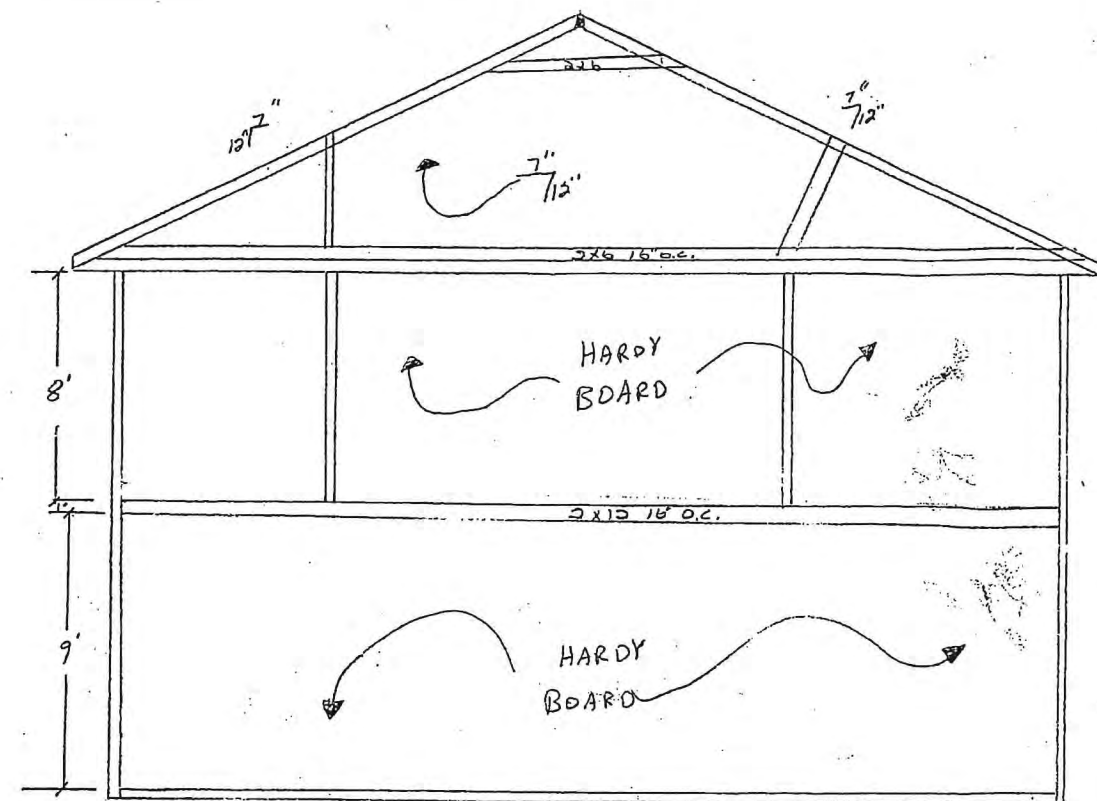
PROPERTY OWNED BY
T.K.M. PROPERTIES LLC
TAM NORWICH

1700

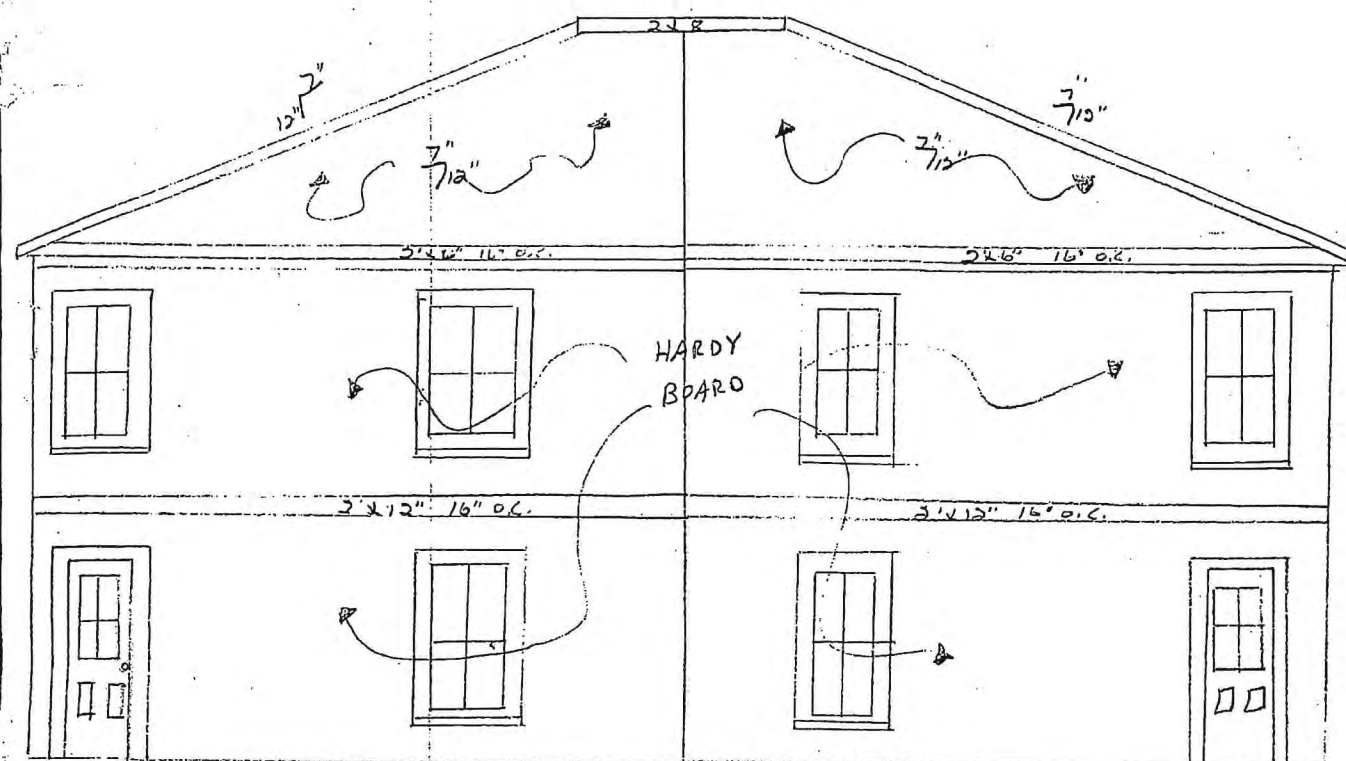
TAN
NO. 22000
337-794-2854



BACK AND EAST SIDE ELEVATION



NORTH AND SOUTH ELEVATION



FRONT AND WEST ELEVATION

TAN NORWOOD		
SCALE: 1/4" = 1'0"	APPROVED BY:	DRAWN BY TAN
DATE: 4-7-10		REVISED
PAGE 1 OF 3 PAGES		
		DRAWING NUMBER

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7/10/23TOTAL 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: 3237 Louisiana Ave. Lake Charles, LA 70605LEGAL DESCRIPTION: @ 081008-1233-001201 0000 @ 081008-1233-0013 0000 LOT 13,
S 13 1/3 FT LOT 12 CECIL McDONALD SUB REF 1-MES PANIEDESCRIPTION OF JOB: Converting property to parking lot for use for existing business not down

WITH PLANS ATTACHED HERETO:

APPLICANT: JAE CHANGPHONE: 225-202-2681MAILING ADDRESS: 3216 Enterprise Blvd. Lake Charles LA 70605EMAIL ADDRESS: jhchang2@gmail.comOWNER OF RECORD: Lawrence Lupo on behalf of Estate of Morris ColleraZONING 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:

Demo of existing home to make additional parking in
conjunction with existing business.☐ 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 _____

July 9, 2023

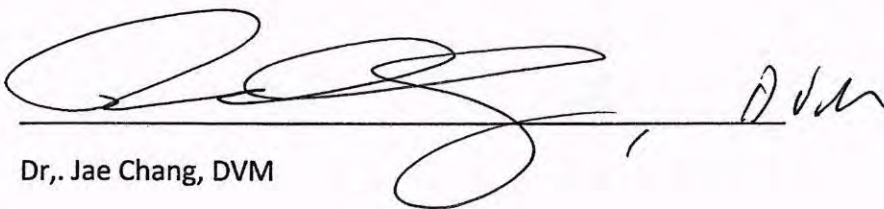
RE: 3237 Louisiana Avenue, Lake Charles, LA, 70605

Lake Charles Planning & Zoning Commission

Attn: Doug Burguières, Director

I, Dr. Jae Chang, DVM, would like to have the above referenced property re-zoned in order to accommodate additional parking at my existing and abutting (east) veterinary clinic, Prien Lake Animal Hospital located at 3216 Enterprise Boulevard, Lake Charles, LA, 70601.

Respectfully,



Dr., Jae Chang, DVM



Map



City Parks



Parks



Parcels

Parcel Subregions (PINs)



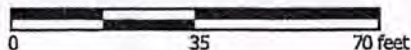
Corridor Districts

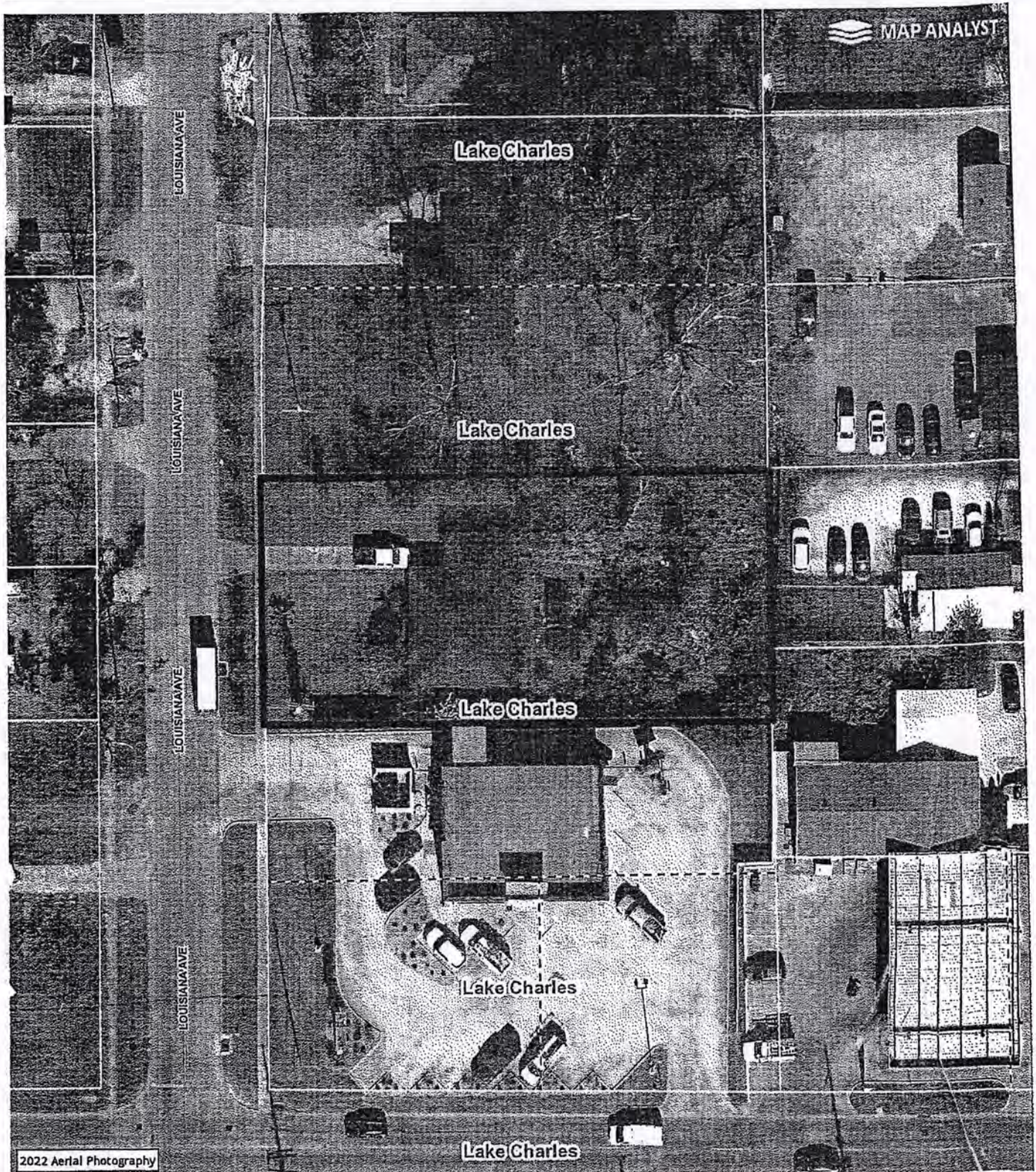


Zoning

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

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





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: mult family

WITH PLANS ATTACHED HERETO:

APPLICANT: Fred HarrisPHONE: 337-313-0595MAILING ADDRESS: 155 Dr Michael Deakey 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 Fred Harris

DATE 4/11/23

Stacey Peveto

From: Fred <fharris1964@gmail.com>
Sent: Wednesday, May 10, 2023 3:11 PM
To: Stacey Peveto
Subject: Re: Letter of Intent and Proof of Ownership

I'm requesting a major conditional use permit to increase allowable density 8 additional duplexes totaling 20 units per acre and a variance for the reduction of buffer yard requirement Buffer yard reduction to 4ft.

Sent from my iPhone

On May 10, 2023, at 2:40 PM, Fred <fharris1964@gmail.com> wrote:

I'm requesting a major conditional use permit to increase allowable density 8 additional duplexes totaling 20 units per acre and a variance for the reduction of buffer yard requirement Buffer yard reduction to 4ft. AND

The length of the private drive exceed 200 feet to
500 feet

Sent from my iPhone

On May 10, 2023, at 8:56 AM, Stacey Peveto <speveto@cityoflc.us> wrote:

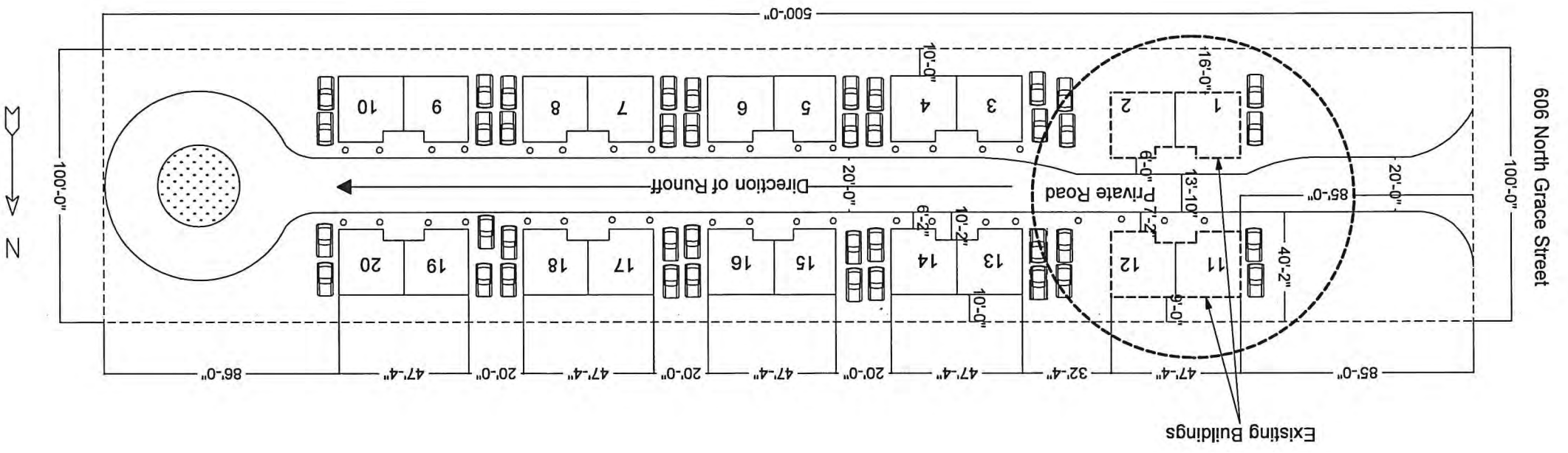
We are reaching out to you again in order to try to get you on the next agenda. There are questions regarding your application. Please contact our office at (337) 491-1542.

Stacey Peveto
City of Lake Charles

From: Stacey Peveto
Sent: Friday, April 14, 2023 11:53 AM
To: fharris1964@gmail.com
Cc: Lauren Boring (lauren.boring@cityoflc.us) <lauren.boring@cityoflc.us>
Subject: FW: Letter of Intent and Proof of Ownership

Please contact our office today. There are some questions/concerns regarding the site plan submitted for the proposed duplexes. In order to keep this request on the May agenda, we need to hear back from you today.

(337) 491-1542



1' = 20'

BASIS OF BEARINGS:
BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM STATIC GPS OBSERVATIONS PERFORMED ON JULY 18, 2023.

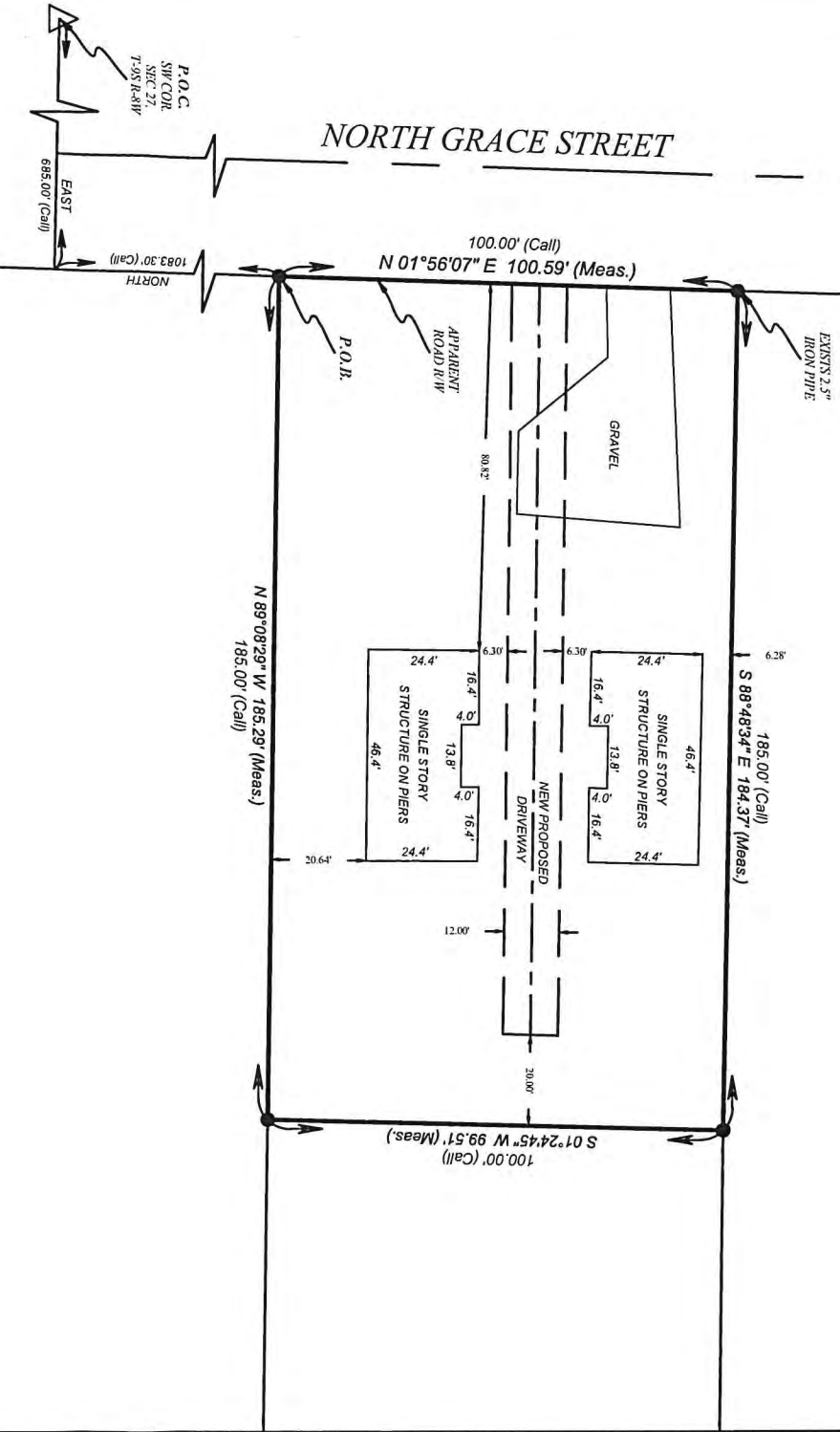
FOR PROPERTY LOCATED IN:
SECTION 27, TOWNSHIP 8 SOUTH, RANGE 8 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA

REFERENCE PLAT:
• PLAT OF
• PERFORMED BY
• DATED
• RECORDED ON PAGE OF PLAT BOOK
(FILE RECORDS OF CALCASIEU PARISH, LOUISIANA.

0' 40' 80'



NOTE:
PARCEL ASSESSMENT NUMBERS ARE LISTED PER CALCASIEU PARISH POLICE JURY WEBSITE: <https://cppl.louisiana.com/>



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 (LAC) TITLE 46:IXI, CHAPTER 29, AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA.

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 SERVICITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW.

FLOOD ZONE NOTE:
DETERMINED BY GRAPHICAL METHODS ONLY, THE ABOVE PROPERTY LIES WITHIN ZONE X OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP NO. 22019C 0485 F DATED 02/18/2011.

MUNICIPAL ADDRESS: 606 NORTH GRACE STREET, LAKE CHARLES, LOUISIANA 70615

LEGEND

- REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- REPRESENTS 5/8" IRON ROD EXISTS UNLESS OTHERWISE NOTED.



ELDER L. REDDOCH, III, P.L.S.
REGISTERED LAND SURVEYOR
NO. 4446 STATE OF LOUISIANA



REDDOCH LAND SURVEYING, INC.
2125 HODGES STREET
LAKE CHARLES, LA 70601
(337) 491-9520
reddochlandsurveying@yahoo.com

DRAWN BY:
ACR

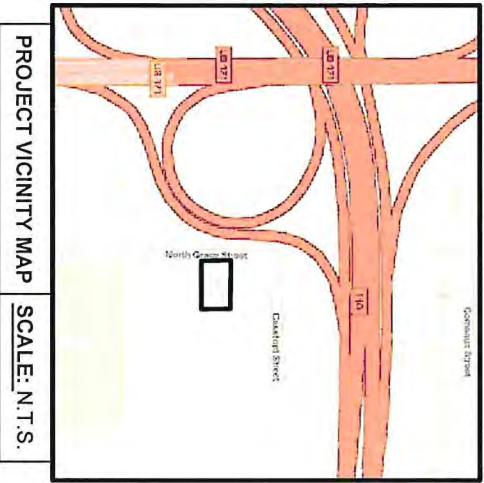
SURVEY PERFORMED FOR:
KINGSLEY'S BUILDING SOLUTIONS LLC

CHECKED BY:
ELR

SCALE:
1" = 40'

PROPERTY LOCATED IN:
SECTION 27,
TOWNSHIP 9 SOUTH,
RANGE 8 WEST,
SOUTHWESTERN LAND DISTRICT,
LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA

DATE OF PLAT: JULY 21, 2023



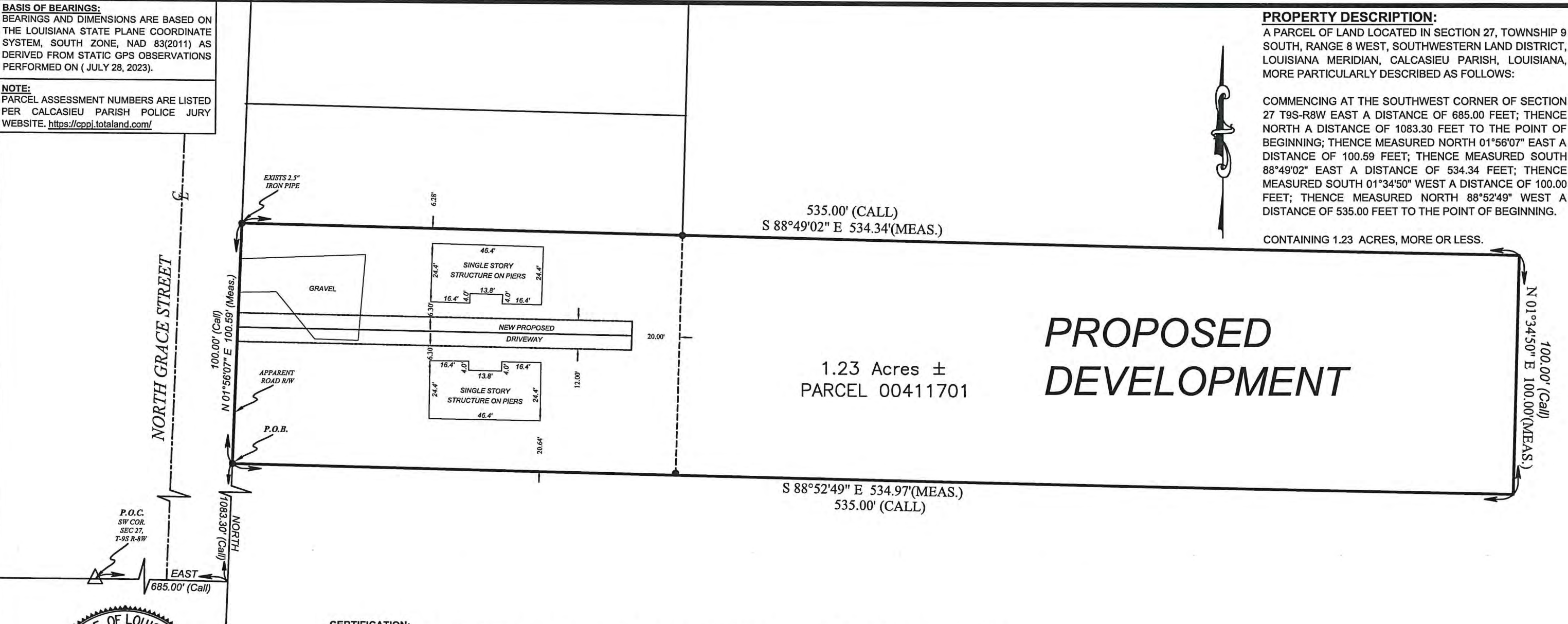
BASIS OF BEARINGS:
BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM STATIC GPS OBSERVATIONS PERFORMED ON (JULY 28, 2023).

NOTE:
PARCEL ASSESSMENT NUMBERS ARE LISTED PER CALCASIEU PARISH POLICE JURY WEBSITE. <https://cpj.totaland.com/>

PROPERTY DESCRIPTION:
A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27 T9S-R8W EAST A DISTANCE OF 685.00 FEET; THENCE NORTH A DISTANCE OF 1083.30 FEET TO THE POINT OF BEGINNING; THENCE MEASURED NORTH 01°56'07" EAST A DISTANCE OF 100.59 FEET; THENCE MEASURED SOUTH 88°49'02" EAST A DISTANCE OF 534.34 FEET; THENCE MEASURED SOUTH 01°34'50" WEST A DISTANCE OF 100.00 FEET; THENCE MEASURED NORTH 88°52'49" WEST A DISTANCE OF 535.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.23 ACRES, MORE OR LESS.



1.23 Acres ±
PARCEL 00411701

**PROPOSED
DEVELOPMENT**

CERTIFICATION:
I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:LXI, CHAPTER 29 PER CLASS C STANDARDS OF PRACTICE 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 0485 F** DATED 02/18/2011.

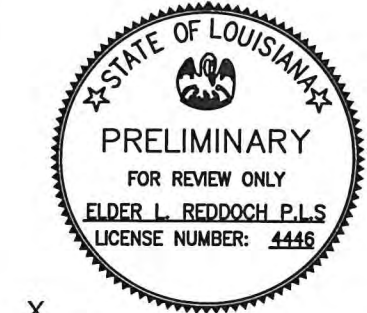
MUNICIPAL ADDRESS: TBD. N GRACE STREET, LAKE CHARLES, LOUISIANA 70605

LEGEND

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

PLAT OF BOUNDARY SURVEY

DRAWN BY: JKF	SURVEY PERFORMED FOR: KAIROI VENTURES LLC
CHECKED BY: E.L.R.	PROPERTY LOCATED IN: SECTION 27, TOWNSHIP 9 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA
SCALE: 1" = 50'	
DATE OF PLAT: JULY 28, 2023	



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

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7/10/23

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: 2700 Blk Lynn St

LEGAL DESCRIPTION: _____

DESCRIPTION OF JOB: _____

WITH PLANS ATTACHED HERETO: _____

APPLICANT: Alliance Housing AHCSPHONE: 337-304-8308MAILING ADDRESS: 3904 Laredo Circle, Lake Charles LA ZIP: 70607EMAIL ADDRESS: shawnealliancehousing.org shawnealliancehousing.org

OWNER OF RECORD: _____

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: _____ MSLREMARKS 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 Shawn H. CarterDATE 7-10-23

VARIANCE APPLICATION FORM

DATE: 7/10/23

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: 2700 Blk Lynn

LEGAL DESCRIPTION: _____

DESCRIPTION OF JOB: _____

WITH PLANS ATTACHED HERETO:

APPLICANT: Alliance Housing AHCS PHONE: 337-304-8308

MAILING ADDRESS: 3904 Laredo Circle, Lake Charles LA ZIP: 70607

EMAIL ADDRESS: shawn@alliancehousing.org

OWNER OF RECORD: _____

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? | <input checked="" type="radio"/> 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:

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

Shawn H. Carter
APPLICANT

7-10-23
DATE

Letter of Intent

To: City of Lake Charles
326 Pujo Street
Lake Charles, LA 70601

From: Alliance Housing (AHCS)

RE: James Easton

1724 9th Street

Lake Charles, LA 70601

337-513-3031

To Whom It May Concern:

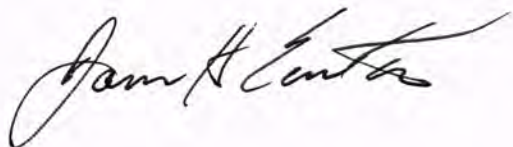
I, James H. Easton, giving permission for land development for 2700 block of Lynn Street. The land development will be used by Alliance Housing (AHCS). We intend to submit plans for a proposed plan development for multiple duplexes' in the area of 2700 block of Lynn Street.

Included we have submitted site plans as well as names and address of property owners within 500 feet of the proposed establishment.

Request Variance for 5ft Buffer on West side + 15ft Set Back vs. 30 for 4 Duplexes on Private drive.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "James H. Easton", written in a cursive style.

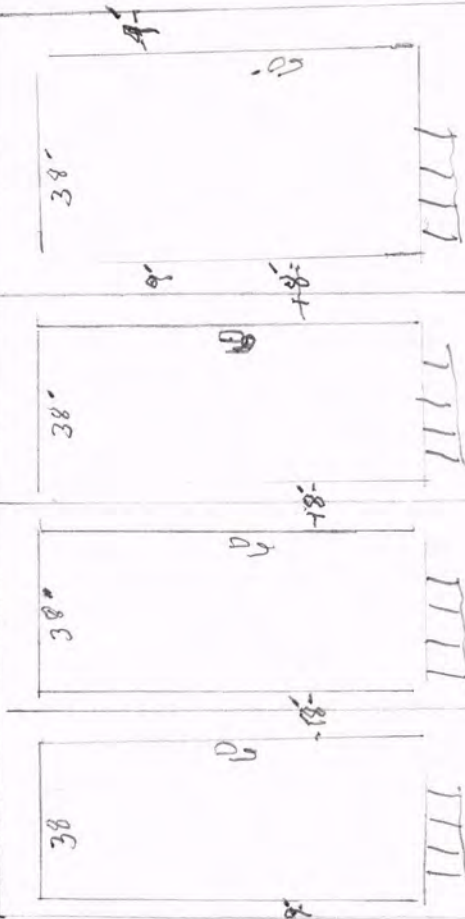
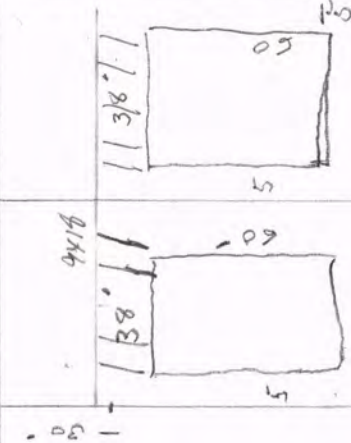
James H. Easton

Lynn St. 96'

1-24'-1" 56'

2-24' 56'

56'

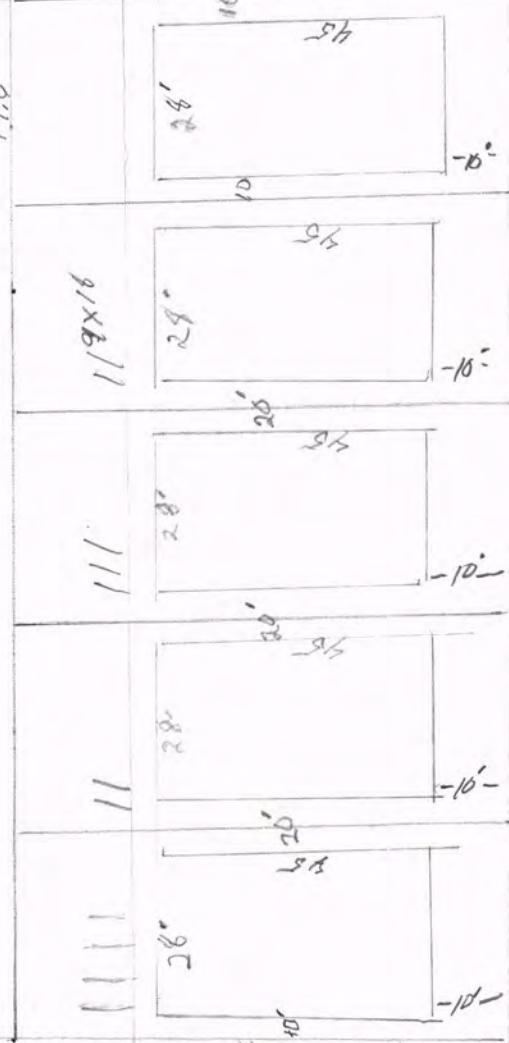
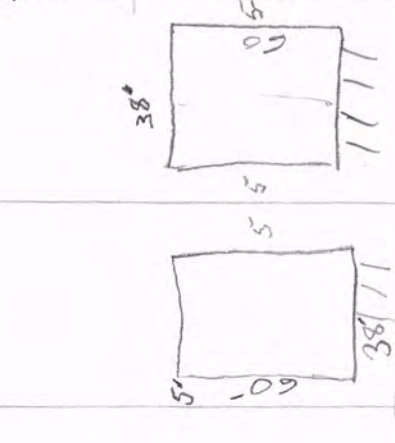


190'

10' 10'

56'

49.6'



Poe St.

248'

344'

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: July 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, LOUISIANA 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 CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT FOR THE FOLLOWING:

APPLICANT COMPLETES THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 3120 and 3130 Enterprise BlvdLEGAL DESCRIPTION: Lot 6,7 and a portion of lot 8, Boulevard Terrace Subdivision ☐ ATTACHEDDESCRIPTION OF REQUEST: various variances, including south setback, a reduction in parking, landscape requirements and othersAPPLICANT: Basone Development Solutions, LLC-Robin Basone PHONE: 337.764.0389MAILING ADDRESS: 528 Kirby St, Lake Charles, LA ZIP: 70601OWNER OF RECORD: TBTM LLC PHONE: 337.478.1400MAILING ADDRESS: 3102 Enterprise Blvd, Lake Charles, LA ZIP: 70601

APPLICANT MUST VERIFY THE FOLLOWING ITEMS ARE INCLUDED IN THE APPLICATION BY CHECKING BOX:

(NOTE: ALL ITEMS MUST BE INCLUDED IN ORDER TO SUBMIT APPLICATION)

- ☒ SCALED SITE PLAN
☒ CURRENT LEGAL DESCRIPTION OF PROPERTY
☒ APPLICANT "LETTER OF INTENT"
☒ OWNERSHIP VERIFICATION/OWNER'S CONSENT LETTER/BUY-SELL AGREEMENT
☒ PROPERTY OWNERS WITHIN 500FT.-MAJOR PERMITS/PLANNED DEVELOPMENT/AMENDMENTS ONLY ☐ NOT REQUIRED

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT 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 CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT NULL AND VOID.



APPLICANT SIGNATURE

7/10/2023
 DATE

PLANNING & DEVELOPMENT REVIEW ONLY

APPLICANT IS REQUESTING: CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT
☐ SPECIAL EXCEPTION ☐ VARIANCE ☐ APPEAL ☐ AMENDMENT (RE-ZONING)

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

HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A (If not located within Historic District)

REMARKS OR SPECIAL CONDITIONS:

REVIEWED BY _____

DATE _____

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING _____

DATE _____

Basone Development Solutions
1010 Lakelyn Drive
Lake Charles, LA 70605

July 10, 2023

City of Lake Charles
Planning and Zoning Commission
326 Pujo Street
Lake Charles, LA 70601

Re: 3120 and 3130 Enterprise Blvd, Lake Charles, LA 70601

To Whom It May Concern:

The owner of the above referenced property, TBTM, LLC, is applying for a Major Conditional Use permit in order to establish a commercial use building in a neighborhood zoning district.

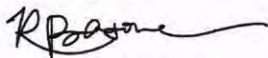
The following variances are also being proposed:

- An increase in allowable gross square footage from 3000 sq ft to 13,505 sq ft
- An increase in allowable lot coverage to exceed 40%
- A reduction in parking spaces
- A reduction in landscape requirements
- A reduction in south bufferyard from 15' to 11'

The proposed site plan and floor plan of the proposed building is provided.

The agent for application purposes is Robin Basone.

Thank you,



Robin Basone
robin@basonesolutions.com
337.764.0389

Proposing to move the building
4' to south

proposing
to reduce
to
11'0 1/4"

155.5'

15'-0 1/4"

15'-0"

13'-0"

NEW
GENERATOR
UNIT

EXISTING
GENERATOR
UNIT

EDGE OF EXISTING C

EXTERIOR WALLS TO BE RATED 1-HOUR AS
INDICATED IN FLOOR PLAN UP TO THIS POINT

NEW 2-STORY
BUILDING
13,505 SQ.FT.

20'-0" MIN

SIDEWALK

EX

HANDICAP SIGN, MOUNT
TO COLUMN. SEE DETAIL

HANDICAP RAMP, SEE DETAIL

GREEN SPACE

SIDEWALK

aisle



increasing
to
10'5 1/2"

0'

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7/7/2023

TOTAL FEE: \$ 200.00

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 ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT FOR THE FOLLOWING:

APPLICANT COMPLETES THE FOLLOWING:

4254 5th Ave Lake Charles, LA

PROPERTY ADDRESS/LOCATION:

see attached

LEGAL DESCRIPTION:

[x] ATTACHED

DESCRIPTION OF REQUEST:

Proposed 120 unit apartment complex on existing site. The site is on the old Emerald Point Apartment complex. The existing parking lots are proposed to remain, with modifications to landscape islands, requesting special exemption for parking

APPLICANT: MR. Engineering & Surveying, LLC. Jonathan Bradley

PHONE: 225-490-9592

MAILING ADDRESS: 9345 Interline Ave. Baton Rouge, LA

ZIP: 70809

OWNER OF RECORD: EC Belle Maison LLC.

PHONE:

MAILING ADDRESS: 105 Tallapoosa St. Ste 300 Montgomery, AL

ZIP: 36104

APPLICANT MUST VERIFY THE FOLLOWING ITEMS ARE INCLUDED IN THE APPLICATION BY CHECKING BOX:

(NOTE: ALL ITEMS MUST BE INCLUDED IN ORDER TO SUBMIT APPLICATION)

☒ SCALED SITE PLAN☒ CURRENT LEGAL DESCRIPTION OF PROPERTY☒ APPLICANT "LETTER OF INTENT"☒ OWNERSHIP VERIFICATION/OWNER'S CONSENT LETTER/BUY-SELL AGREEMENT☐ PROPERTY OWNERS WITHIN 500FT.-MAJOR PERMITS/PLANNED DEVELOPMENT/AMENDMENTS ONLY ☒ NOT REQUIRED

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT 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 CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT NULL AND VOID.

Jonathan Bradley
APPLICANT SIGNATURE

7/7/2023
DATE

PLANNING & DEVELOPMENT REVIEW ONLY

APPLICANT IS REQUESTING: CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT☐ SPECIAL EXCEPTION ☐ VARIANCE ☐ APPEAL ☐ AMENDMENT (RE-ZONING)ZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS ☐ LIGHT MANU.☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHERHISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A (If not located within Historic District)

REMARKS OR SPECIAL CONDITIONS:

REVIEWED BY

DATE

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING

DATE



MR ENGINEERING & SURVEYING, LLC

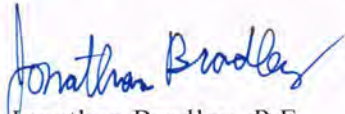
9345 Interline Ave, Baton Rouge, LA 70809 225.490.9592

July 7, 2023

Belle Maison- Applicant Letter of Intent

Belle Maison is located at 4254 5th Ave, Lake Charles, LA. Belle Maison is a proposed 120-unit apartment complex on the previous Emerald Point Apartment complex site. The attached proposed site plan shows the proposed layout of the re-developed site. The previous site was damaged during the hurricanes in 2021. The previous site contained 120 units with 171 parking spaces. The proposed Belle Maison apartment complex will have 120 units. The existing parking lot will be modified to meet the landscape ordinance and increase the total parking count to the extent feasible on the site. The parking lot modifications will increase the total parking count to 199 parking spaces. There is an existing bus stop directly in front of the site entrance. We are asking for a special exception for parking on the site. The proposed apartment complex contains the identical unit count and density as the site that was damaged by Hurricane Laura.

Sincerely,
MR Engineering & Surveying, LLC



Jonathan Bradley, P.E.

VARIANCE APPLICATION FORM

DATE: June 23, 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: 1101 W Prien Lake Rd.; Lake Charles, LA 70601

LEGAL DESCRIPTION: Attached on LOI

DESCRIPTION OF JOB: Hotel Development

WITH PLANS ATTACHED HERETO:

APPLICANT: Hiren Zaveri / Next Level Hospitality LLC

PHONE: 337-499-8510

MAILING ADDRESS: 3608 W Prien Lake Rd.; Lake Charles, LA 70605

ZIP: _____

EMAIL ADDRESS: hzaveri@hotelsbyphm.com

OWNER OF RECORD: Next Level Hospitality 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 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? | <input checked="" type="radio"/> 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? | Yes | No |

REMARKS OR SPECIAL CONDITIONS:

The Applicant is seeking to request a variance for 1:1 ratio parking for this hotel development to be granted. Currently, the Zoning Ordinance requires 1.5 spaces per guestroom within 1000ft of Residential or Neighborhood Districts. In this case the Residential district is separated from the subject site by I-210.

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 H. Zaveri

06/23/2023

DATE _____

REZONING APPLICATION – LETTER OF INTENT

Owner: NEXT LEVEL HOSPITALITY LLC
Location: 1101 W Prien RD.; Lake Charles, LA 70601
Size: +/- 2.387 Acres
Current Zoning: Mixed-Use
Requested Zoning: Business District with Variance on Parking Ratio

Next Level Hospitality LLC (Owner) is requesting the City Council and P&Z team to review the subject Mixed-Use site as illustrated per "Exhibit A" on next page.

Applicant/Owner is seeking for approval to Re-Zone the property to a Business District to allow for a premium extended-stay hotel. The property will be a four-stories and (~111) rooms branded by Hilton. See site plan submitted along with this application.

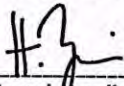
Applicant/Owner is also seeking to request a variance for 1:1 ratio parking for this hotel development to be granted. Currently, the Zoning Ordinance requires 1.5 spaces per guestroom within 1000ft of Residential or Neighborhood Districts. In this case, the Residential district is separated from the subject site by I-210.

Legal Description:

@131009-0343-0007 0000 @131009-0343- X0070S 0000 LOT 7 AND 1/2 ABANDONED PIRATES ALLEY ADJ ON S SUB OF PORTION OF LOTS 1 AND 2 BRUNDRETT SUB OF CONTRABAND PLACE OF LOTS 2,3 AND 7 OF SEC 13.10.9 LESS PARCEL 2-1 CONTRABAND BAYOU BRIDGE HWY @131009-0343-000401 0000 @131009-0343-0005 0000 @131009-0343- 0006 0000 COM WHERE E LINE LOT 10 SUB OF POR OF LOTS 1 & 2 OF BRUNDRETT SUB OF LOTS 2,3 & 7 OF 13.10.9 INTRSECTS N LINE I-210 R/W; TH N ON E SIDE LOT 10 203.48 FT TO PT ON S R/W LINE PRIEN LAKE RD; TH ELY ON S R/W PRIEN LAKE RD ON CURVE, RADIUS 1247.49 FT, CURVE LENGTH 362.88 FT, CHORD BEARING N 81 DEG 34 MIN E 361.6 FT; TH E 34.26 FT; TH S 79 DEG E 48.65 FT; TH S 136.81 FT TO CIL PIRATE'S ALLEY, NOW ABNDND; TH ELY ON CIL PIRATE'S ALLEY 94 FT TO BANK OF CONTRABAND BAYOU; TH MEANDERING SWLY ON LEFT DSCNDNG BANK OF CONTRABAND BAYOU TO N R/W I-210; TH W ON I-210 R/W 317.2 FT; TH CONT ON I-210 R/W N 77.1 FT; TH CONT ON I-210 R/W W 93 FT TO COM; LESS B 4028 P 265 DESCR AS: BEG INTERSECTION E/L LT 10 OF SUB OF PORTION OF LTS 1 & 2 BRUNDRETT SUB OF LTS 2. 3 AND 7 OF SECTION 13.10.09 AND N R/W LINE OF I-210; TH ALONG N R/W LINE I-210 93.10 FT; TH S 76.90 FT; TH E 117.40 FT; TH N 150.10 FT; TH W 64.49 FT; TH N 105.80 FT; TH N 42 DEGS W 67.35 FT TO S R/W PRIEN LAKE RD; TH WITH CURVE LEFT, RADIUS 1247.69 FT, DELTA ANGLE 4 DEGS 48' 04"; TH SWLRY ALONG SAID CURVE TO LFT FOR ARC LENGTH 104.53 FT; SUBTENDED BY CHD BEARING S 75 DEGS 38' 02" W AND A CHD DISTANCE OF 104.50; TH S 205.04 FT TO POB (1.04 ACS). REF1-CONTRABAND INVESTMENTS B 1846 P 89-85 REF2-ASSESSED WARD 3-86 REF3-CONTRABAND VENTURES B 2406 P 657-93 REF4-ASSESSED JAMES C PAULEY ET UX-94 REF5-B 2493 P 351-95

Property Owners within 500ft:

- **LCINNS LLC**
635 Henry St
Lake Charles, LA 70601
- **PL HOTELS LLC**
4284 HWY 51
La Place, LA 70068
- **Bauer, Ruth Marie Rhodes**
PO BOX 290696
Kerrville, TX 78029
- **SLC HOSPITALITY LLC**
2402 Fox Hollow St.
Lake Charles, LA 70605
- **OPULENCE KRISHNA HOSPITALITY LLC**
3608 N Prien Lake Rd.
Lake Charles, LA 70605


Hiren Zaveri, Applicant
June 23, 2023



studio dp, PLLC
Dennis Patel, Architect
14615 Lindale Rose Ln
Houston, TX 77058

CONSULTANT:

PROFESSIONAL SEAL:
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION.

DATE DESCRIPTION

LOT 7 AND 112 ABANDONED PIRATES ALLEY
ADJ ON S SUB OF PORTION OF LOTS 1 AND 2
BRUNDETT SUB OF CONTRABAND PLACE
OF LOTS 2, 3 AND 7 OF SEC 13, 10 S LESS
PARCEL 2-1 CONTRABAND BAYOU BRIDGE
HWY

ZONING: MIXED USE

2,387 +/- ACRES

LOCATED IN CITY OF LAKE CHARLES, COUNTY
OF CALCASIEU PARISH, STATE OF LOUISIANA.

NEXT LEVEL
HOSPITALITY

HOMEWOOD
SUITES

1101 W PRIEN LAKE RD.

LAKE CHARLES, LA 70601

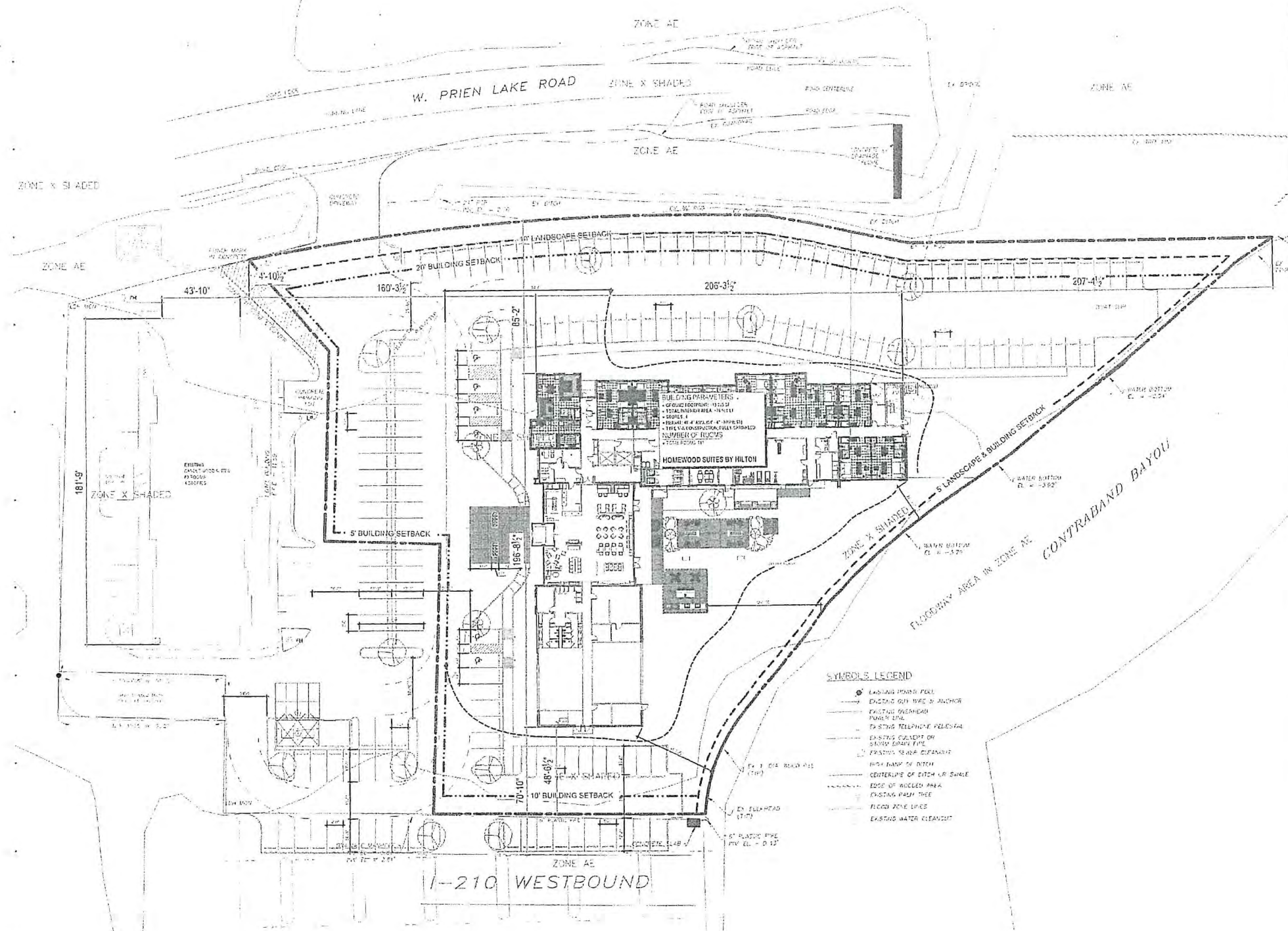
SITE PLAN

DATE SHEET NO.

PROJECT NO.

PROJECT NO. AS101

DATE



SYMBOLS LEGEND

- EXISTING POWER POLE
- EXISTING GUY WIRE & ANCHOR
- EXISTING OVERHEAD POWER LINE
- EXISTING TELEPHONE TELESTAL
- EXISTING CULVERT ON SANDY GRAVEL PIPE
- EXISTING SEWER EXISTANT
- EXISTING 18\"

Site Parking Matrix

FROM	TO	TYPE	NO. OF SPACES
1	2	1	1
2	3	2	2
3	4	3	3
4	5	4	4
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VARIANCE APPLICATION FORM

DATE: 7/5/2023

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: 501 E Claude Street Lake Charles LA

LEGAL DESCRIPTION: @181008-1789-3 0005 0000 @181008-1789-3 0006 0000 LOTS 5,6 BLK 3 SOUTHMOOR SUB REF1-DRY DOCK SAVINGS BANK B 881 P 321 B 892 P 32-64 REF2-MCGUIRE, KENNETH D AND EARLINE RICHARD MCGUIRE B 2919 P 176 B 2921 P 349-01

DESCRIPTION OF JOB: Variance for accessory building exceeding 40% of home square footage

WITH PLANS ATTACHED HERETO:

APPLICANT: Robert Gregory Bennett

PHONE: 337-304-0548

MAILING ADDRESS: 501 E Claude St, Lake Charles, LA

ZIP: 70605

EMAIL ADDRESS: Bennett.Robert03@yahoo.com

OWNER OF RECORD: Robert Gregory Bennett

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 N/A 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 <input 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

APPLICANT

DATE

7/7/2023

501 E Claude St
Lake Charles, LA
70605

To whom it may concern

My name is Robert Bennett and I live at 501 E Claude Street. I am writing you today to declare my intent to apply for a variance to build an accessory building on my property that exceeds 40% of my homes square footage. I have lived at this address for the last 10 years and have owned it for the last 9 years, before that it was owned by my grandparents for over 50 years. I have been a resident of Lake Charles all my life and currently work at one of the local chemical plants as a Mechanical Engineer. I am asking for a variance to build a 35'x50'x12' metal building with a 25' gable extension on the back side of my property. This building will be to store my father's classic car, my Toyota pickup, Kubota tractor, mini excavator, gooseneck utility trailer and a camper. I would also use the building for dry storage and a place to work on projects. I have submitted a CAD drawing with this application showing the general dimensions of all these items located inside the building as to give some scale for asking for such a large building. The proposed building will be greater than 20' from any adjacent property line this distance can be extended if needed. I am currently surrounded by commercial property/ rental property on all adjacent sides, 2 of which are much larger metal buildings. This building will be difficult to see from any side given the bamboo that surrounds the property. My current home is roughly 3300 ft² under roof with roughly an 11.5' eve height. I have been without a place to store my larger belongings since the hurricane as it took away the accessory shed I had previously. I also have a temporary 20' cargo container that I want to get rid of that has been temporary storage since the storm. I would like to get as much of my assets out of the weather as possible as all my equipment has been under a tree since the storm. I will be constructing this building to a wind rating in excess of 175mph. I look forward to discussing this with the zoning board.

Total property acreage ~0.9

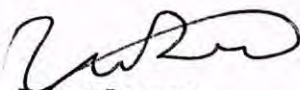
Current home 3,300 ft² under roof (estimated with google earth)

Accessory building enclosed 35'x50' (Climate control) - 1,750 ft²

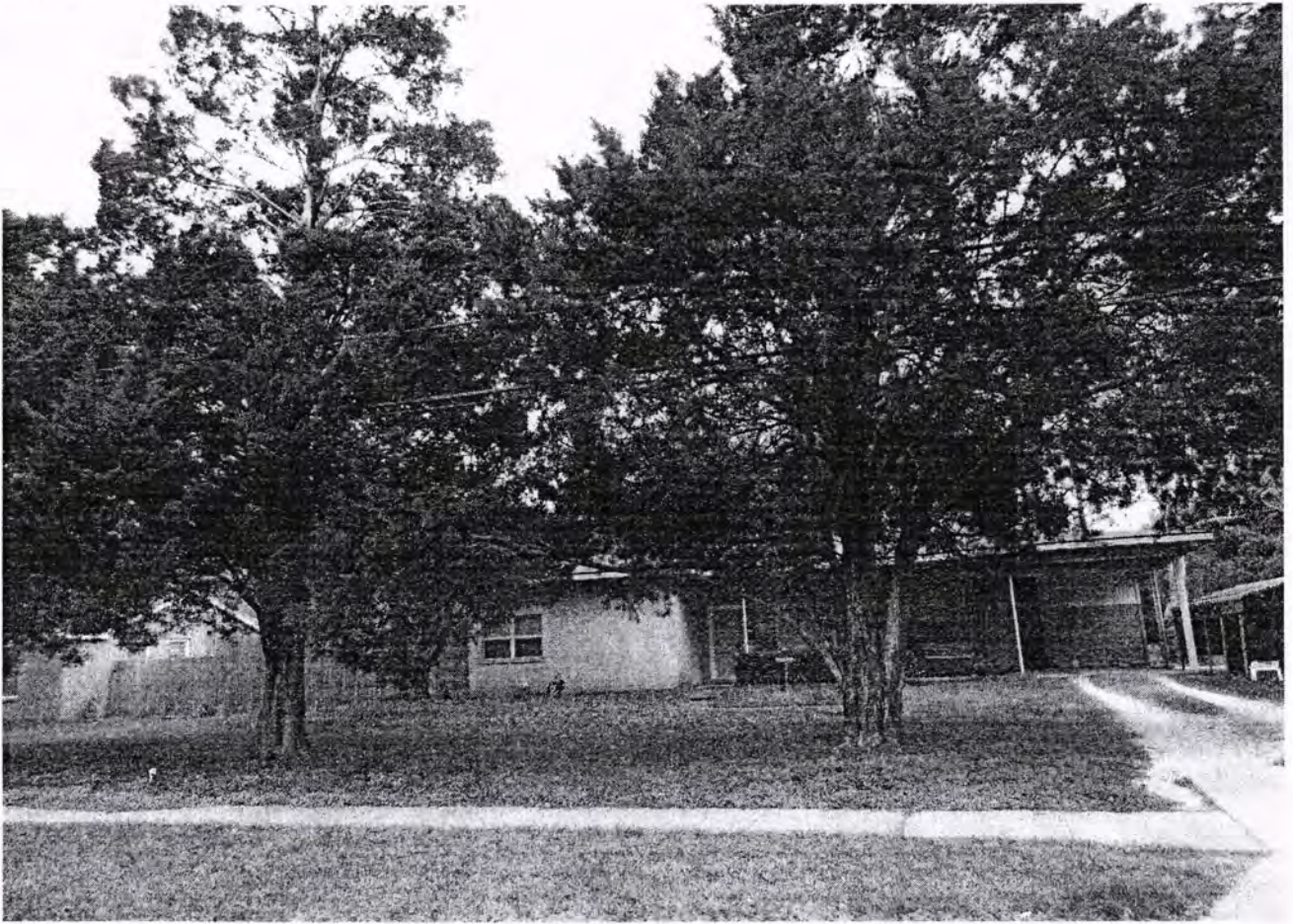
Gable extension 25'x35' (lean to) - 875 ft²

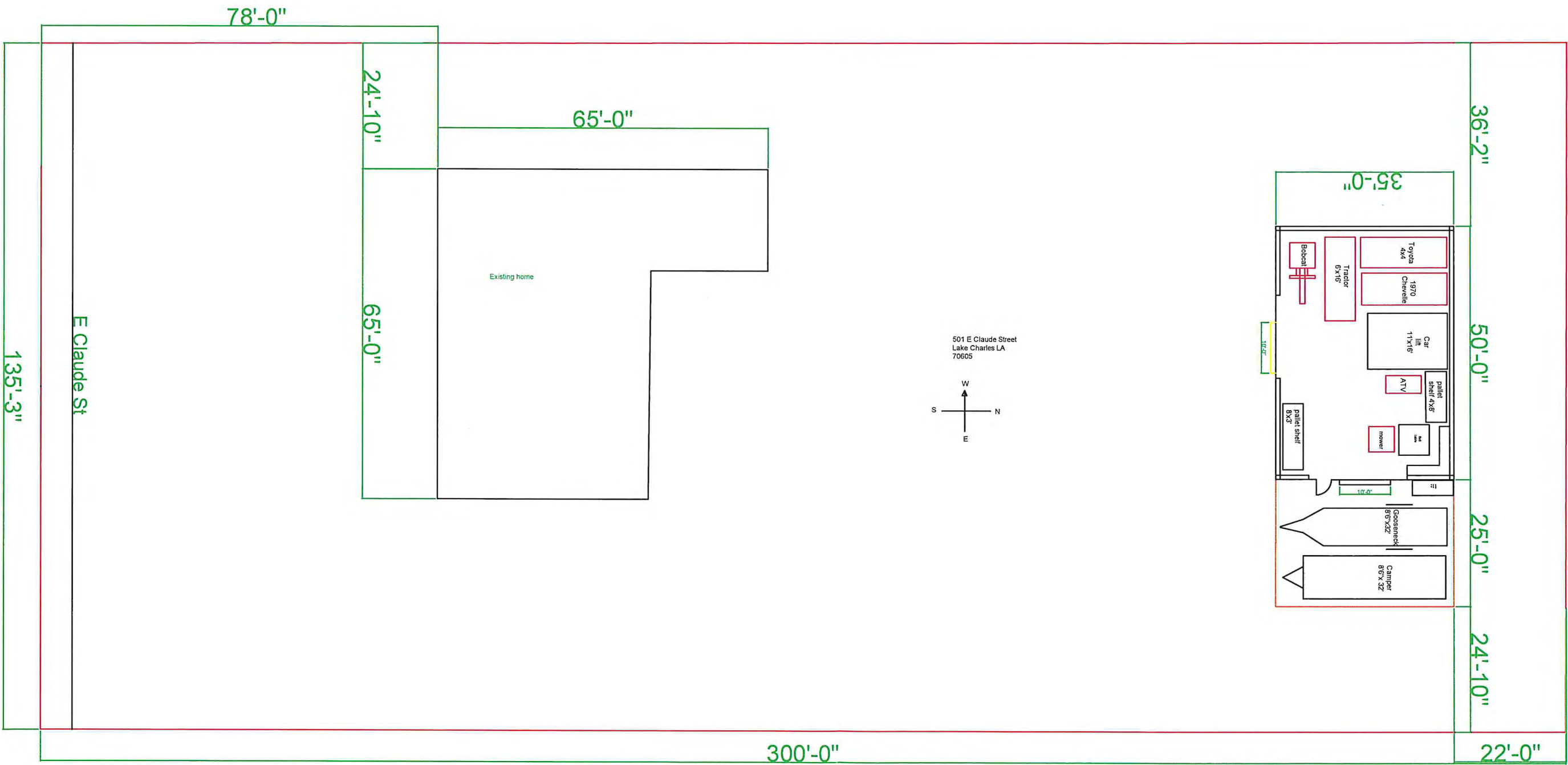
Accessory building total under roof - 2,625 ft²

Sincerely,



Robert Bennett





VARIANCE APPLICATION FORM

DATE: JULY 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: 749 MORNINGSIDE DR.

LEGAL DESCRIPTION: PARCEL #00282294 - LOT 19 BIK II UNIV. PL. PART N

DESCRIPTION OF JOB: NEW RESIDENCE

WITH PLANS ATTACHED HERETO:

APPLICANT: NICOLAS FIGUEROA ARIAS PHONE: _____

MAILING ADDRESS: 5703 FIR ST, LAKE CHARLES, LA ZIP: 70605

EMAIL ADDRESS: CLARENCE NARCISSE@YAHOO.COM

OWNER OF RECORD: NICOLAS FIGUEROA ARIAS

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 | <u>No</u> |
| (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 | 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? | <u>Yes</u> | 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 | <u>No</u> |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | Yes | <u>No</u> |

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 _____

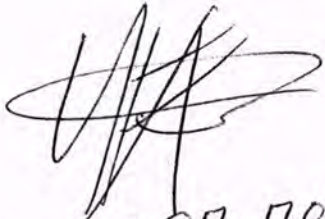
DATE _____

APPLICANT [Signature]

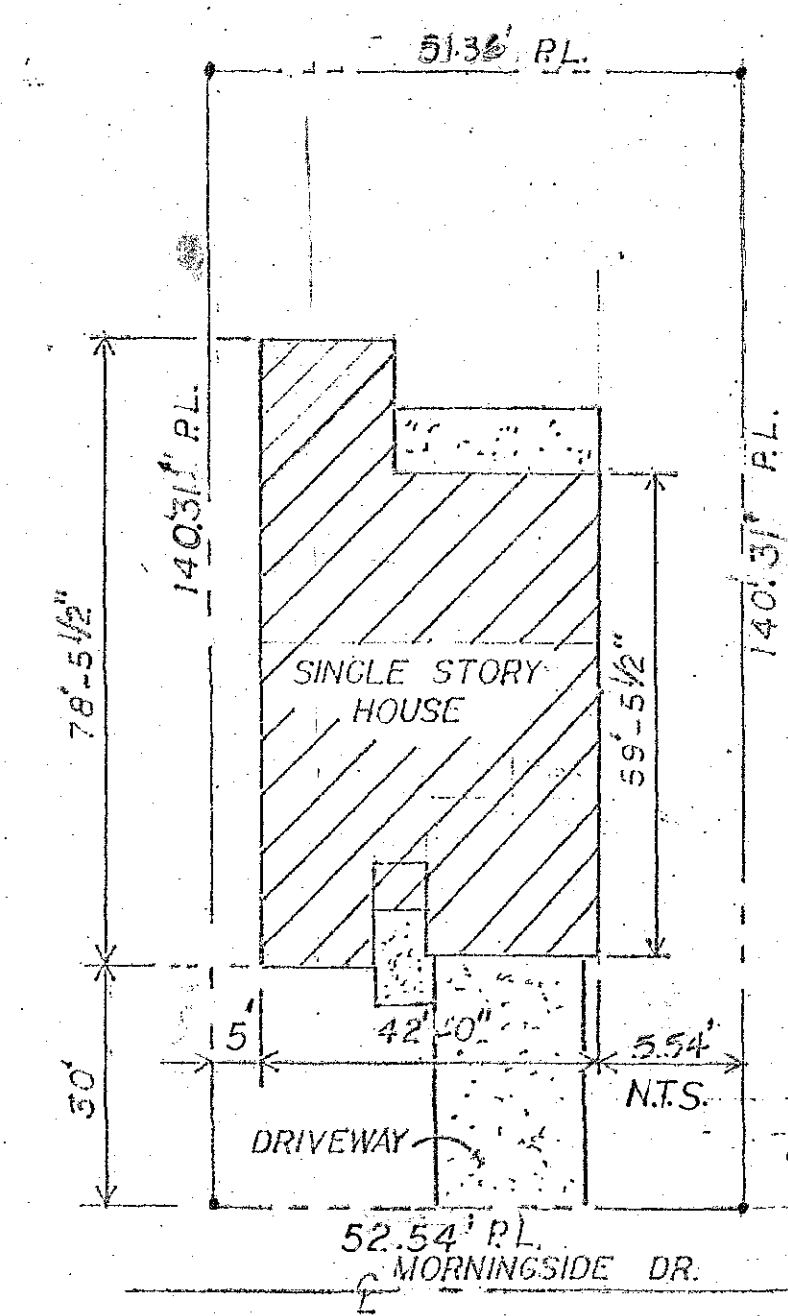
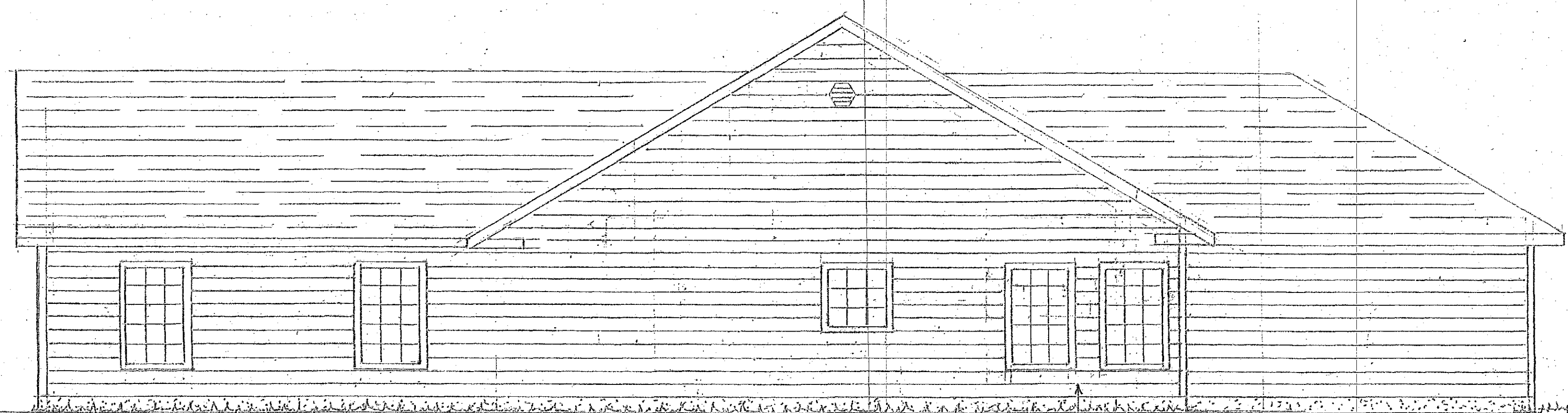
DATE JULY 10, 2023

NICOLAS FIGUEROA ARIAS
5703 FIR ST
LAKE CHARLES, LA 70605

I AM REQUESTING A VARIANCE TO REDUCE
THE CORNER STREET SET BACK FROM 15 FEET
TO 5 1/2 FEET.



~~787~~ 787-709-9943
EMAIL: CLARENCE.NARCISSE@YAHOO.COM



PARCEL #00282294@301008-1949-11 0019 0000
LOT 19 BLK II UNIVER. PLACE PART N

ARCH. SHINGLES

9' CEILING

BRICK

SIDING

FRONT ELEVATION

NARCISSE & ASSOCIATES	
2034 EVANS STREET LAKE CHARLES LA.	
SCALE: 1/4"=1'-0"	APPROVED BY: (1337) 540-8456
DATE:	REVISION:
HOME OF NICOLAS FIGUEROA ARIAS	
ELEVATIONS & SITE PLAN	DRAWING NUMBER 1 OF 6
749 MORNINGSIDE DR. PERMIT #2023-11498	

VARIANCE APPLICATION FORM

DATE: 7-10-23

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: 221 W. Sallier St Lake Charles, LA 70601

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Variance 3' Buffer

WITH PLANS ATTACHED HERETO: Blalock Investments LLC.

APPLICANT: Kevin Blalock Blalock Contractors LLC. PHONE: 337-842-0578

MAILING ADDRESS: 4333 Canal Place Dr. Lake Charles, LA ZIP: 70605

EMAIL ADDRESS: blalockkevin@yahoo.com

OWNER OF RECORD:

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 | 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 | 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 | 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 | 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 _____

[Signature]
APPLICANT

7-10-2023
DATE

Blalock Investments, L.L.C

Project address: 221 W. Sallier St.

Project Number: 2023-41949

To Whom It may concern,

I am applying for a variance at the above address for a 4-unit townhome project. I plan to place the foundation 7'5" from the side property lot line on the East side of the Property.

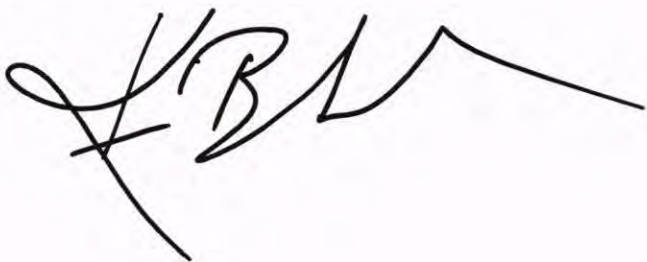
I would like to apply for a buffer variance that allows for a five-foot Patio cover with a concrete landing that is 3-1/2" thick that extends out five feet from the building on the East side of the property leaving 2'5" to the property line which leaves enough room for a fence and a grassy area.

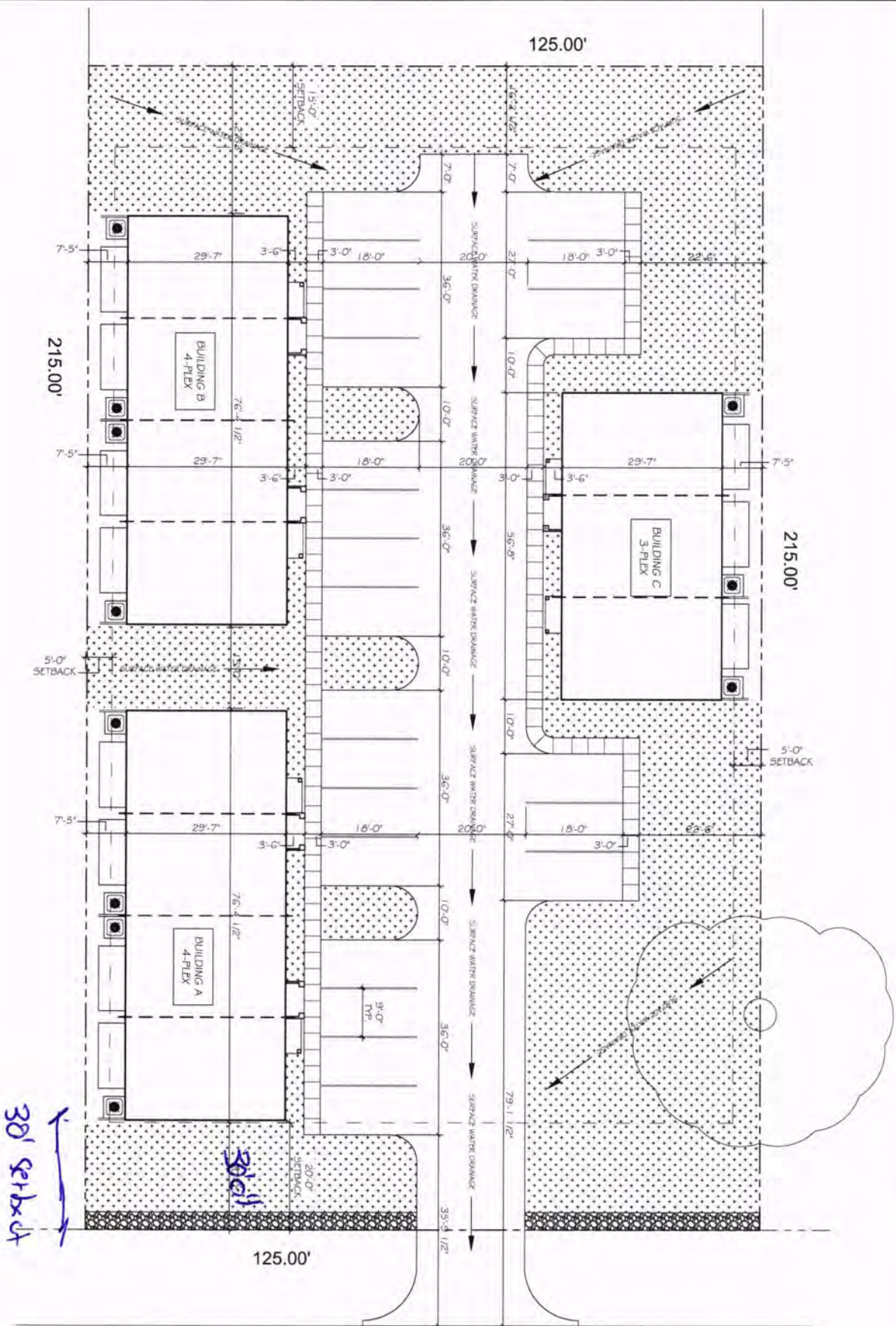
Thank you for your consideration of these changes.

Kevin Blalock

4333 Canal Place Dr.

Lake Charles, La 70605

A handwritten signature in black ink, appearing to be 'K. Blalock', with a long horizontal stroke extending to the right.



XXXXX STREET



