



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, September 11, 2023

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

ANX 23-01

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: CHURCH OF THE KING/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting annexation approval of 10.80 acres M/L, and generally described as the **Eastside 4900 Blk. of Corbina Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed annexation is under review by the Registrar of Voters office and the Tax Assessor Office for Annexation Certification.

ANXZON 23-01

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: CHURCH OF THE KING/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting a zoning classification of Mixed Use Zoning District of 10.80 acres M/L, and generally described as the **Eastside 4900 Blk. of Corbina Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed zoning classification of Mixed Use is consistent with the current zoning classification of the Parish of Calcasieu (C-2). Therefore, staff finds the request reasonable and acceptable for passage.

PRELIM 23-02 LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: PROJECT BUILD A FUTURE (KINGMAN VILLAGE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary Subdivision approval (Section 2.3), in order to subdivide a 4.4-acre tract of land into twenty-four (24) single-family lots, within a Neighborhood Zoning District. Location of the request is the **Southeast section of Fitzenreiter Road @ Pear Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 4.4-acre tract of land into twenty-four (24) single-family lots, within a Neighborhood Zoning District would meet the minimum lot size for subdivision development. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**PREFNL
23-26**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: MORGANFIELD LAKES, LLC (THE VILLAGE AT MORGANFIELD, PHASE 2)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to subdivide a 1.21-acre tract of land into six (6) residential lots, within a Residential Zoning District. Location of the request is the **Northwest section Basin Way @ Cabot Drive.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 1.21-acre tract of land into six (6) residential lots, within a Residential Zoning District, would meet the minimum lot size for subdivision development. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**PREFNL-VAR
23-27**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: GARY MCCARLEY (MCCARLEY SOUTH SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a .24-acre tract of land into two (2) residential lots with a lot size Variance of one lot (3,889.34sq.ft. vs. 6,000sq.ft.), within a Neighborhood Zoning District. Location of the request is **231 Louie Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .24-acre tract of land into two (2) residential lots, within a Neighborhood Zoning District, does not meet the minimum lot size for development. Staff could find no evidence of hardship therefore cannot forward a position of support.

REFNL 23-28

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CLARENCE OCTAVE VALLET (VALLET SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide an approximately 20-acre tract of land into two (2) development tracts, within a Business and Mixed Use Zoning District. Location of the request is **5313 Common Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 20-acre tract of land into two (2) development tracts, within a Business and Mixed Use Zoning District, would meet the minimum lot size for subdivision development. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**PREFNL
23-29**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: DSB HOLDINGS, LLC/CARL FONTENOT, LLC (HOWARD STREET SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a .482-acre tract of land into two (2) residential lots, within a Residential Zoning District. Location of the request is **4321 Howard Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .482-acre tract of land into two (2) residential lots, within a Residential Zoning District, would meet the minimum lot size for subdivision development. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**MAJ-VAR
23-18**

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: LEGACY HOME DEVELOPMENT

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct two (2) duplexes with Variances (Sec. 4--206) for a rear setback of

8'8" vs. the required 10' and a bufferyard reduction of 10' vs the required 15' along the South property line, within a Neighborhood Zoning District. Location of the request is **1309 Mayo Street**.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct two (2) duplexes (four dwelling units) in addition to two existing duplexes. The proposal is bordered to the South and East by single family residential and to the North and West by multifamily properties. The proposal fails to meet the required 10' rear setback and the 15' bufferyard along the South property line abutting a residential use in a Neighborhood Zoning District; therefore said variances will be required.

**MAJ-VAR
23-19**

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: J & K SNIDER PROPERTIES

SUBJECT: Applicant is requesting a Major Planned Development in order to construct eight (8) duplex dwelling units with private drive access and Variances (Sec. 4--206) to allow private drive accessing more than nine units; allow 0' building lot line; and allow 20ft. front setback vs. the required 30', within a Residential Zoning District. Location of the request is **5022 S. Prien Lake Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a Major Planned Development in order to construct eight (8) duplex dwelling units with private drive access and Variances (Sec. 4--206) to allow private drive accessing more than nine units; allow 0' building lot line; and allow 20ft. front setback vs. the required 30'. Staff's review revealed this proposal was previously approved but the applicant failed to begin development within a year. The property is bordered to the South by a similar development and to the North and West by single family residential and to the East by single family and multi-family properties. If approved, this development must meet all other landscaping requirements as outlined in Sec 5-210 in the Zoning Ordinance.

VAR 23-35

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: JEFF KUDLA, AIA

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a new retail store with metal siding, within a Business Zoning District. Location of the request is **3005 L'Auberge Blvd.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variance in order to construct a new retail store with metal siding. Staff could find no evidence of hardship and therefore cannot forward a position of support.

VAR 23-36

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: JEFF KUDLA, AIA

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a new convenience store and retail center with a rear setback of 5' vs. the required 10' rear setback, within a Business Zoning District. Location of the request is the **Southeast corner of E. Prien Lake Road @ Enterprise Blvd.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variance in order to construct a new convenience store with a rear setback of 5' vs the required 10' rear setback, within a Business Zoning District. Staff could find no evidence of hardship and therefore cannot forward a position of support.

VAR 23-37

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: THOMAS GARRISON

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct an accessory building prior the construction of a principal structure, within a Mixed Use and

Residential Zoning District. Location of the request is **1003 W. McNeese Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variance in order to construct an accessory building prior to the construction of a principal structure, within a Mixed Use and Residential Zoning District. While this is considered an accessory building, it will be the primary structure on the property until the principal building is constructed. Therefore, staff recommends brick along the façade fronting McNeese Street to preserve the character of the neighborhood.

VAR 23-38

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: AMBER NICHOLE INVESTMENTS

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a gravel laydown yard vs. the required concrete or asphalt, within a Mixed Use Zoning District. Location of the request is **2602-2604 Common Street thru to 2611 Tupelo Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variance in order to construct a gravel laydown yard vs the required concrete or asphalt, within a Mixed Use Zoning District. Staff’s review revealed a previously request was made for a gravel parking area. If approved, the property will be required to have a 6’ privacy fence on the south property lines and must comply with Sec 5-210 of the Zoning Ordinance.

VAR 23-39

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: ALFRED PALMA. LLC

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to allow a continuous curb cut, within a Business Zoning District. Location of the request is **722 Dora Street, Suite A**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variance in order to construct a continuous curbcut along Dora Street, in a Business Zoning District. Staff cannot forward of support for loading, unloading, or parking within a city right of way.

OTHER BUSINESS

ADJOURN

CHURCH OF THE KING

2145 OAK PARK BLVD | LAKE CHARLES, LA 70601 | (504) 477-8890
WWW.CHURCHOFTHEKING.US

June 7, 2023

Re: Annexation Request

To Whom it Concerns:

On behalf of Church of the King of Lake Charles, the board has met and approved the decision to request for annexation of the property listed below:

Corbina Road:

A certain tract or parcel of land containing 10.80 acres situated in Section 26, T-10-5, R-8-W, Calcasieu Parish, Louisiana and more particularly described as follows: Beginning at a point which is south 70°56'12" east 1490.18 feet from the northwest corner of Section 26, T-10-S, R-8-W; Thence, from said point of beginning south 89°23'12" east 1032.84 feet; Thence south 00°00'37" west 427.15 feet; Thence south 89°59'32" west 1154.32 feet; Thence along a curve to the left having chord direction of north 15°30'23" east and a chord length of 454.91 feet to point of beginning. Said curve having a radius of 2695.00 feet, and being 455.46 feet along said curve; Said property having an area of 10.80 acres and shown on plat of survey prepared by Aucoin & Associates, Inc. and dated 02-24-21.

Please direct all future correspondence to Dennis Scott at dennis.scoutmetal@gmail.com and Kelly Rigney at krigney@cotk.us or 337-477-8890, ext 9.

Sincerely,



Todd Schumacher, Lead Pastor
Church of the King of Lake Charles

EXHIBIT "A"

10.80 Acre Property Description

A certain tract or parcel of land containing 10.80 acres situated in Section 26, T-10-S, R-8-W, Calcasieu Parish, Louisiana and more particularly described as follows:

Beginning at a point which is south $70^{\circ}56'12''$ east 1490.18 feet from the northwest corner of Section 26, T-10-S, R-8-W;

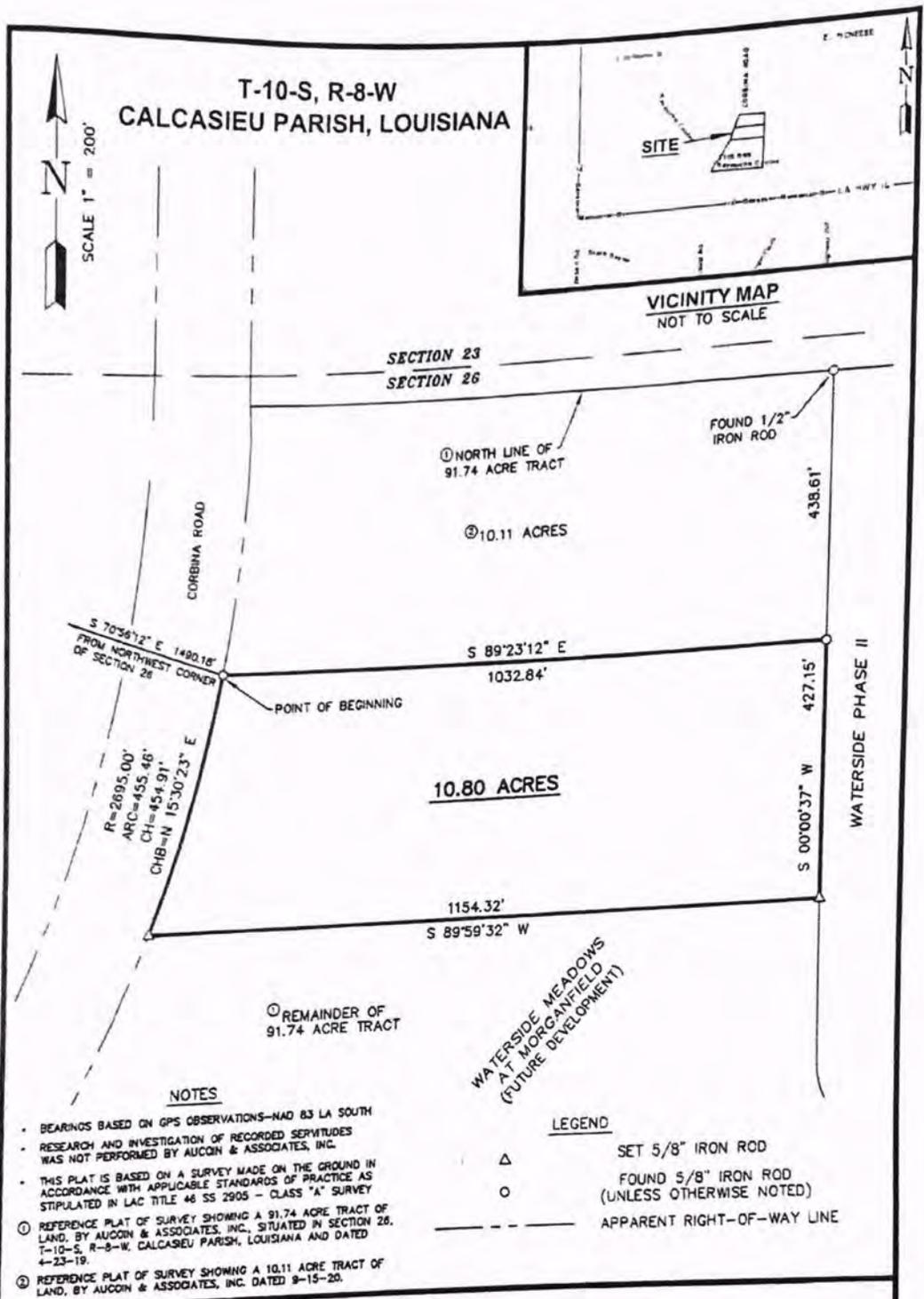
Thence, from said point of beginning south $89^{\circ}23'12''$ east 1032.84 feet;

Thence south $00^{\circ}00'37''$ west 427.15 feet;

Thence south $89^{\circ}59'32''$ west 1154.32 feet;

Thence along a curve to the left having chord direction of north $15^{\circ}30'23''$ east and a chord length of 454.91 feet to point of beginning. Said curve having a radius of 2695.00 feet, and being 455.46 feet along said curve;

Said property having an area of 10.80 acres and shown on plat of survey prepared by Aucoin & Associates, Inc. and dated 02-24-21.



- NOTES**
- BEARINGS BASED ON GPS OBSERVATIONS—NAD 83 LA SOUTH
 - RESEARCH AND INVESTIGATION OF RECORDED SERVITUDES WAS NOT PERFORMED BY AUCOIN & ASSOCIATES, INC.
 - THIS PLAT IS BASED ON A SURVEY MADE ON THE GROUND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46 SS 2905 - CLASS "A" SURVEY
 - ① REFERENCE PLAT OF SURVEY SHOWING A 91.74 ACRE TRACT OF LAND, BY AUCOIN & ASSOCIATES, INC., SITUATED IN SECTION 26, T-10-S, R-8-W, CALCASIEU PARISH, LOUISIANA AND DATED 4-23-19.
 - ② REFERENCE PLAT OF SURVEY SHOWING A 10.11 ACRE TRACT OF LAND, BY AUCOIN & ASSOCIATES, INC. DATED 9-15-20.

- LEGEND**
- △ SET 5/8" IRON ROD
 - FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
 - APPARENT RIGHT-OF-WAY LINE

H:\2020\20-0074\Church of the King.dwg



**PLAT OF SURVEY PREPARED
SHOWING A 10.80 ACRE TRACT OF LAND
SITUATED IN SECTION 26, T-10-S, R-8-W
CALCASIEU PARISH, LOUISIANA**

	AUCOIN & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS		DRAFTER	JPS	DATE	02-24-21
	ADDRESS: P.O. BOX 968 EUNICE, LA 70535 PHONE NUMBER: (337) 437-7368	ADDRESS: 710 W. PIRN LAKE ROAD SUITE 106 B LAKE CHARLES, LA 70601 PHONE NUMBER: (337) 990-5615	CHECKED		DATE	

CITY OF LAKE CHARLES
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 8/7/23 APPLICATION FEE: \$250⁰⁰

1. NAME OF PROPOSED SUBDIVISION: KINGMAN VILLAGE
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: PROJECT BUILD A FUTURE
ADDRESS: 2306 THIRD ST ZIP: LA, LA 70601 PHONE: 337.439.7191
3. NAME OF AUTHORIZED AGENT: CHARLA BLAKE, EXEC DIR
ADDRESS: 2306 THIRD ST ZIP: LA, LA 70601 PHONE: 337.439.7191
4. OWNER OF RECORD: PROJECT BUILD A FUTURE
ADDRESS: 2306 THIRD ST ZIP: LA, LA 70601 PHONE: 337.439.7191
5. ENGINEER (and/or Land Surveyor): COLLINS & ASSOCIATES LAND SURVEYORS, INC
ADDRESS: 1230 2ND STREET ZIP: LA, LA 70601 PHONE: 337.602.6970
6. ATTORNEY: BRIAN ARABIE (Sider, Arabie & Cannon, LLC)
ADDRESS: 630 KIRBY ST ZIP: LA, LA 70601 PHONE: 337.433.3004
7. SUBDIVISION LOCATION: SE corner of FITZENREITER RD / PEAR STREET
8. TOTAL ACREAGE BEING SUBDIVIDED: 4.4 ACRES NUMBER OF LOTS: 24
9. ZONING CLASSIFICATION: NEIGHBORHOOD
10. HAS PLANNING COMMISSION GRANTED VARIANCE/EXCEPTION/SPECIAL PERMIT CONCERNING THIS PROPERTY? [] YES NO IF YES, LIST CASE NO. AND NAME: _____
11. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP: N/A
12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED: entire Fitzenreiter 4.4 acres
13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES: see 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, CHARLA BLAKE HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

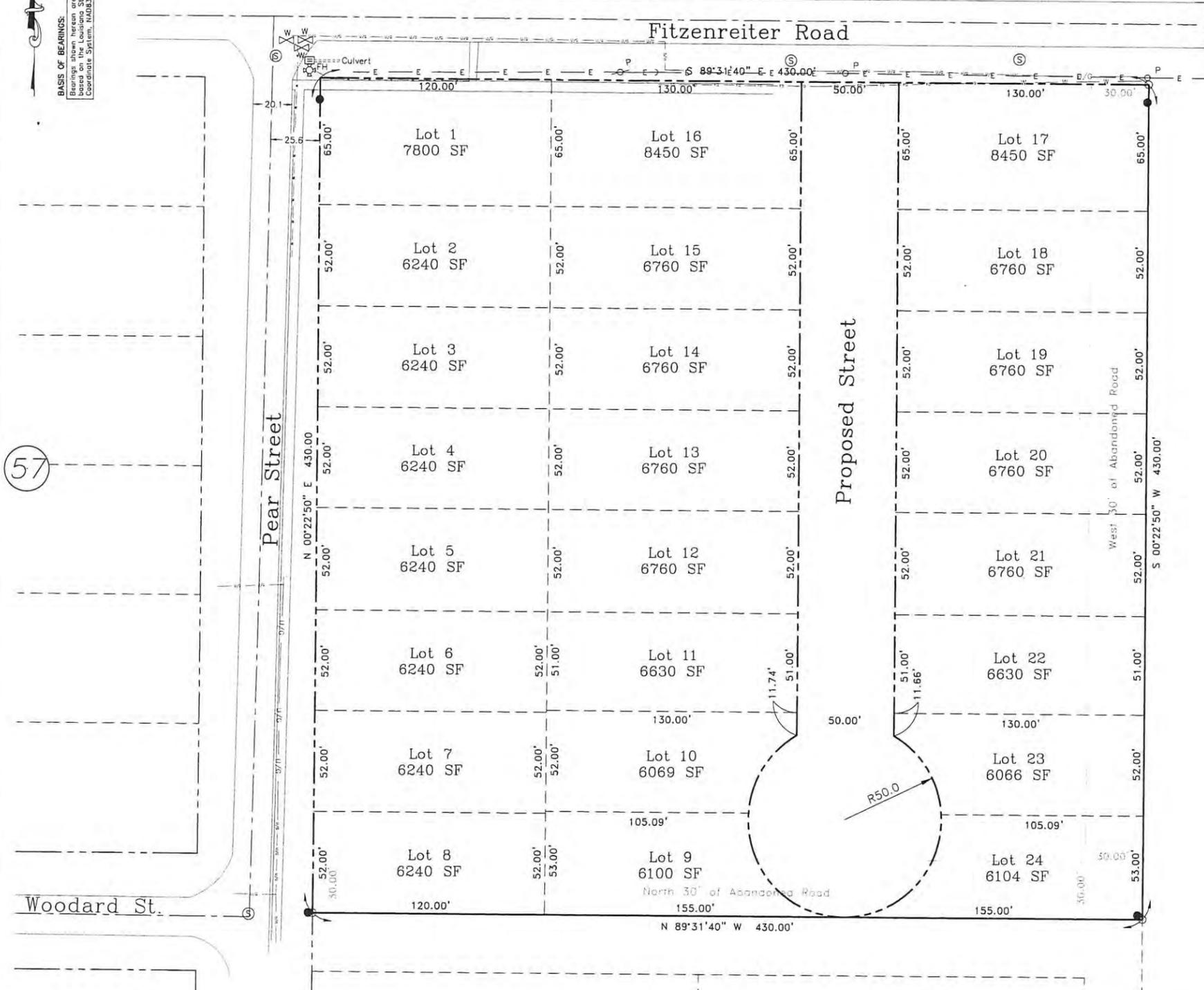
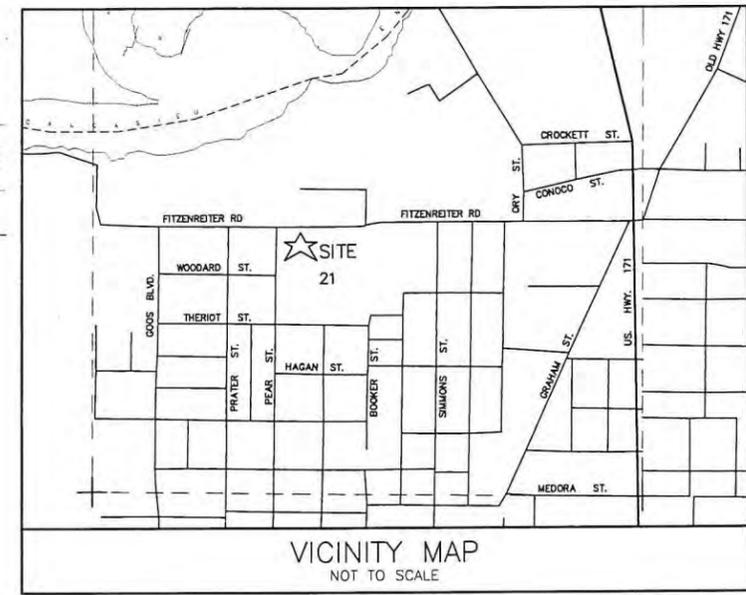
BY: Charla Blake, Exec Dir
SIGNATURE OF APPLICANT

DATE: 8/11/2023

SUBDIVISION PLAT

Sited in:
Section 6, Township 10 South, Range 8 West,
Southwestern Land District, Louisiana Meridian,
City of Lake Charles,
Calcasieu Parish, Louisiana

BASIS OF BEARINGS:
Bearings shown herein are Civil Bearings based on the Louisiana State Plane Coordinate System, NAD83, South Zone



DEDICATION:
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, OR STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICED OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED OR RIGHT-OF-WAY IS GRANTED.

SEWERAGE:
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.

TBD (OWNER) _____ DATE _____
TBD (OWNER) _____ DATE _____

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO THE CITY OF LAKE CHARLES ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

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

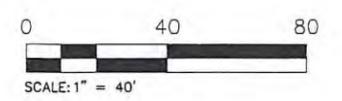
COLLINS & ASSOCIATES LAND SURVEYING, INC.
DATE OF FIELD SURVEY: 05/27/2023

PRELIMINARY ISSUE
For Review and
Comments Only

06/23/2023
DATE
George A. Evans Jr., RPLS LA. #4750

Option "A"
Proposed Subdivision

SCALE: 1" = 40' June 26, 2023



NOTE:
THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" FEMA MAP PANEL NO.: 22019C0315E REVISED: FEBRUARY 18, 2011 ZONE "X", AREAS OUTSIDE THE 500 YR FLOOD PLAIN.

THE SERVICED AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THIS PLAT IS NO REPRESENTATION THAT ALL APPLICABLE SERVICEDS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

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

Project Build a Future
Being:
All of Block 56 of the Katrina B. Moeling Subdivision and the North Half of Woodard St. in Section 21, Township 9 South, Range 8 West, Southwestern Land District, Louisiana Meridian City of Lake Charles, Calcasieu Parish, LA.

COLLINS & ASSOCIATES
LAND SURVEYORS, INC.

Licensed To Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama
1230 2nd Street Lake Charles, LA 70601
337-602-6970 office 337-602-6013 fax

DATE:	SCALE:	NOTES:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
06/22/2023	1" = 40'	FILE	GAE	GAE	223158	223158

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

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

DATE: 8/10/2023

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

1. NAME OF SUBDIVISION: The Village at Morganfield Phase 2
2. NAME OF APPLICANT: Morganfield Lakes, LLC
ADDRESS: 1321 Ochsner Boulevard, Suite 201 ZIP 70433 PHONE (985) 302-6964
Covington, LA
3. NAME OF AUTHORIZED AGENT: Ryan T. Power
ADDRESS: 1321 Ochsner Boulevard, Suite 201 ZIP 70433 PHONE (985) 302-6964
Covington, LA
4. OWNER OF RECORD: Morganfield Lakes, LLC
ADDRESS: 1321 Ochsner Boulevard, Suite 201 ZIP 70433 PHONE (985) 302-6964
Covington, LA
5. ENGINEER (and/or Land Surveyor): Magnolia Land Surveying, LLC
ADDRESS: 500 Kirby Street Lake Charles, LA ZIP 70601 PHONE (337) 429-5040
6. ATTORNEY: N/A
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: East of Corbina Road in the Morganfield Area just North of E McNeese Rd
- traffic circle.
8. TOTAL ACREAGE BEING SUBDIVIDED: 1.21 Acres
NO. OF LOTS: 6
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: No.
11. DATE OF PRELIMINARY PLAT APPROVAL: April, 2022
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, Ryan T. Power 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: 8/10/2023



**Ragin
Engineering**

218 Rue Beauregard #H
Lafayette, LA 70508

August 10, 2023

Kelli Van Norman
City of Lake Charles
326 Pujoe Street
Lake Charles, LA 70602

**Re: Village at Morganfield Phase 2
Certificate of Completion**

Dear Ms. Kelli,

Please accept this certification that the infrastructure for **Village at Morganfield Phase 2** has been constructed in accordance with the approved plans and specifications. The provide construction record drawing have been generated based on the recorded data and information provided to me as the to the best of my knowledge:

Please feel free to contact our office should you have questions or comments.

Sincerely,

Chad Roussel, P.E.
Ragin Engineering, L.L.C.

LEGAL DESCRIPTION:
THAT CERTAIN PARCEL OF LAND BEING 1.06 ACRES SITUATED IN SECTION 23, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 8 WEST, BEING A 1/4 ROUND BORN RE-BAR, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.) THENCE SOUTH 00°47'31" WEST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 1607.46 FEET TO THE POINT OF BEGINNING #1 (P.O.B. #1), THENCE SOUTH 89°12'27" WEST, A DISTANCE OF 397.91 FEET, THENCE SOUTH 00°47'31" WEST, A DISTANCE OF 118.52 FEET, THENCE NORTH 89°12'27" WEST, A DISTANCE OF 230.00 FEET, THENCE NORTH 00°47'31" EAST, A DISTANCE OF 8.00 FEET, THENCE NORTH 89°12'27" WEST, A DISTANCE OF 177.29 FEET, THENCE NORTH 00°47'31" EAST, A DISTANCE OF 110.54 FEET TO THE POINT OF BEGINNING #4 (P.O.B. #4).
HEREIN DESCRIBED TRACT CONTAINING 1.05 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, SERVITUDES, OR RIGHT-OF-WAY OF RECORD OR BY USE.

COMMON AREA 1 (CA-1) DESCRIPTION:
THAT CERTAIN PARCEL OF LAND BEING 416 ACRES SITUATED IN SECTION 23, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 8 WEST, BEING A 1/4 ROUND BORN RE-BAR, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.) THENCE SOUTH 00°47'31" WEST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 1607.46 FEET, THENCE SOUTH 89°12'27" EAST, A DISTANCE OF 397.91 FEET, THENCE MEASURED 8.00 FEET TO THE POINT OF BEGINNING #2 (P.O.B. #2), THENCE MEASURED NORTH 00°47'31" EAST, A DISTANCE OF 13.50 FEET (RECORDED 10/06/2017, 13.50), THENCE SOUTH 89°12'27" EAST, A DISTANCE OF 333.93 FEET, THENCE SOUTH 00°47'31" WEST, A DISTANCE OF 13.50 FEET, THENCE NORTH 89°12'27" WEST, A DISTANCE OF 333.93 FEET TO THE POINT OF BEGINNING #2 (P.O.B. #2).
HEREIN DESCRIBED TRACT CONTAINING 0.16 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, SERVITUDES, RIGHT-OF-WAY OF RECORD OR BY USE.

GENERAL NOTES:
1. THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF LAKE CHARLES AND THE CALCASIEU PARISH POLICE DEPT.
2. 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.
3. NO ATTEMPT HAS BEEN MADE BY P. KADE VAN NORSMAAN, P.L.S. TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, LOCATION OF ANY SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND OTHER THAN THOSE WHICH HAVE BEEN OBSERVED IN THE REVELATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED) TO ALTER, MODIFY OR OTHERWISE CAVENAT THE SURVEYOR'S CERTIFICATION HEREON.
4. THERE ARE ITEMS NOT DEPICTED ALL UTILITY LOCATIONS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO SUBJECT PROPERTY.
5. UTILITY EASEMENT MEETS & RUNS CONGRUENT WITH THE 5' UTILITY EASEMENT OF THE VILLAGE AT MORGANFIELD PHASE 1.

REFERENCE PLATSMAPS:
1. A BOUNDARY SURVEY FOR ARBOZAL, LLC, BY DAVID W. SARGENT, P.L.S., REG. NO. 4936, DATED SEPTEMBER 20, 2011.
2. A BOUNDARY SURVEY FOR THE VILLAGE AT MORGANFIELD PHASE 1, BY BARRY J. MUEHNER, P.L.S., REG. NO. 4422, DATED OCTOBER 30, 2015.
3. A BOUNDARY SURVEY FOR THE DITCHES OF LAKE CHARLES, BY DAVID W. SARGENT, P.L.S., REG. NO. 4936, DATED JUNE 24, 2021.
4. A FINAL PLAT OF THE VILLAGE AT MORGANFIELD PHASE 1 PARTIAL RESUBDIVISION, BY ELDER LEO REDDICK, P.L.S., REG. NO. 4446, REVISED DATE JUNE 30, 2022.

SETBACKS - UTILITY NOTES:
FRONT - 20'
SIDE - 5'
REAR - 10'
SEWER - CITY OF LAKE CHARLES WASTEWATER DIVISION
WATER - CITY OF LAKE CHARLES WATER DIVISION
ELECTRIC - JEFF DAVIS ELECTRIC
GAS - CENTERPOINT ENERGY

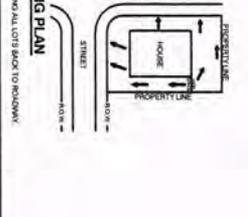
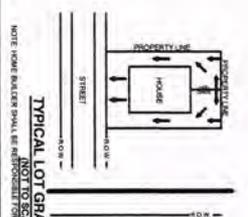
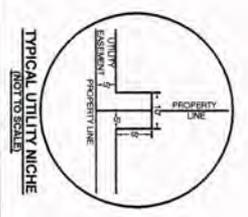
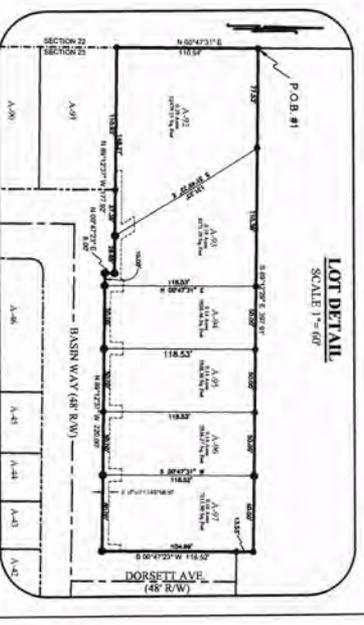
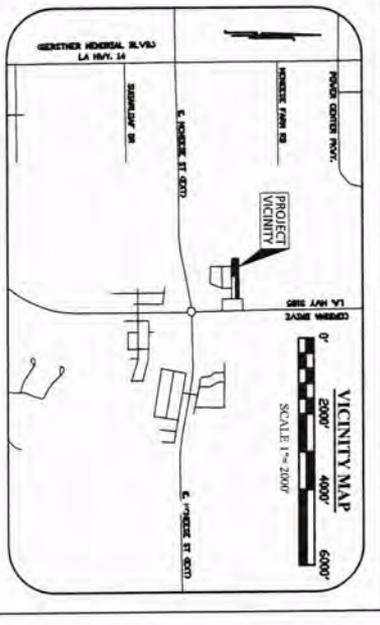
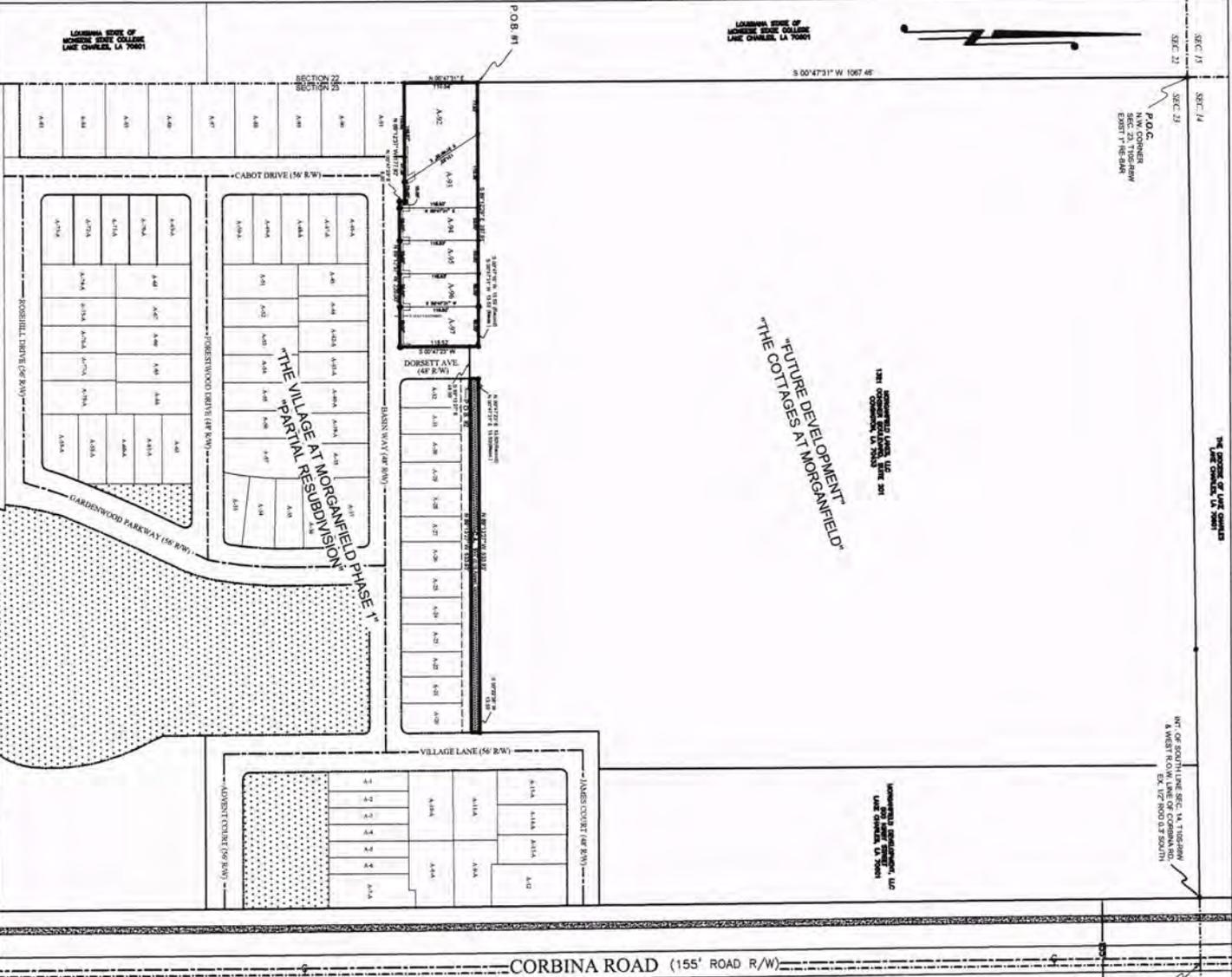
RESIDENTIAL LOT DETAIL:
TOTAL NUMBER OF LOTS - 6
MINIMUM LOT FRONTAGE - 29.65'
MINIMUM LOT AREA - 10,000 SQUARE FEET
TOTAL AREA OF DEVELOPMENT - 1.21 ACRES

CERTIFICATION:
I, THE SURVEYOR, HEREBY CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR A LICENSED SURVEYOR AS SET FORTH IN THE PROFESSIONAL STANDARDS OF PRACTICE FOR A LICENSED SURVEYOR OF THE CITY OF LAKE CHARLES, LOUISIANA, AND THE PROFESSIONAL STANDARDS OF PRACTICE FOR A LICENSED SURVEYOR OF THE STATE OF LOUISIANA, AND I AM NOT PROVIDING ANY OTHER INFORMATION THAN WHAT IS SHOWN ABOVE.

LEGEND:
PROPERTY LINE
ADJACENT PROPERTY LINE
RIGHT-OF-WAY LINE
UTILITY/DRAINAGE EASEMENT LINE
CENTERLINE OF ROAD
SECTION LINE

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 HEREON AS EASEMENTS, UNLESS OTHERWISE NOTED, ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR ANY SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY EASEMENTS OR SERVITUDES SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT OR SERVITUDE IS GRANTED.

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



FLOOD ZONE NOTE:
By graphic shading only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 22101C 0495F, which bears an effective date of 02/18/2011 and IS NOT in a Special Flood Hazard Area. No flood insurance requirements may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



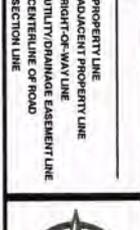
DATE	BY	APPROVED BY
07/20/2023	P. KADE VAN NORSMAAN	P. KADE VAN NORSMAAN
PROJECTION TO DISPLAY	SCALE	DATE
BOUNDARY MAP	1" = 100'	07/20/2023
PROFESSIONAL SEAL	PROFESSIONAL SEAL	PROFESSIONAL SEAL
STATE	STATE	STATE
LA	LA	LA
NO. 4446	NO. 4446	NO. 4446
EXPIRES	EXPIRES	EXPIRES
06/30/2025	06/30/2025	06/30/2025

PRELIMINARY SUBDIVISION PLAT OF THE VILLAGE AT MORGANFIELD PHASE 2
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
OWNER/DEVELOPER
MORGANFIELD LAKES, LLC
1321 OCHSNER BOULEVARD, SUITE 201
CONVINGTON, LA 70033

PRELIMINARY SUBDIVISION PLAT OF THE VILLAGE AT MORGANFIELD PHASE 2
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
OWNER/DEVELOPER
MORGANFIELD LAKES, LLC
1321 OCHSNER BOULEVARD, SUITE 201
CONVINGTON, LA 70033

BASIS OF BEARINGS:
Bearings and distances are based on the Louisiana State Plane Coordinate System, South Zone, NAD 83 (2011) as derived from the National Geodetic Survey on 07/14/2022. Surveyed by Professional Surveyor P. Kade Van Norsmaan.

LEGEND:
PROPERTY LINE
ADJACENT PROPERTY LINE
RIGHT-OF-WAY LINE
UTILITY/DRAINAGE EASEMENT LINE
CENTERLINE OF ROAD
SECTION LINE



MAGNOLIA
SURVEYORS & ENGINEERS, L.L.C.
1110-451 Street 1, Suite 1000, Covington, Louisiana 70038
P. Kade Van Norsmaan, P.L.S.
P.L.S. No. 4446, Exp. 06/30/2025

CITY OF LAKE CHARLES
SURVEYOR'S SIGNATURE
P. KADE VAN NORSMAAN, P.L.S.
LA REG. NO. 5299

MORGANFIELD LAKES, LLC
1321 OCHSNER BOULEVARD, SUITE 201
CONVINGTON, LA 70033

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 8-14-23

APPLICATION FEE: \$ 200.00
PLAT FILING FEE: \$ 230.00

\$ 430.00

- ✓ 1. NAME OF PROPOSED SUBDIVISION: McCarley South
(MUST CREATE NEW NAME)
- ✓ 2. NAME OF APPLICANT: GARY MCCARLEY
ADDRESS: 233 LOUIE ST ZIP 70601 PHONE 337 274 7450
- 3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP _____ PHONE _____
- ✓ 4. OWNER OF RECORD: GARY MCCARLEY
ADDRESS: 233 LOUIE ST. ZIP 70601 PHONE 337 274 7450
- 5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
- 6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
- ✓ 7. SUBDIVISION LOCATION: LAKE CHARLES, LA. LOT BEHIND 231 LOUIE ST.
- ✓ 8. TOTAL ACREAGE BEING SUBDIVIDED: 10,614.44 SQ. FT. (6725.10 ± 3889.34)
NO. OF LOTS: 2
- 9. ZONING CLASSIFICATION: Neighborhood
- 10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____

11. DATE OF PRELIMINARY PLAT APPROVAL: _____

12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
attached

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

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

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

BY: Gary McCarley
SIGNATURE OF APPLICANT

DATE: 8/14/23

PLAT OF BOUNDARY SURVEY

PLAT OF SURVEY PERFORMED FOR:
BPBAILEY L.L.C.

PROPERTY LOCATED IN:
SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA
MERIDIAN, CALCASIEU PARISH, LOUISIANA

REFERENCE PLAT:
PLAT OF LOUIE SUBDIVISION OF LOT 25 OF
BLOCK 9 OF BARBE ADDITION SURVEYED ON
OCTOBER 15, 1951 BY HARRY H. SHUTTS, C.E.
LICENSE NUMBER: 170

REFERENCE PLAT:
PLAT OF BOUNDARY SURVEY OF 5 TRACTS IN
LOT 24 BLOCK 9 OF BARBE ADDITION SURVEYED
ON JULY 28, 2000 BY E. LEO REDDOCH.
LICENSE NUMBER: 4446

BASIS OF BEARINGS:
BEARINGS AND DIMENSIONS ARE BASED ON THE
LOUISIANA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83(2011) AS DERIVED FROM RTK GPS
OBSERVATIONS PERFORMED ON FEBRUARY 27, 2023 &
MAY 10, 2023.

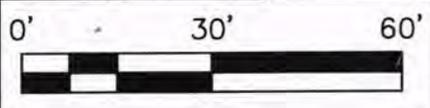
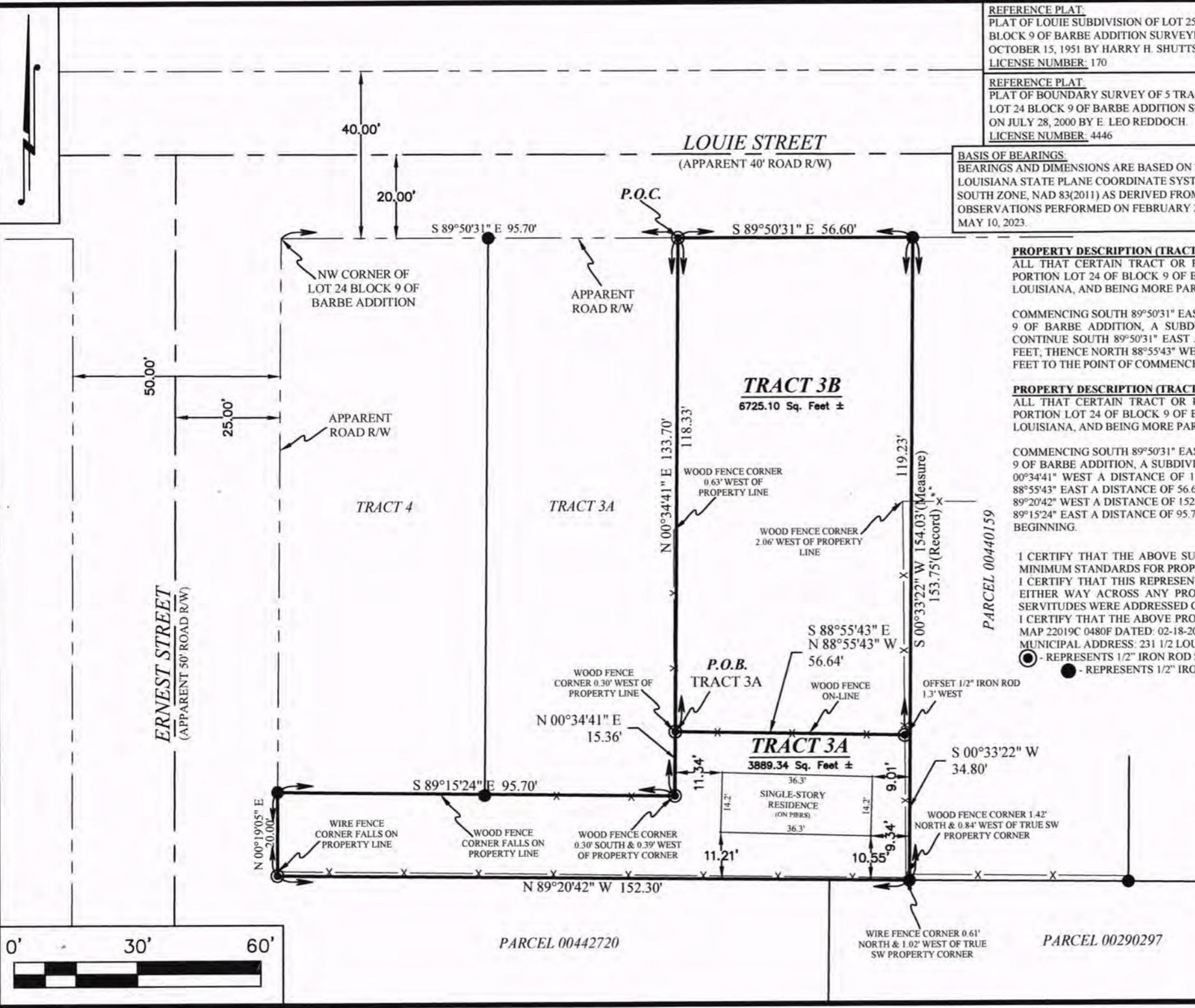
PROPERTY DESCRIPTION (TRACT 3B):
ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 6725.10 SQUARE FEET MORE OR LESS, BEING A PORTION LOT 24 OF BLOCK 9 OF BARBE ADDITION, A SUBDIVISION AS PER PLAT RECORDED IN CALCASIEU PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING SOUTH 89°50'31" EAST A DISTANCE OF 95.70 FEET FROM THE NORTHWEST CORNER OF LOT 24 OF BLOCK 9 OF BARBE ADDITION, A SUBDIVISION AS PER PLAT RECORDED IN CALCASIEU PARISH, LOUISIANA; THENCE CONTINUE SOUTH 89°50'31" EAST A DISTANCE OF 56.60 FEET; THENCE SOUTH 00°33'22" WEST A DISTANCE OF 119.23 FEET; THENCE NORTH 88°55'43" WEST A DISTANCE OF 56.64 FEET; THENCE NORTH 00°34'41" EAST A DISTANCE OF 118.33 FEET TO THE POINT OF COMMENCEMENT.

PROPERTY DESCRIPTION (TRACT 3A):
ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3889.34 SQUARE FEET MORE OR LESS, BEING A PORTION LOT 24 OF BLOCK 9 OF BARBE ADDITION, A SUBDIVISION AS PER PLAT RECORDED IN CALCASIEU PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING SOUTH 89°50'31" EAST A DISTANCE OF 95.70 FEET FROM THE NORTHWEST CORNER OF LOT 24 OF BLOCK 9 OF BARBE ADDITION, A SUBDIVISION AS PER PLAT RECORDED IN CALCASIEU PARISH, LOUISIANA; THENCE SOUTH 00°34'41" WEST A DISTANCE OF 118.33 FEET TO THE POINT OF BEGINNING OF TRACT 3A (P.O.B.); THENCE SOUTH 88°55'43" EAST A DISTANCE OF 56.64 FEET; THENCE SOUTH 00°33'22" WEST A DISTANCE OF 34.80 FEET; THENCE NORTH 89°20'42" WEST A DISTANCE OF 152.30 FEET; THENCE NORTH 00°19'05" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°15'24" EAST A DISTANCE OF 95.70 FEET; THENCE NORTH 00°34'41" EAST A DISTANCE OF 15.36 FEET TO THE POINT OF BEGINNING.

I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:LXI, CHAPTER 25 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW.
I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0480F DATED: 02-18-2011
MUNICIPAL ADDRESS: 231 1/2 LOUIE STREET, LAKE CHARLES, LOUISIANA 70601
● - REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
● - REPRESENTS 1/2" IRON ROD EXISTS UNLESS OTHERWISE NOTED.



DRAWN BY: JKF	CHECKED BY: ELR	SCALE 1" = 30'	DATE OF PLAT: 07-14-2023
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E. LEO REDDOCH
REGISTERED LAND SURVEYOR
NO. 4446 STATE OF LOUISIANA
528 PUJO ST. LAKE CHARLES, LA 70601
PH: (337) 491-9520
FAX: (337) 439-6859
reddochlandsurveying@yahoo.com

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 8-14-2023

APPLICATION FEE: \$ 200⁰⁰
PLAT FILING FEE: \$ 230⁰⁰

1. NAME OF SUBDIVISION: Vallet Subdivision
2. NAME OF APPLICANT: Clarence Octave Vallet
ADDRESS: 5329 Common St. ZIP 70607 PHONE (337) 249-4010
3. NAME OF AUTHORIZED AGENT: BILLY E. LOFTIN, JR.
ADDRESS: 113 Dr. Michael DeBakey Dr. ZIP 70601 PHONE (337) 310-4300
4. OWNER OF RECORD: Clarence Octave Vallet
ADDRESS: 5329 Common St. ZIP 70607 PHONE (337) 249-4010
5. ENGINEER (and/or Land Surveyor): George A. EVANS, JR.
ADDRESS: 1230 2nd St. L.C., LA ZIP 70601 PHONE (337) 602-6970
6. ATTORNEY: BILLY E. LOFTIN, JR.
ADDRESS: 113 Dr. Michael DeBakey Dr. ZIP 70601 PHONE (337) 310-4300
7. SUBDIVISION LOCATION: Two Tracts East of Common St.
5313 Common Street
8. TOTAL ACREAGE BEING SUBDIVIDED: Approximately 20 acres
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: _____

10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____

No - Concurrent Preliminary/Final Subdivision

11. DATE OF PRELIMINARY PLAT APPROVAL: N/A Concurrent Application

12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
See Attached Map Identifying 11 adjacent tracts GIS or Assessment info attached - Glenn + Christal Cormier; Gregory + Debra Simpson; Petro Point Bowling Center; Skivison Investments, LLC; Clarence Octave Vallet LeFleur Apartments, L.P. PBA Properties, LLC et al; Clarence Octave Vallet; Ashora, LLC; Charles Vincent Abate.

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, Clarence Octave Vallet HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE.

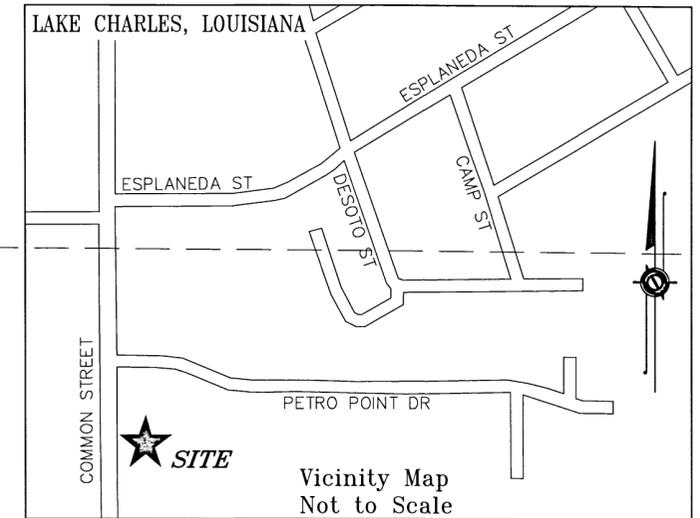
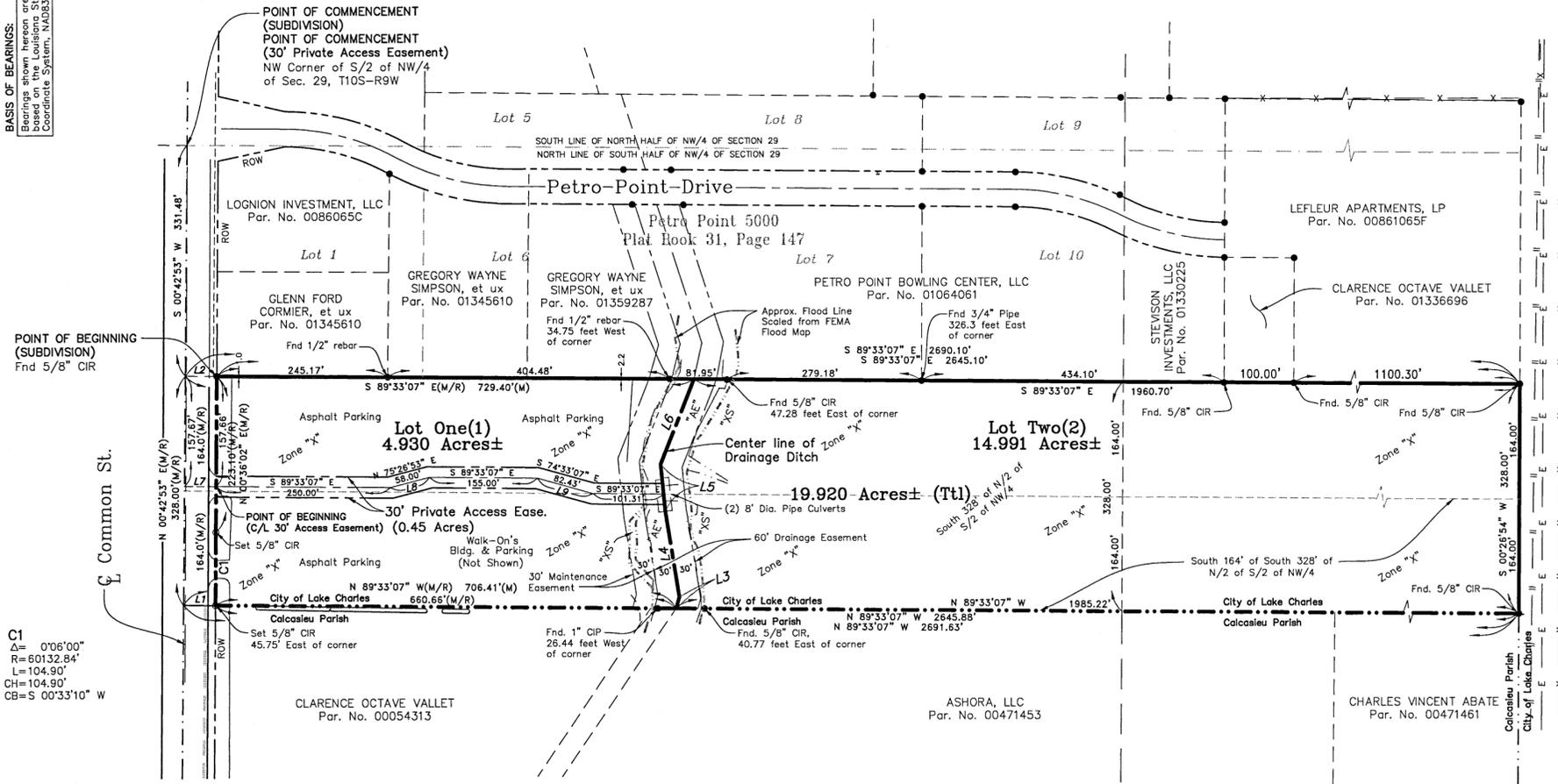
BY: C. O. Vallet
SIGNATURE OF APPLICANT

DATE: 8/14/23

FINAL SUBDIVISION PLAT

Situated in:
The South 328 feet of the North Half of the South Half of the Northwest Quarter of Section 29, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana

BASIS OF BEARINGS:
Bearings shown hereon are Grid Bearings, Coordinate System: NAD83, South Zone



LINE TABLE

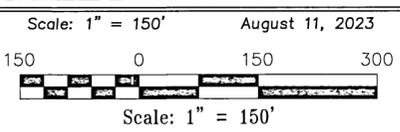
LINE	BEARING	DISTANCE
L1	N 89°33'07" W	45.74'
L2	S 89°33'07" E	45.00'
L3	S 16°05'32" W	16.86'
L4	S 08°57'05" E	124.53'
L5	S 05°30'19" E	67.42'
L6	S 21°39'54" W	130.71'
L7	S 89°33'07" E	45.31'
L8	N 75°26'53" E	58.00'
L9	S 74°33'07" E	82.43'

CENTERLINE LEGAL DESCRIPTION (30' Private Access Easement):

All that certain tract or parcel of land containing 0.45 acres, more or less, situated in the South Half of the Northwest Quarter of Section 29, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being 15 feet on each side of the following described centerline:

Commencing at the Northwest corner of the South Half of the Northwest Quarter of Section 29, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana; thence run South 00 degrees 42 minutes 53 seconds West, along the West line of said Section 29, for a distance of 331.48 feet to a point; thence continue South 00 degrees 42 minutes 53 seconds West, along said West line, for a distance of 157.67 feet to a point and corner; thence run South 89 degrees 33 minutes 07 seconds East, for a distance of 45.31 feet to the POINT OF BEGINNING of herein described Centerline; thence continue South 89 degrees 33 minutes 07 seconds East, for a distance of 250.00 feet to a point and corner; thence run North 75 degrees 26 minutes 53 seconds East, for a distance of 58.00 feet to a point and corner; thence run South 89 degrees 33 minutes 07 seconds East, for a distance of 155.00 feet to a point and corner; thence run South 74 degrees 33 minutes 07 seconds East, for a distance of 82.43 feet to a point and corner; thence run South 89 degrees 33 minutes 07 seconds East, for a distance of 101.31 feet to a point on the East line of a 5.27 Acre Tract, containing 0.45 acres, more or less, and subject to a drainage easement along the East side thereof, and any other rights of way, servitude's or easement, either recorded or unrecorded, visible or invisible.

FINAL PLAT
VALLET SUBDIVISION



SURVEYOR'S DESCRIPTION:

All that certain tract or parcel of land containing 19.92 acres, more or less, situated in the South Half of the Northwest Quarter of Section 29, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of the South Half of the Northwest Quarter of Section 29, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana; thence run South 00 degrees 42 minutes 53 seconds West, along the West line of said Section 29, for a distance of 331.48 feet; thence run South 89 degrees 33 minutes 07 seconds East, for a distance of 45.00 feet to a found 5/8 inch capped iron rebar at the POINT OF BEGINNING of herein described tract; thence continue South 89 degrees 33 minutes 07 seconds East, along the South line of Petro Point 5000, a subdivision as per plat recorded in Plat Book 31, at page 147, records of Calcasieu Parish, Louisiana, and an extension thereof, for a distance of 2645.10 feet to a found 5/8" rebar with cap at the Northeast corner of the South 328.00 feet of North Half of the South Half of the Northwest Quarter of said Section 29; thence run South 00 degrees 26 minutes 54 seconds West, along the East line of the Northwest Quarter of said Section 29, for a distance of 328.00 feet to a found 5/8" rebar with cap at the Southeast corner of the North Half of the South Half of the Northwest Quarter of said Section 29; thence run North 89 degrees 33 minutes 07 seconds West, along the South line of the North Half of the Northwest Quarter of said Section 29, for a distance of 2845.88 feet to a set 5/8" rebar with cap on the East right-of-way line of Common Street; thence run Northerly, along said East right-of-way line, the following two(2) courses:

- Northerly along a curve to the left having a radius of 60,132.84 feet, a chord bearing of North 00°33'10" East, a chord distance of 104.90 feet, for an arc distance of 104.90 feet to a set 5/8" rebar with cap;
- North 00 degrees 36 minutes 02 seconds East, for a distance of 233.10 feet to the POINT OF BEGINNING, containing 19.92 acres, more or less, and subject to a 60 Foot Drainage Easement, a 30 Foot Maintenance Easement, a 30' Access Easement thru the interior of Lot One(1) and any other rights of way, servitude's or easement, either recorded or unrecorded, visible or invisible.

DEDICATION:

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, OR STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED. DEDICATION DOES NOT INCLUDE THE 30' PRIVATE ACCESS EASEMENT.

SEWERAGE:

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 CITY OF LAKE CHARLES.

OWNER: CLARENCE OCTAVE VALLET
DATE: 8/14/23

WETLAND DETERMINATION:

A WETLANDS DETERMINATION WAS NOT REQUESTED AND HAS NOT BEEN PROVIDED AS PART OF THIS SURVEY.

SURVEYOR'S NOTES:

- The Word "Certify" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- The bearings shown hereon are Grid bearings, based on the Louisiana State Plane Coordinate System, NAD83, Louisiana South Zone, and utilizing Static GPS, processed by Opus.
- The elevations shown hereon are relative to Mean Sea Level, NAVD88, and are based on Static GPS observations, processed by NGS, OPUS.

SURVEYOR'S NOTES:

- Bearings shown hereon are GRID Bearings based on the Louisiana State Plane Coordinate System, NAD83, South Zone, derived from Static GPS observations obtained with Trimble R7, and processed by OPUS.
- The findings and opinions of Collins & Associates Land Surveyors, Inc. reflected herein are privileged, confidential and intended only for the use of the individual or entity for whom the work was prepared. It is understood that use of, reliance on or reproduction of same, in whole or in part, by others without the express written consent of Collins & Associates Land Surveyors, Inc., is prohibited and without warranty, express or implied. Collins & Associates Land Surveyors, Inc. shall be held harmless against any damages or expenses resulting from such unauthorized use, reliance or reproduction.

REFERENCE:

Plat of survey by Virgil T. Collins, RPLS, for Waste Water Specialties, dated 9/22/2015, Collins Job Number: 215117.

NOTE:

THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X, XS & AE." FEMA MAP PANEL NO.: 22019C-0490-E REVISED: 02/18/2011 FLOOD ZONE "AE" REQUIRES BASE FLOOD ELEV. OF 11.0 FT

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

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

C. O. VALLET

SITE SITUATED IN:
The South Half of the Northwest Quarter of Section 29, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana

COLLINS & ASSOCIATES LAND SURVEYORS, INC.

Licensed To Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama
1230 2nd Street Lake Charles, LA 70601
337-602-6970 office 337-602-6013 fax

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET SEQ. AND CONFORMS TO ALL CITY OF LAKE CHARLES ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

COLLINS & ASSOCIATES LAND SURVEYING, INC.

GEORGE A. EVANS, JR.
REG. No. 4750
REGISTERED PROFESSIONAL LAND SURVEYOR
AUGUST 14, 2023

DATE

DATE:	SCALE:	NOTES:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
08/14/2023	1"=150'	FILE	DEM	GAE	223126-1	223126-1

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 8-15-2023

APPLICATION FEE: \$ 330.00
PLAT FILING FEE: \$ 100.00
\$430.00 total

1. NAME OF PROPOSED SUBDIVISION: Howard Street Sub.
(MUST CREATE NEW NAME)

2. NAME OF APPLICANT: DSB Holding LLC, Carl Fontenot LLC
ADDRESS: 5960 Camellia Place ZIP 70605 PHONE 337 302 4971

3. NAME OF AUTHORIZED AGENT: Steve Burguieres
ADDRESS: 3832 Yorkshire Dr ZIP 70605 PHONE 337 302 4971

4. OWNER OF RECORD: Same
ADDRESS: _____ ZIP _____ PHONE _____

5. ENGINEER (and/or Land Surveyor):
ADDRESS: Oreil Hebert ZIP _____ PHONE _____

6. ATTORNEY: TBD
ADDRESS: _____ ZIP _____ PHONE _____

7. SUBDIVISION LOCATION: 4321 Howard Street

8. TOTAL ACREAGE BEING SUBDIVIDED: .482

NO. OF LOTS: 2 (RePlat)

9. ZONING CLASSIFICATION: Residential

10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: No

11. DATE OF PRELIMINARY PLAT APPROVAL: N/A

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

BY: Steve Burguieres
SIGNATURE OF APPLICANT

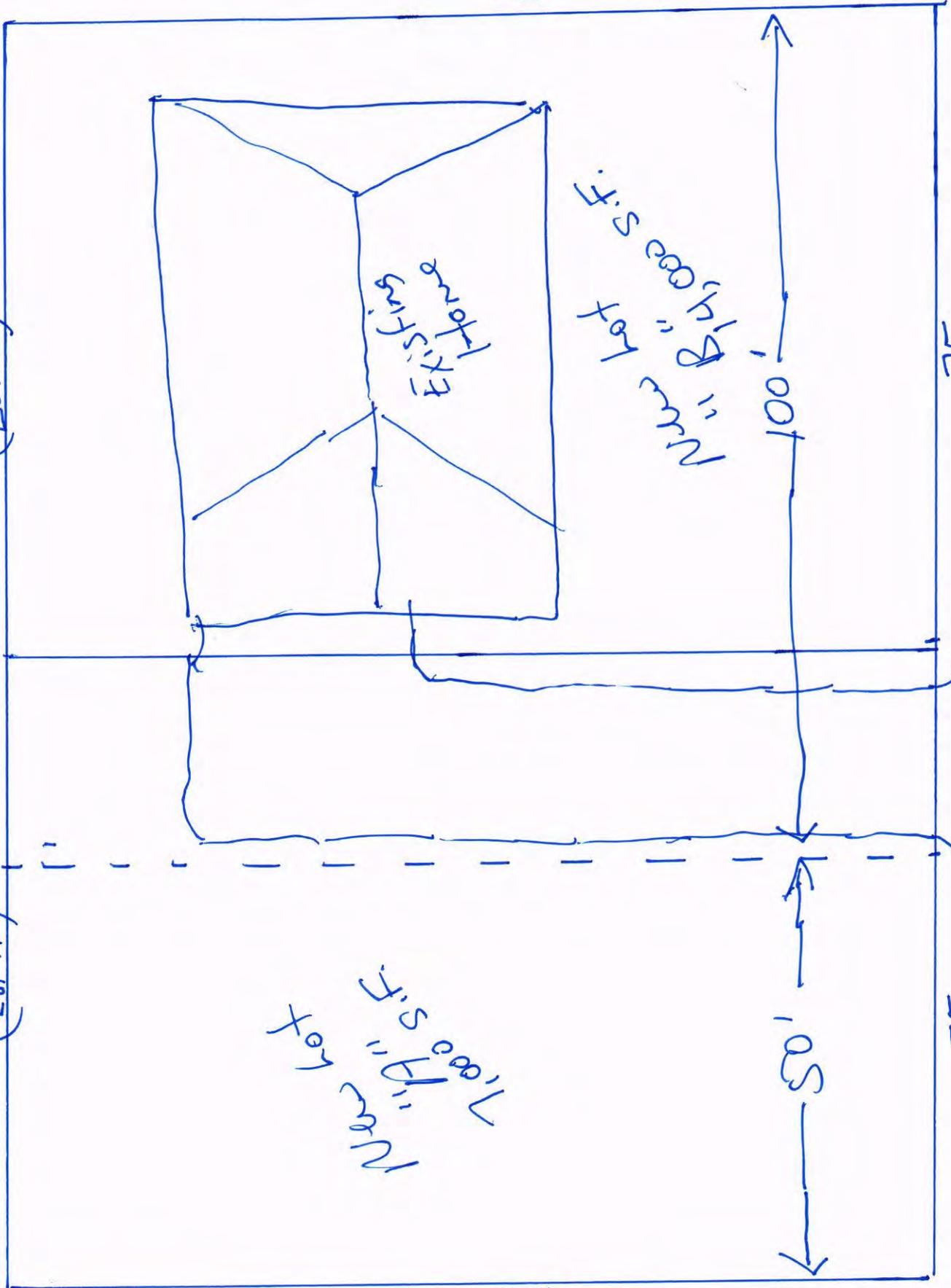
DATE: 8/15/2023

EXISTING
(Lot 10)

EXISTING
(Lot 11)

140

140



FLOOR SLAB
EXISTING

FLOOR SLAB
EXISTING

100'

105'

75'

SL

HOWARD ST



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7.31.23

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, 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: 1309 Mayo - 2458 Griffin

LEGAL DESCRIPTION: _____ ATTACHED

DESCRIPTION OF REQUEST: Request to COMBINE 2458 Griffin and 1309 Mayo to create lot to Add 2 Duplex w/ MINOR conditional USE permit

APPLICANT: LEGACY Home Development PHONE: 337-540-6610

MAILING ADDRESS: 2762 E. LEVINGWOOD Rd L.C. ZIP: 70611

OWNER OF RECORD: DOMINIC LANDRY PHONE: 337-540-6610

MAILING ADDRESS: 2762 E. LEVINGWOOD Rd LC ZIP: 70611

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.

Michael Clark
APPLICANT SIGNATURE For LHD LLC

7.31.23
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 _____

VARIANCE APPLICATION FORM

DATE: _____

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: 1309 Mayo 70601

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: 2 New Duplexes

WITH PLANS ATTACHED HERETO:

APPLICANT: LEGACY HOME DEV. LLC PHONE: 337-540-6610

MAILING ADDRESS: 2762 E. Leveue Road LC. ZIP: 70601

EMAIL ADDRESS: C2DCUSTOM@gmail.com

OWNER OF RECORD: Dominic Landry

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? 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? 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 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 _____

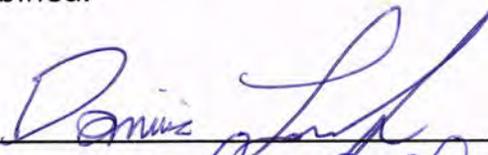
M. Landry
APPLICANT

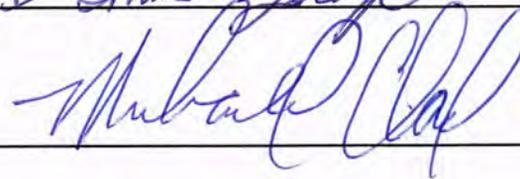
DATE _____

8.3.23
DATE

Re: Legacy Home Development LLC letter of intent

This letter is to confirm written intent for the combining of adjacent properties located at 1309 Mayo and 2458 Griffin in Lake Charles. (Dominic Landry) (Legacy Home Development LLC) has a buy/sell agreement in place contingent upon this application which request is for a "~~Minor~~^{Major}" Conditional use permit to be issued to establish 2 new duplexes on the newly acquired 1309 parcel after they are combined.

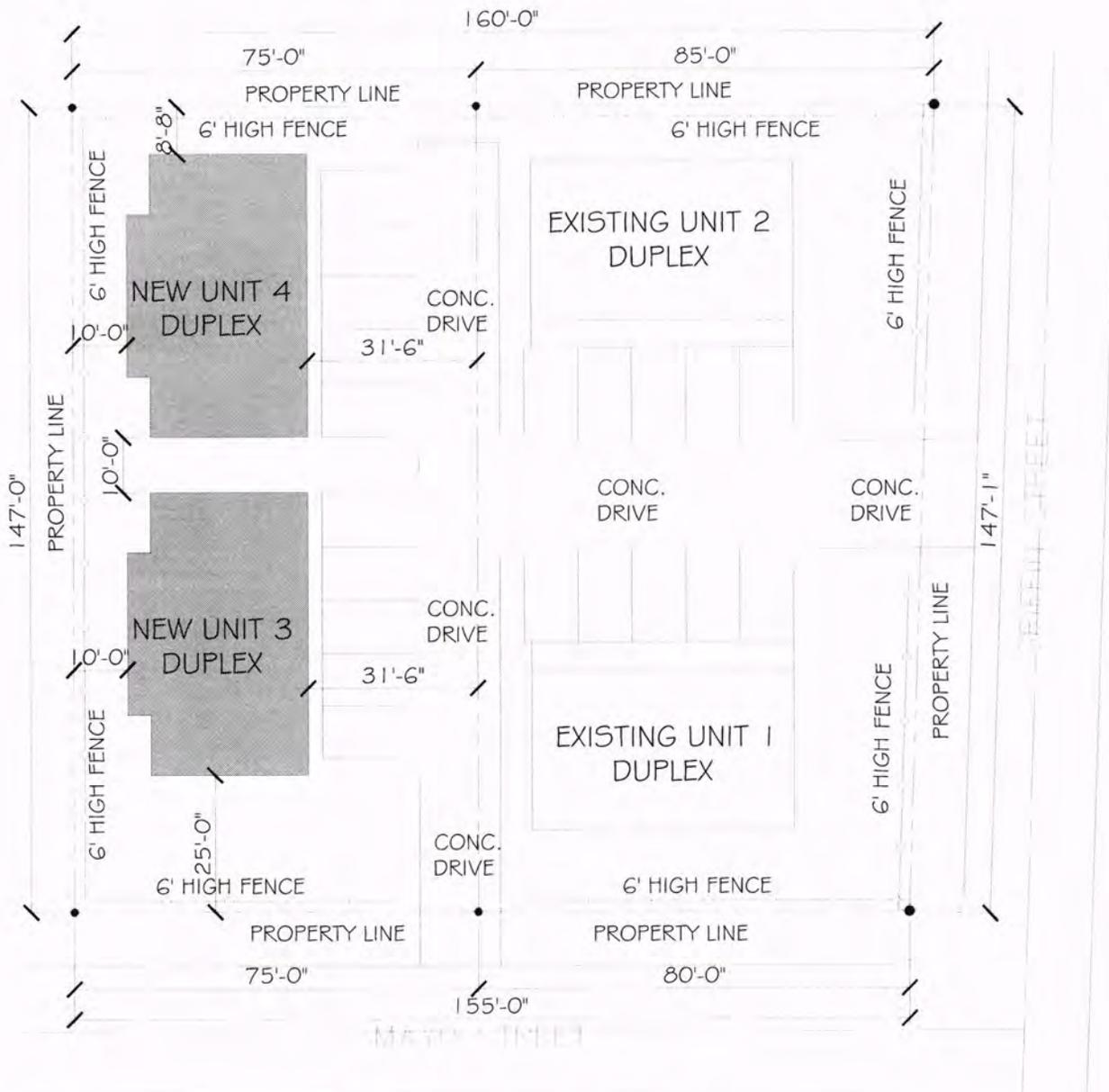




We are also requesting two variances:

- 1) rear setback of 8'8" vs. required 10'
- 2) Bufferyard reduction of 10' vs. required 15' along South property line

DUPLEX PLANS FOR LEGACY HOME DEVELOPMENT LLC MAYO ST. LAKE CHARLES, LA. 70601



1 SITE PLAN
SCALE: 1" = 30'-0"

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 8-14-23

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: 5022 South Prein Lake Rd.

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: Subdivision

WITH PLANS ATTACHED HERETO:

APPLICANT: J+k Snider Properties PHONE: 337 794-1941

MAILING ADDRESS: 3617 E. Banbury Rd. LC. 70605 ZIP: 70605

EMAIL ADDRESS: Lakecitydevelopment337@gmail.com

OWNER OF RECORD: J+k Snider Properties

ZONING DISTRICT: [X] 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 [X] N/A [] MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT [] MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: [] MINOR [X] 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] "X" [] "A" [] "AE" [] "D" [] OTHER 2.) FLOODWAY: [] IN [] OUT 3.) ELEVATION CERTIFICATE REQUIRED: [] YES [X] 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 8-14-23

VARIANCE APPLICATION FORM

DATE: 8-14-23

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: 5022 South Prein Lake Rd.

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: Subdivision

WITH PLANS ATTACHED HERETO:

APPLICANT: J+K Snider Properties PHONE: 337 794-1941

MAILING ADDRESS: 3617 E. Banbury Rd. ZIP: 70605

EMAIL ADDRESS: Lake city development 337@gmail.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? | 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? | 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 | 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
8-14-23
DATE

J+K Snider Properties
Kevin Snider

8-14-23

5022 South Prein Lake Rd.
Lake Charles, LA, 70605

This property was previously approved in 2019 but failed to pull permits in the one year time frame.

I am requesting a Major conditional use permit to allow private drive access. I am requesting the following variances:

#1 Allow private drive access to 16 units.

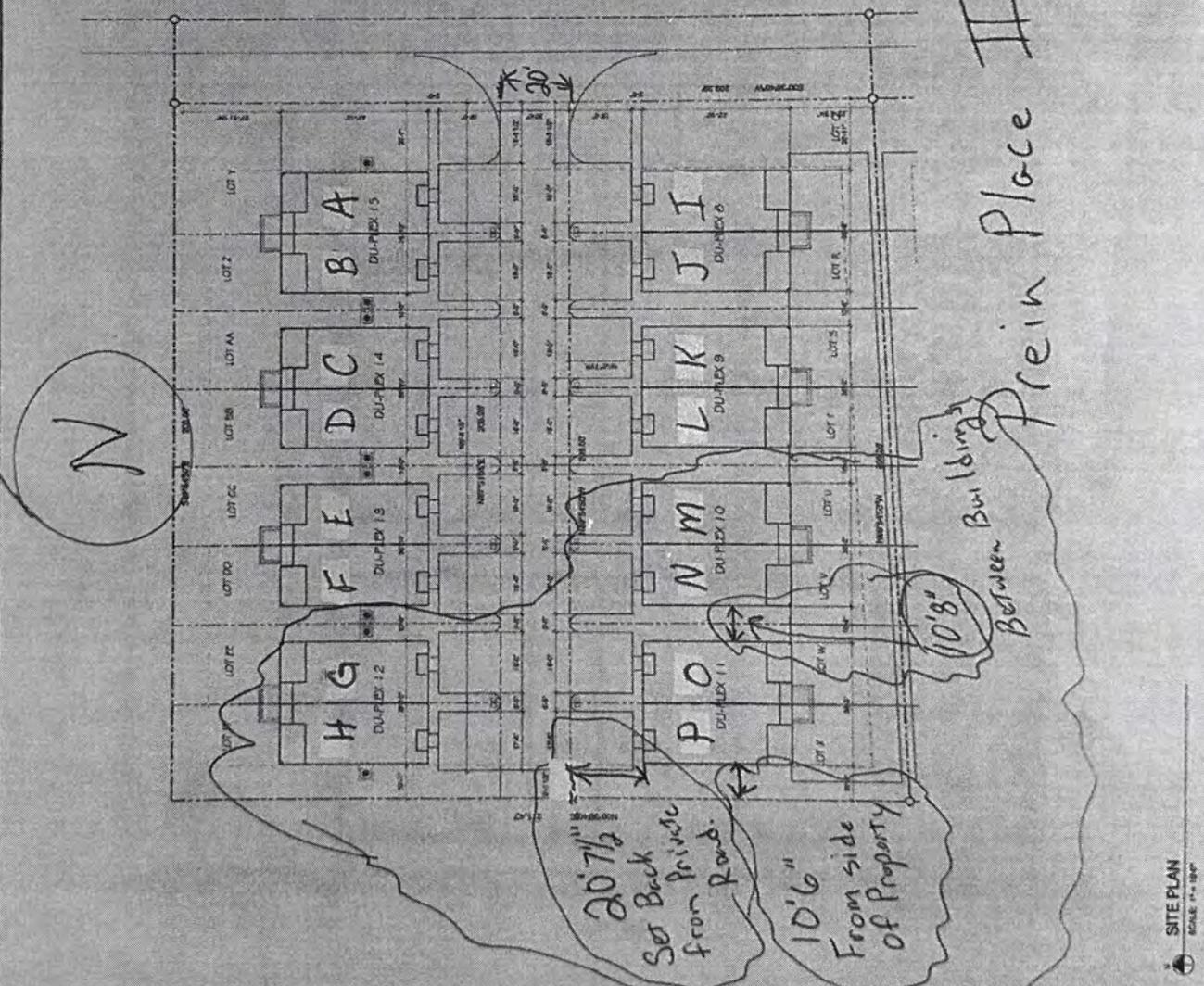
#2 Allow 0'ft Building Lot Lines

#3 Allow 20'ft front set back.

KM Snider

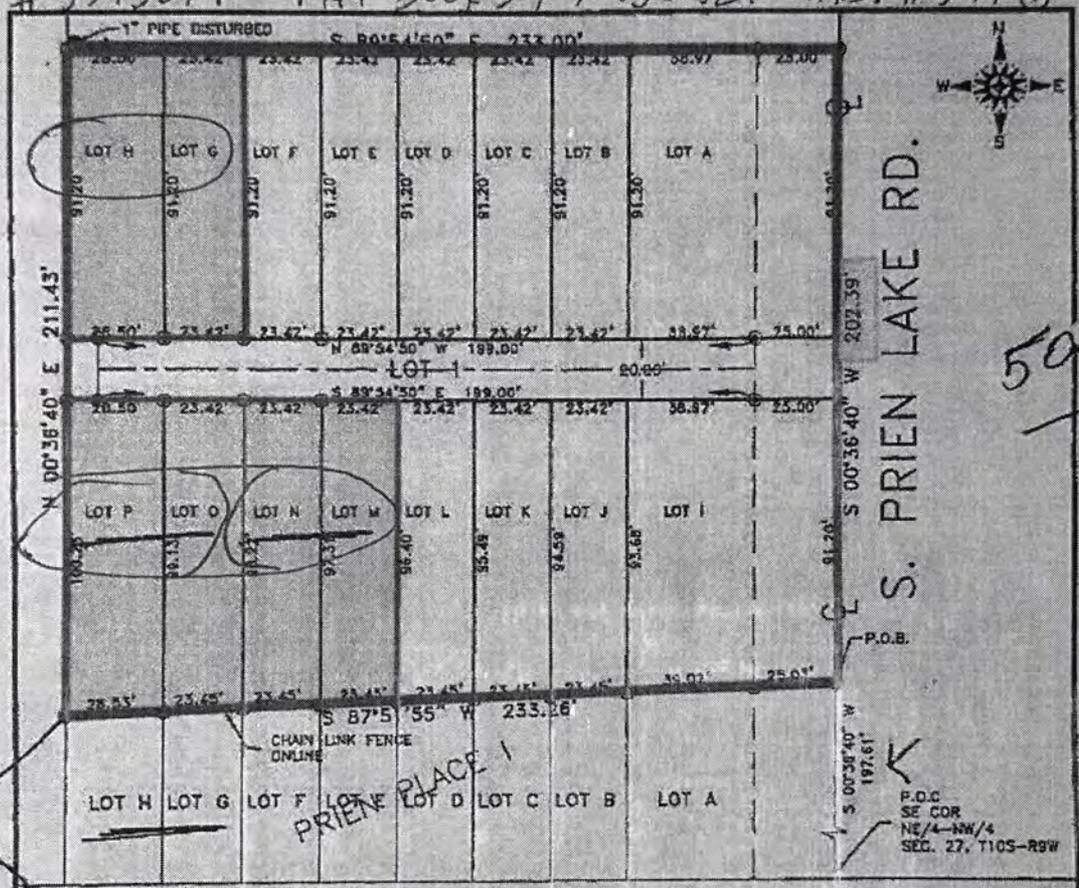
20' Private Road
 G+H, M+N, O+P
 New Builds Duplexes

5022 SOUTH PREIN LAKE ROAD
 LOT 1



Prein Place II
 Between Buildings
 10'8"

20'7 1/2"
 Set Back
 from Private
 Road.
 10'6"
 From side
 of Property



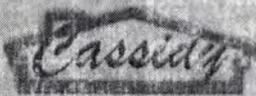
PROPERTY DESCRIPTION: (LOT 1)
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 00°36'40" EAST A DISTANCE OF 197.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°51'56" WEST A DISTANCE OF 233.28 FEET; THENCE NORTH 00°36'40" EAST A DISTANCE OF 211.43 FEET; THENCE SOUTH 89°54'50" EAST A DISTANCE OF 233.00 FEET; THENCE SOUTH 00°36'40" WEST A DISTANCE OF 202.39 FEET TO THE POINT OF BEGINNING CONTAINING 1.107 ACRES MORE OR LESS.

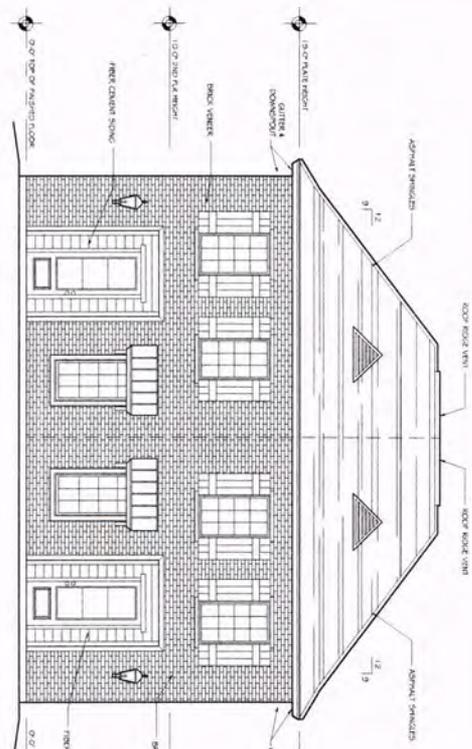
DEDICATION
 THE RIGHT-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE 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.

SEWAGE 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.

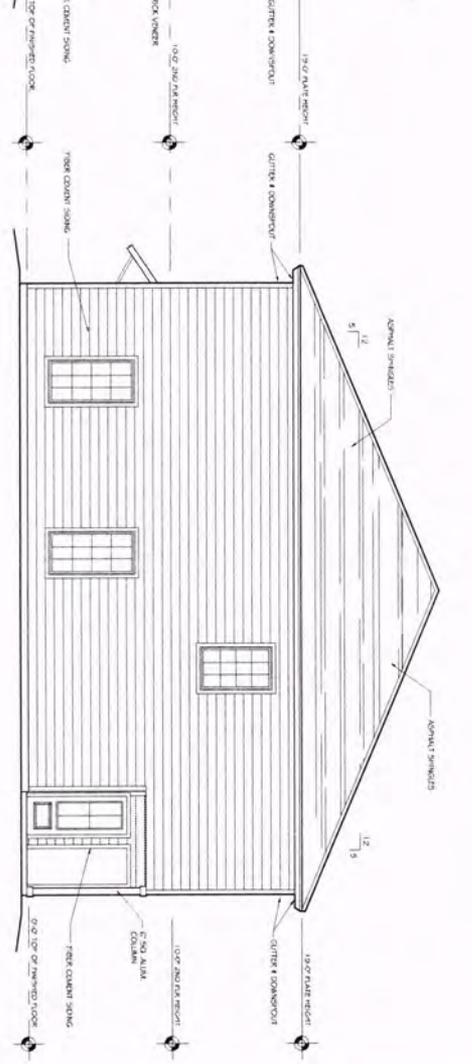
CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE, TITLE 48, PART 121, AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA AND THE ORDINANCE OF THE CALCASIEU PARISH, LOUISIANA PERTAINING TO THE SUBDIVISION OF LAND.
 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 PER MAGNETIC UNLESS OTHERWISE NOTED.
 I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X OF THE N. U. S. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22012D 0470F DATED: 02/18/2011
 MUNICIPAL ADDRESS: 700 S. PRIEN LAKE ROAD, LAKE CHARLES, LA 70605
 (X) - REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 (O) - REPRESENTS 1/2" IRON ROD EXISTS UNLESS OTHERWISE NOTED.

OWNER: *[Signature]*
 SURVEYOR: *[Signature]*
 DATE: 11/14/2019

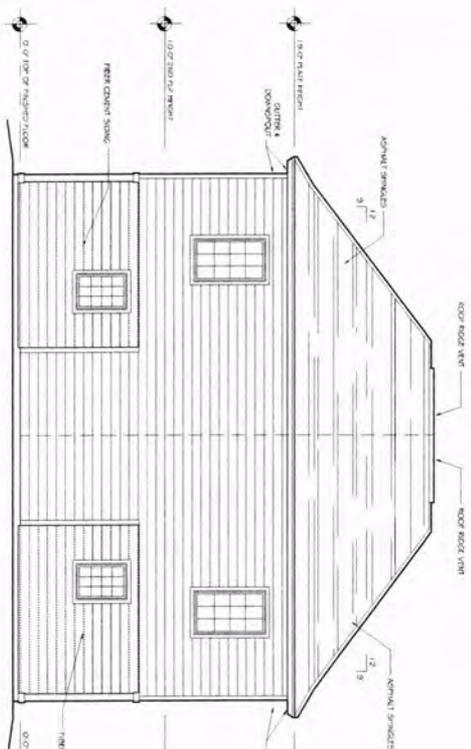




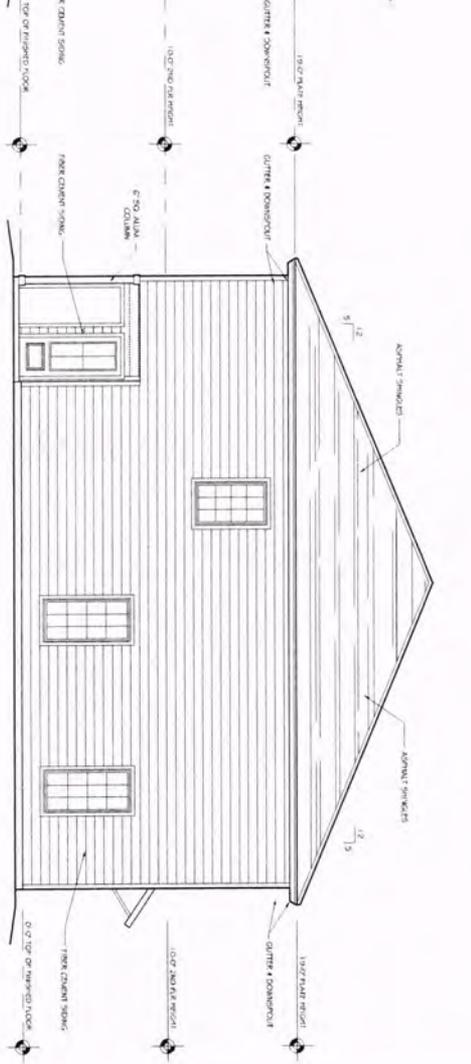
1 3 BEDROOM DUPLEX FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 3 BEDROOM DUPLEX SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 3 BEDROOM DUPLEX REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 3 BEDROOM DUPLEX SIDE ELEVATION
SCALE: 1/8" = 1'-0"

VARIANCE APPLICATION FORM

DATE: August 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: 3005 L'Auberge Boulevard

LEGAL DESCRIPTION: existing

DESCRIPTION OF JOB: new construction of retail store

WITH PLANS ATTACHED HERETO:

APPLICANT: Jeff Kudla PHONE: 337.436.3650

MAILING ADDRESS: 429 Kirby Street ZIP: 70601

EMAIL ADDRESS: jeff@kudlaarchitect.com

OWNER OF RECORD: 420 Properties 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? | Yes | <input checked="" type="radio"/> No |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | Yes | <input checked="" type="radio"/> No |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | Yes | <input checked="" type="radio"/> No |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property? | Yes | <input checked="" type="radio"/> No |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | Yes | <input checked="" type="radio"/> No |

REMARKS OR SPECIAL CONDITIONS:

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

PLANNING DIRECTOR _____

DATE _____

APPLICANT J

DATE 8/10/23

August 10, 2023

City of Lake Charles
326 Pujo Street
Lake Charles LA 70601
Attn: Doug Bourgieres

Re: 3005 L'Auberge Boulevard - Variance Application

Doug,

I am seeking variances to the following aspects of the project design:

1. Allow metal siding.

I will be acting as the applicant on behalf of the property owner, 420 Properties LLC.

I trust that this is the information you require. Let me know if you need anything else.

Regards,



Jeff Kudla, AIA

420 Properties LLC

- A-1.0 Cover Sheet and General Information
- A-2.0 Architectural Site Plan and Details
- A-3.0 Floor Plan and Details
- A-4.0 Schedules, Opening Elevations and Details
- A-5.0 Room Finish Schedule and Details
- A-6.0 Exterior Elevations
- A-7.0 Exterior Elevations
- A-8.0 Building Sections
- A-9.0 Building Sections Details
- A-10.0 Reflected Ceiling Plan, Roof Plan and Details

Medicis - Lake Charles

A New Retail Development

Calcasieu Parish
 (TBD) Corner of Nelson Road and Contraband Parkway
 Lake Charles, Louisiana 70601

PROJECT SCOPE:

THE PROJECT CONSISTS OF THE NEW CONSTRUCTION OF A 9,354 SQUARE FOOT STRUCTURAL STEEL BUILDING WITH METAL PANEL FINISHES; INCLUDING PAVED PARKING LOT.

APPLICABLE CODES AT NEW CONSTRUCTION:

INTERNATIONAL BUILDING CODE (IBC) - 2021
 NFPA 101 LIFE SAFETY CODE (NFPA) - 2015
 INTERNATIONAL PLUMBING CODE (IPC) - 2021
 INTERNATIONAL MECHANICAL CODE (IMC) - 2021
 NATIONAL ELECTRIC CODE (NEC) - 2021
 INTERNATIONAL GAS CODE (IGC) - 2021
 AMERICAN WITH DISABILITIES ACT (ADA) - 2010

OCCUPANCY TYPE:

IBC: MERCANTILE
 NFPA: MERCANTILE CLASS B
 (CHAPTER 36)

CONSTRUCTION:

IBC: 2B
 NFPA: II-000

OCCUPANT LOAD:

TOTAL GROSS = 7,844 SQ. FT.
 SALES: 3,568 SF / 30 = 119 OCC.
 BUSINESS: 3,721 SF / 100 = 37 OCC.
 STORAGE: 555 SF / 300 = 19 OCC.
 TOTAL LOAD: 175 OCC.

TRAVEL DISTANCE:

COMMON PATH: 100'-0" MAX.
 DEAD END: 50'-0" MAX.
 TRAVEL: 300'-0" MAX.

FIRE PROTECTION:

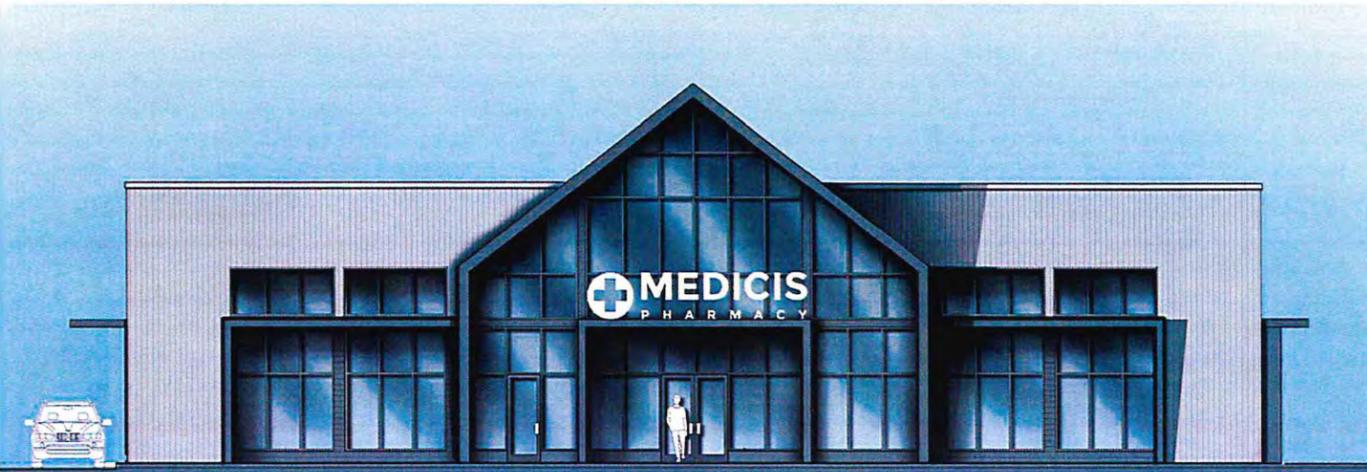
NFPA-13 AUTOMATED SPRINKLER SYSTEM

DESIGN DATA:

FLOOR LIVE LOAD: 100 PSF
 ROOF LIVE LOAD: 20 PSF
 WIND DESIGN LOAD: 132 MPH
 RISK CATEGORY: II
 IMPORTANCE FACTOR: 1.0
 FLOOD DESIGN DATA:
 ZONING:

Index to Drawings

Project Overview & Code Research



Rendering

1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE, AND SCOPE OF WORK DESCRIBED IN THESE DOCUMENTS AND IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, DELIVERY, HANDLING, SERVICES, SUPERVISION AND QUALITY CONTROL REQUIRED TO EXECUTE ALL AS WORK AS DELINEATED IN THESE DRAWINGS UNLESS AS SPECIFICALLY NOTED AS OUTSIDE OF THE CONTRACT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITH ALL TRADES INCLUDING THOSE OPERATING UNDER SEPARATE CONTRACTS WITH THE OWNER.
4. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH ESTABLISHED "BEST PRACTICES."
5. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND ANY DIFFICULTIES OR RESTRICTIONS AFFECTING THE EXECUTION OF THE CONTRACT PRIOR TO SUBMITTING A PROPOSAL.
6. ALL PRODUCTS, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFIC INSTRUCTIONS AS WELL AS IN COMPLIANCE WITH ALL APPLICABLE CODES.
7. JOB SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL VERIFY LOCATIONS, LEVELS, DISTANCES, AND FEATURES THAT MAY AFFECT THE WORK. SHOULD EXISTING CONDITIONS DIFFER FROM THOSE SHOWN OR INDICATED, OR IF IT APPEARS THAT THESE PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS DO NOT ADEQUATELY DETAIL THE WORK TO BE DONE, CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO CONTINUING WITH ANY RELATED WORK. NO ALLOWANCE WILL BE MADE IN HIS BEHALF FOR ANY EXTRA EXPENSE RESULTING FROM FAILURE OR NEGLIGENCE IN DETERMINING THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
9. CONTRACTOR SHALL PROVIDE ANY AND ALL NECESSARY TEMPORARY SHORING, BRACING, AND BARRICADES NECESSARY TO INSURE SAFE EXECUTION OF CONSTRUCTION AND DEMOLITION.
10. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL AND/OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF THIS PROJECT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE TRASH CONTAINERS AND TIMELY TRASH REMOVAL FROM THE SITE CONSISTENT WITH THE STAGE OF CONSTRUCTION. WORK AREA SHALL BE KEPT CLEAN, SAFE, AND ORDERLY AT ALL TIMES.
12. ALL DIMENSIONS, ANGLES, ELEVATIONS, CONDITIONS, AND PHYSICAL CONFIGURATIONS RELATIVE TO EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK OR ORDERING MATERIAL. IF ANY DIFFERENCES ARE FOUND, THE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY.
13. DO NOT SCALE DRAWINGS! WRITTEN DIMENSIONS SHALL GOVERN. NOTIFY ARCHITECT FOR ANY DIMENSIONS NOT SHOWN.
14. THESE DRAWINGS ARE INTENDED TO DEFINE THE GENERAL DESIGN AND SCOPE OF THE WORK REQUIRED TO COMPLETE THE PROJECT. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE FOR COMPLETE FINISHED WORK AND OPERATING SYSTEMS. OMISSIONS FOUND IN THESE DRAWINGS DO NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITIES AS IMPLIED BY THE SCOPE OF WORK UNLESS SPECIFICALLY NOTED.
15. ALL WORK WILL BE SUBJECT TO REVIEW AND ACCEPTANCE BY THE OWNER UPON COMPLETION OF THE WORK.

General Notes

Consultants



Vicinity Map



Windspeed

KUDLA
 ARCHITECTURE

429 Kirby Street
 Lake Charles, LA 70601
 p: 337.436.3650
 f: 337.436.3655

www.kudlaarchitect.com

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Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and coordinating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

Medicis - Lake Charles
 A New Retail Development
 Calcasieu Parish
 (TBD) Corner of Nelson Road and Contraband Parkway
 Lake Charles, Louisiana 70601

stamp:

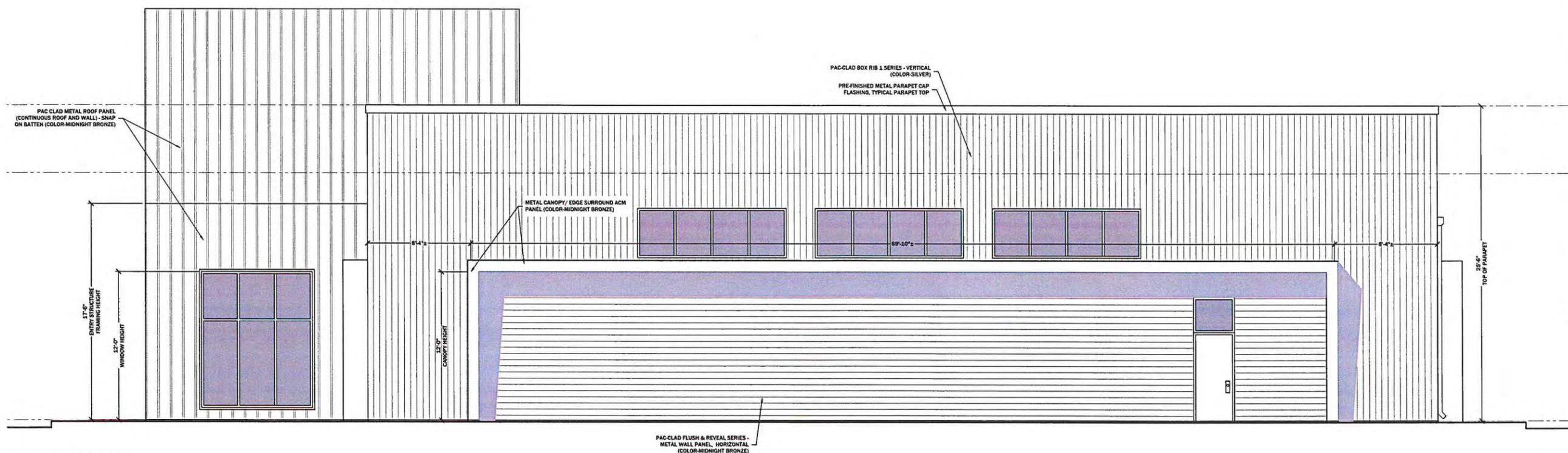
phase: **Schematic Design**
 Not for Permitting or Construction

project #: **2270**

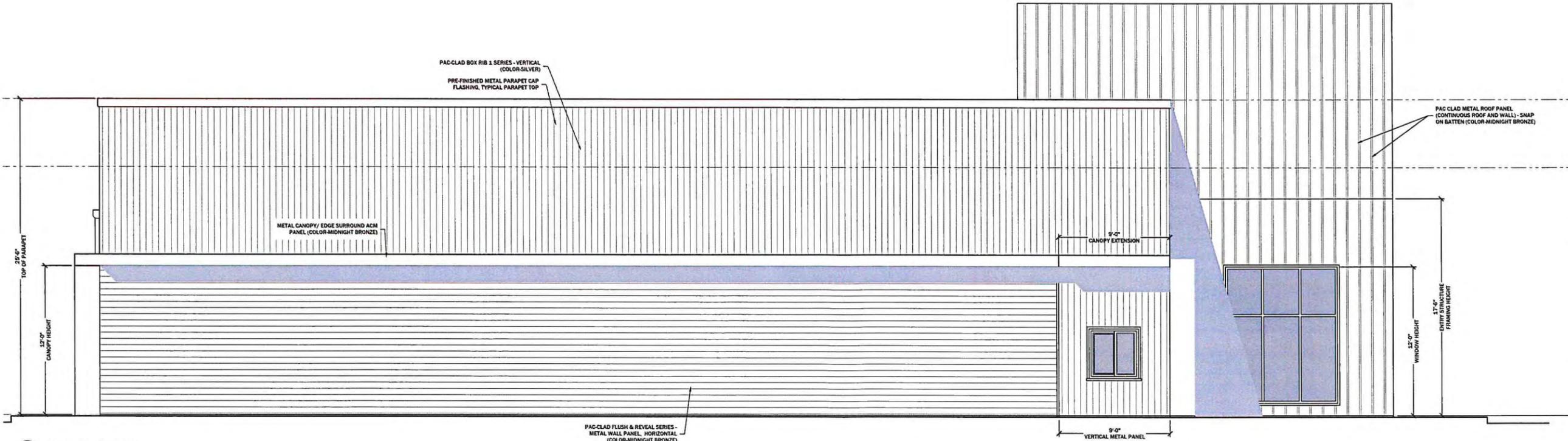
date issued: **08/10/2023**
 drawn by: **jh, kr**
 checked by: **jk**
 revisions:

Preliminary
 Site Plan

A1.0



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Medicis - Lake Charles
A New Retail Development
Calcasieu Parish
Corner of Nelson Road and Contraband Parkway
Lake Charles, Louisiana 70601

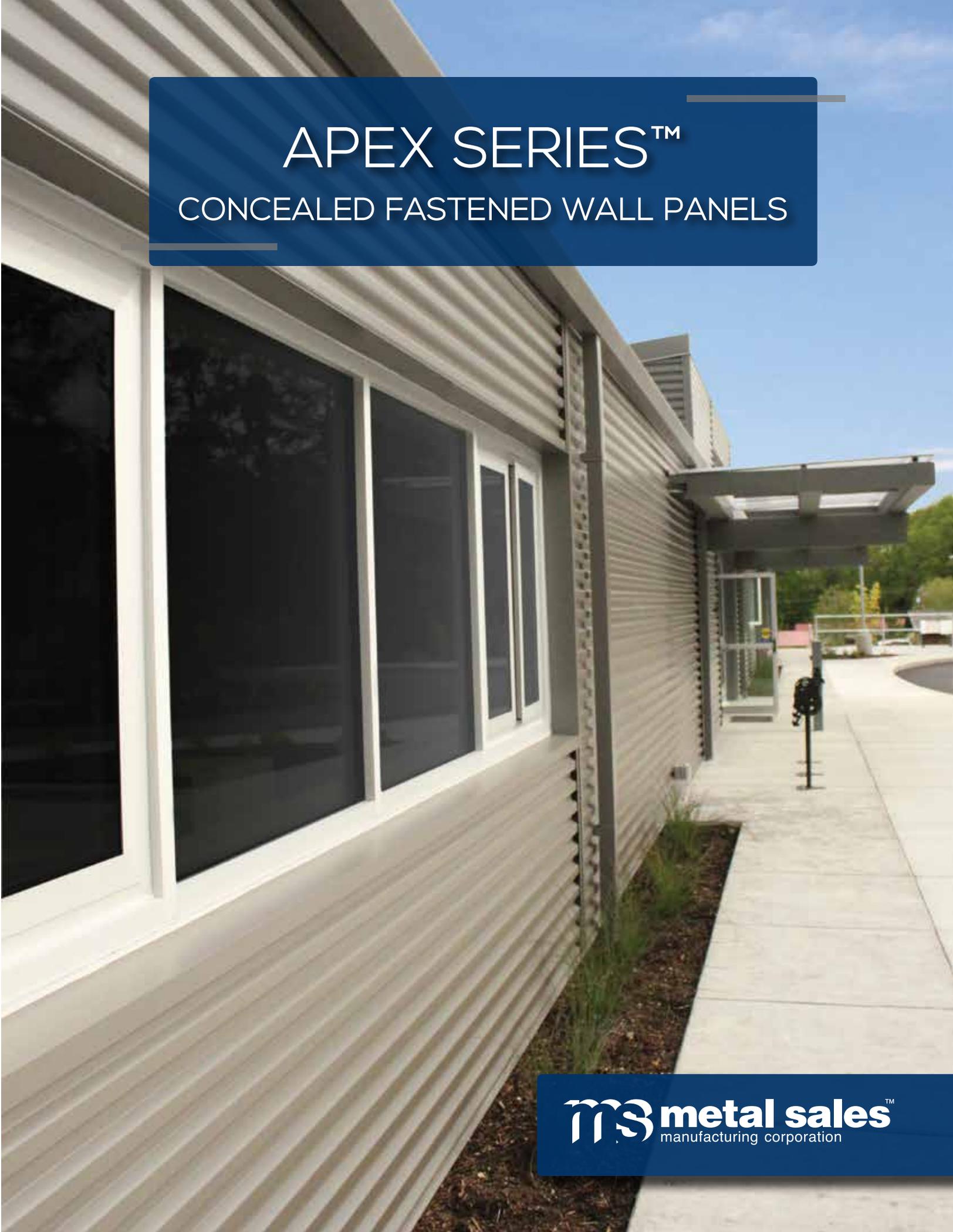
stamp:

phase:
Schematic Design
Not for Permitting or Construction

project #: **2270**

date issued: **08/10/2023**
drawn by: **jh, kr**
checked by: **jk**
revisions:

Exterior Elevations

The image shows a modern building's exterior featuring the Apex Series concealed fastened wall panels. The panels are light-colored with a vertical ribbed texture. Large windows with white frames are visible on the left. A concrete walkway runs along the building, leading to a glass entrance. A black mailbox is mounted on the wall. The sky is clear and blue.

APEX SERIES™

CONCEALED FASTENED WALL PANELS

CONCEALED FASTENED WALL PANELS

Apex Series™ Concealed Fastened Wall Panels offer a unique combination of bold, clean, symmetrical lines with the benefit of easy installation. Our universal clip design allows the rib profiles to be mixed for ultimate versatility while still providing a clean appearance.

Features

- ▶ 24 ga. standard, 22 ga. optional
- ▶ Horizontal and Vertical installation
- ▶ No exposed fasteners
- ▶ Panel lengths available from 5'-0" to 30'-0" max
- ▶ Available in a wide variety of colors and finishes
- ▶ High-strength clip attachment accommodates thermal movement

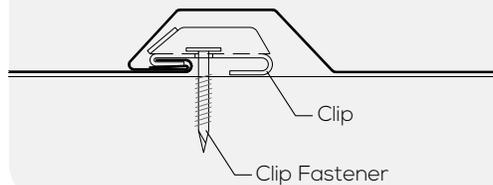
Testing

- ▶ ASTM E 283 Air Infiltration
- ▶ ASTM E 331 Water Penetration
- ▶ ASTM E 330 Uniform Static Air Pressure Difference
- ▶ ASTM E 1592 Roof Uplift

Benefits

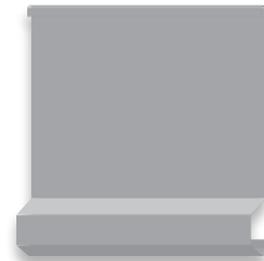
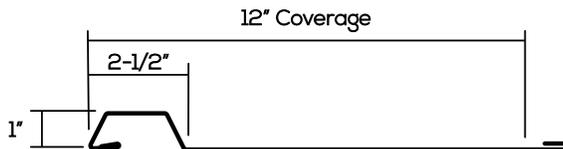
- ▶ Tested to meet even the most demanding projects
- ▶ Wide variety of configurations creating unique shadow lines
- ▶ Long, sleek uninterrupted building contour lines
- ▶ Complete control of finished aesthetics
- ▶ Rain-screen ready

Clip Attachment Detail

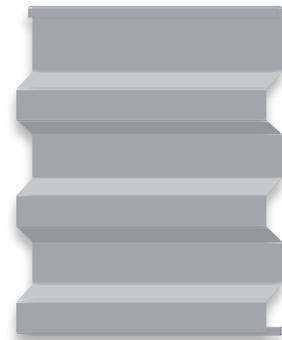
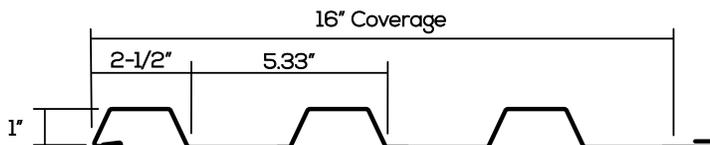


APEX SERIES™ Symmetrical Rib

API-1212



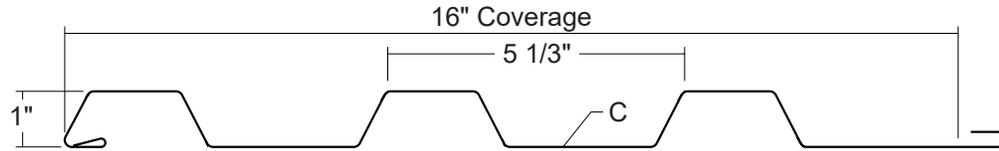
API-1653



AP1-1653 CF WALL

Condensed
Technical
Reference

APEX SERIES™



ARCHITECTURAL
COMMERCIAL
INDUSTRIAL
PANEL

CONCEALED
FASTENERS

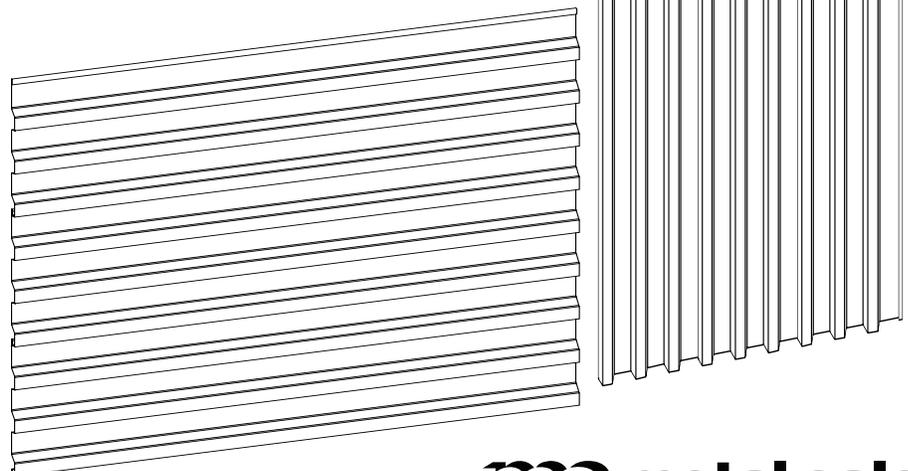
16"
COVERAGE

WALL AND
LINER PANEL

OPEN FRAMING OR
SOLID SUBSTRATE

PANEL OVERVIEW

- ▶ Finish: Standard: PVDF and Acrylic-Coated Galvalume®
Optional: multi-pass Kynar 500® and Fluoropon® PURE
- ▶ Corrosion Protection: AZ50 per ASTM A 792 for Painted Galvalume®
AZ55 per ASTM A 792 for Acrylic-Coated Galvalume®
G90 per ASTM A 653 for Painted Galvanized
- ▶ Gauges: 24 ga standard; 22 ga and 20 ga optional
- ▶ 16" panel coverage, 1" panel height, 5 1/3" rib spacing
- ▶ Clip-attached, concealed-fastened panel system
- ▶ Panel Length: 5' minimum, 30' maximum
- ▶ Panels can be installed horizontally or vertically
- ▶ Panels are interchangeable for accent effects
- ▶ Use on single-skin or field-assembled wall systems



TESTING

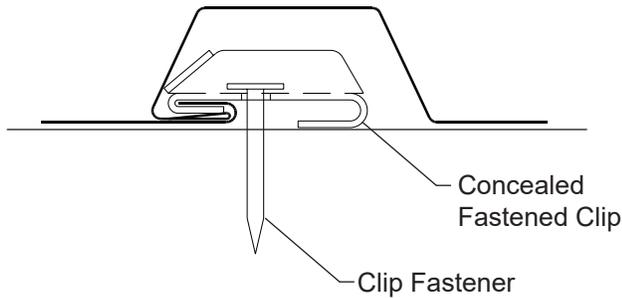
- ▶ ASTM E 283 Air Leakage
- ▶ ASTM E 331 Water Penetration
- ▶ ASTM E 330 Load Test
- ▶ ASTM E 1592 Load Test
- ▶ 2020 FBC Approval - FL 34027.1

ms metal sales™
manufacturing corporation

AP1-1653 CF Wall

Condensed
Technical
Reference

PANEL ATTACHMENT



FASTENING INFORMATION

- Concealed Fastened Clip is 3" x 1-3/4" x 3/4", from 16 ga, G90 material with 2 fastener holes.
- Clip Fastener(s) should be driven just to contact between fastener head / clip / panel / support. Beyond contact, the clip can crush the open hem of the panel and make engagement of the next panel difficult. Overdriven fasteners will cause panel distortions.
- Fasteners should extend 1/2" or more past the inside face of the support material for steel and wood sheathing support materials.
- Clip Fasteners:
 - Attaching to Wood:
 - #12-11 Low Profile Wood Screw
 - Attaching to Steel:
 - < 18 ga: 1/4"-13 Deck Screw
 - ≥ 18 ga, ≤ 12 ga: #12-14 Self Drilling Screw
 - > 12 ga: 1/4"-14 Self Driller, No Washer

INSTALLATION DIRECTION

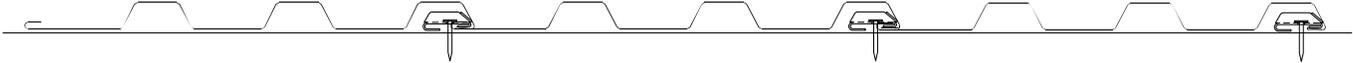
Horizontally-oriented panels must be installed from the bottom to the top.

Vertically-oriented panels may be installed from the right-to-left or left-to-right.

Left-to-Right Installation of Vertically-Oriented Panels



Right-to-Left Installation of Vertically-Oriented Panels



SECTION PROPERTIES

ALLOWABLE UNIFORM LOADS, psf For various clip spacings

Ga	Width in	Yield ksi	Weight psf	Top In Compression		Bottom In Compression		Inward Load					Outward Load				
				Ixx in ⁴ /ft	Sxx in ³ /ft	Ixx in ⁴ /ft	Sxx in ³ /ft	2'	3'	4'	5'	6'	2'	3'	4'	5'	6'
24	16	50	1.29	0.0435	0.0674	0.0383	0.0799	120	95	71	47	23	89	73	57	41	26
22	16	50	1.69	0.0623	0.0992	0.0548	0.1120	120	95	71	47	23	89	73	57	41	26
20	16	33	2.06	0.0998	0.1561	0.0893	0.1544	120	95	71	47	23	89	73	57	41	26

1. Theoretical section properties have been calculated per AISI 2016 'North American Specification for the Design of Cold-Formed Steel Structural Members'. Ixx and Sxx are effective section properties for deflection and bending.
2. Allowable load is calculated in accordance with AISI 2016 specifications considering bending, shear, combined bending & shear, deflection and load testing of comparable profiles on 16 ga girls. Allowable load does not address web crippling, fasteners or support material. Allowable load considers the three or more equal spans condition. Panel weight is not considered.
3. Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
4. Allowable loads do not include a 1/3 stress increase for wind.

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manufacturing corporation

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Anchorage, AK 866.640.7663
Bay City, MI 888.777.7640
Deer Lake, PA 800.544.2577
Denver, CO 800.289.7663

Detroit Lakes, MN 888.594.1394
Fontana, CA 800.782.7953
Fort Smith, AR 877.452.3915
Independence, MO 800.747.0012

Jacksonville, FL 800.394.4419
Jefferson, OH 800.321.5833
Mocksville, NC 800.228.6119
Nashville, TN 800.251.8508
Rock Island, IL 800.747.1206
Rogers, MN 800.328.9316

Seattle, WA 800.431.3470
Sellersburg, IN 800.999.7777
Sioux Falls, SD 888.299.0024
Spokane, WA 800.572.6565
Temple, TX 800.543.4415
Woodland, CA 800.759.6019

VARIANCE APPLICATION FORM

DATE: August 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: 1200 East Prien Lake Road

LEGAL DESCRIPTION: existing

DESCRIPTION OF JOB: new construction of convenience store & retail center

WITH PLANS ATTACHED HERETO:

APPLICANT: Jeff Kudla PHONE: 337.436.3650

MAILING ADDRESS: 429 Kirby Street ZIP: 70601

EMAIL ADDRESS: jeff@kudlaarchitect.com

OWNER OF RECORD: Mendoza Real Estate Properties 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? | Yes | <input checked="" type="radio"/> No |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | Yes | <input checked="" type="radio"/> No |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | Yes | <input checked="" type="radio"/> No |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property? | Yes | <input checked="" type="radio"/> No |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | Yes | <input checked="" type="radio"/> No |

REMARKS OR SPECIAL CONDITIONS:

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

PLANNING DIRECTOR

DATE

APPLICANT

DATE 8/10/23

August 10, 2023

City of Lake Charles
326 Pujo Street
Lake Charles LA 70601
Attn: Doug Bourgieres

Re: 1200 East Prien Lake Road - Variance Application

Doug,

I am seeking variances to the following aspects of the project design:

1. Rear Setback: Requesting a reduction to 5'.

I will be acting as the applicant on behalf of the property owner, Mendoza Real Estate Properties LLC.

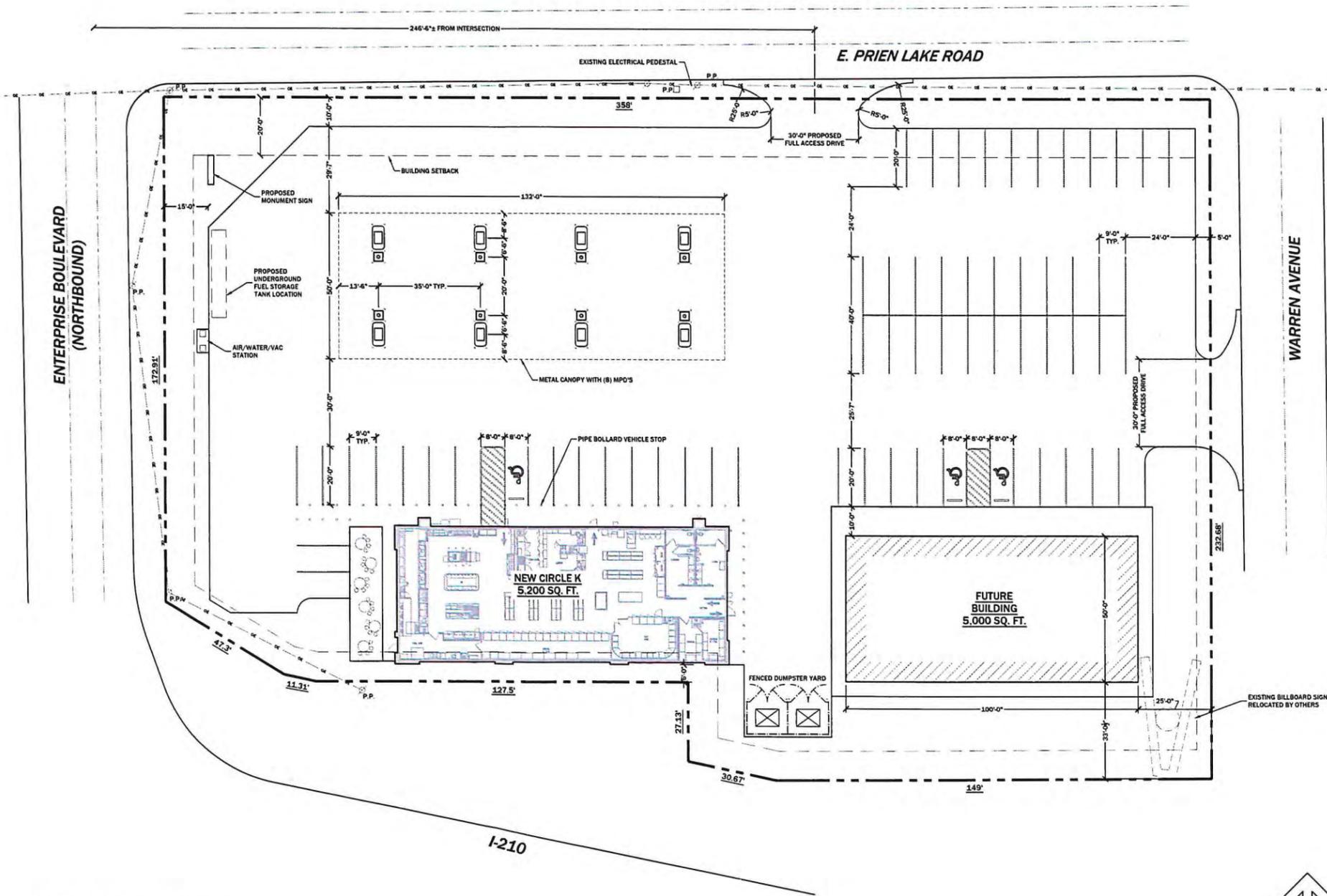
I trust that this is the information you require. Let me know if you need anything else.

Regards,



Jeff Kudla, AIA

Medoza Real Estate Properties LLC



1 PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"



Circle K
A New Convenience Store Location
Calcasieu Parish
1200 E. Prien Lake Road
Lake Charles, Louisiana 70601

stamp:

phase:
Schematic Design
Not for Permitting or Construction

project #: **2343**

date issued: 08/02/2023
drawn by: jh, dpd
checked by: jk
revisions:

Preliminary Site Plan

D 1.0

VARIANCE APPLICATION FORM

DATE: 08/04/23

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: 1003 WEST MCNEESE ST.

LEGAL DESCRIPTION: SEE ATTACHED

DESCRIPTION OF JOB: ERECT BUILDING

WITH PLANS ATTACHED HERETO:

APPLICANT: THOMAS GARRISON PHONE: 337-274-9621

MAILING ADDRESS: 305 N. RYAN ST. ZIP: 70601

EMAIL ADDRESS: tegar7@yahoo.com

OWNER OF RECORD: THOMAS GARRISON / CHRIS KLEIN / 305 RYAN 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 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? 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? 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 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

8/4/23
DATE

LETTER OF INTENT

DATE: 8/5/23

To: City of Lake Charles, LA

From: Chris Klein/Thomas Garrison/305 Ryan, LLC.

Re: Letter of Intent for development of the property listed below .

1003 W. Prein Lake Rd.

Parcel #00292605

@241009-0640-D 0013 08

@241009-0640-D 0013 02

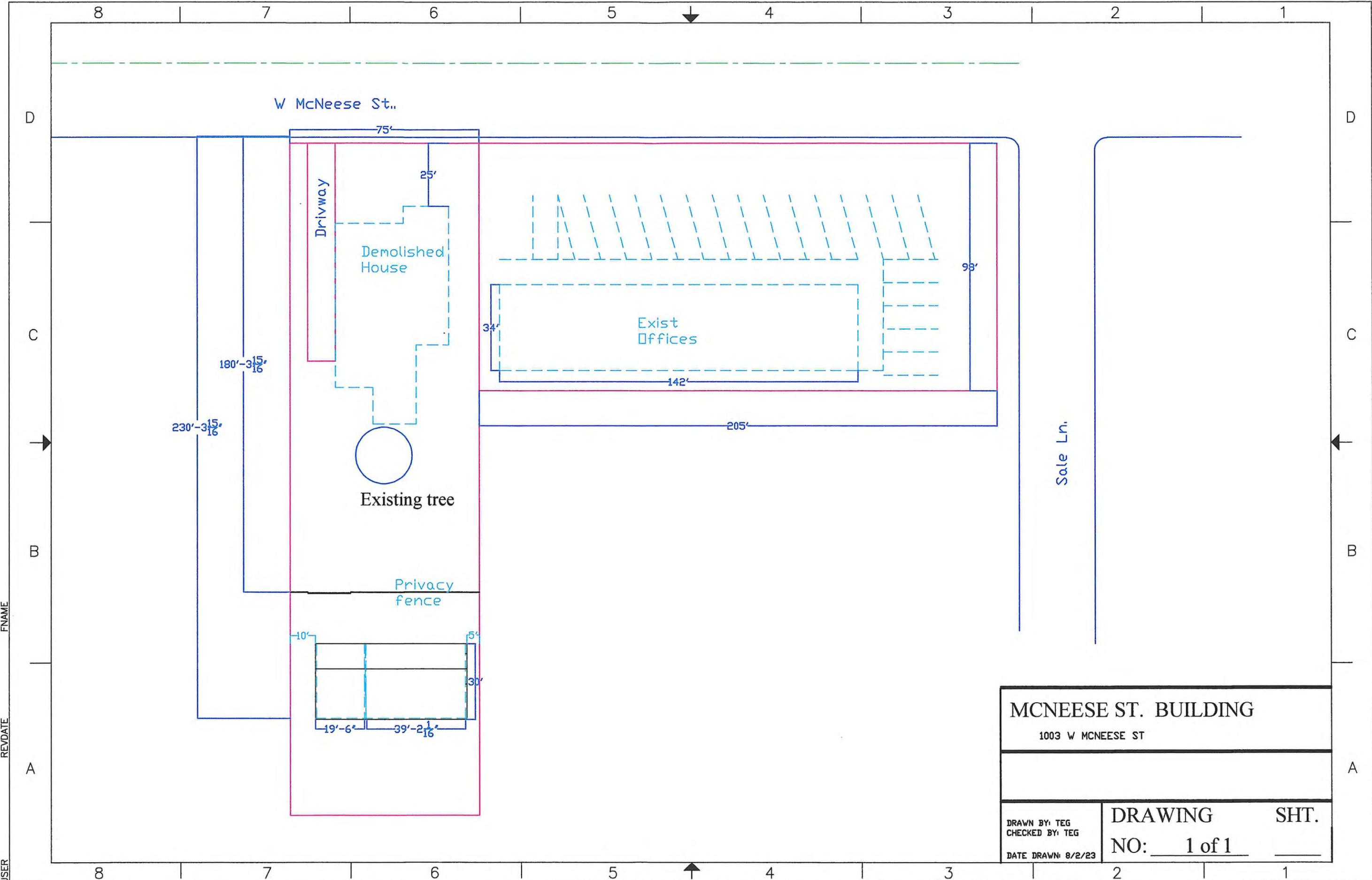
@241009-0640-D 0013 01

We intend to build a storage building on the property mentioned above. We are requesting a variance to construct a metal building on the back portion of the property approximately 200 feet set back from the center of the frontage road. We intend to comply with the city ordinances and procedures. We want to erect a wood frame building approximately 1500 sq. foot. Upon completion we intend to use for our personal storage. We look forward to working with you. Thank you.

Regards,

Thomas Garrison

A handwritten signature in black ink, appearing to read 'Thomas Garrison', with a long horizontal flourish extending to the right.

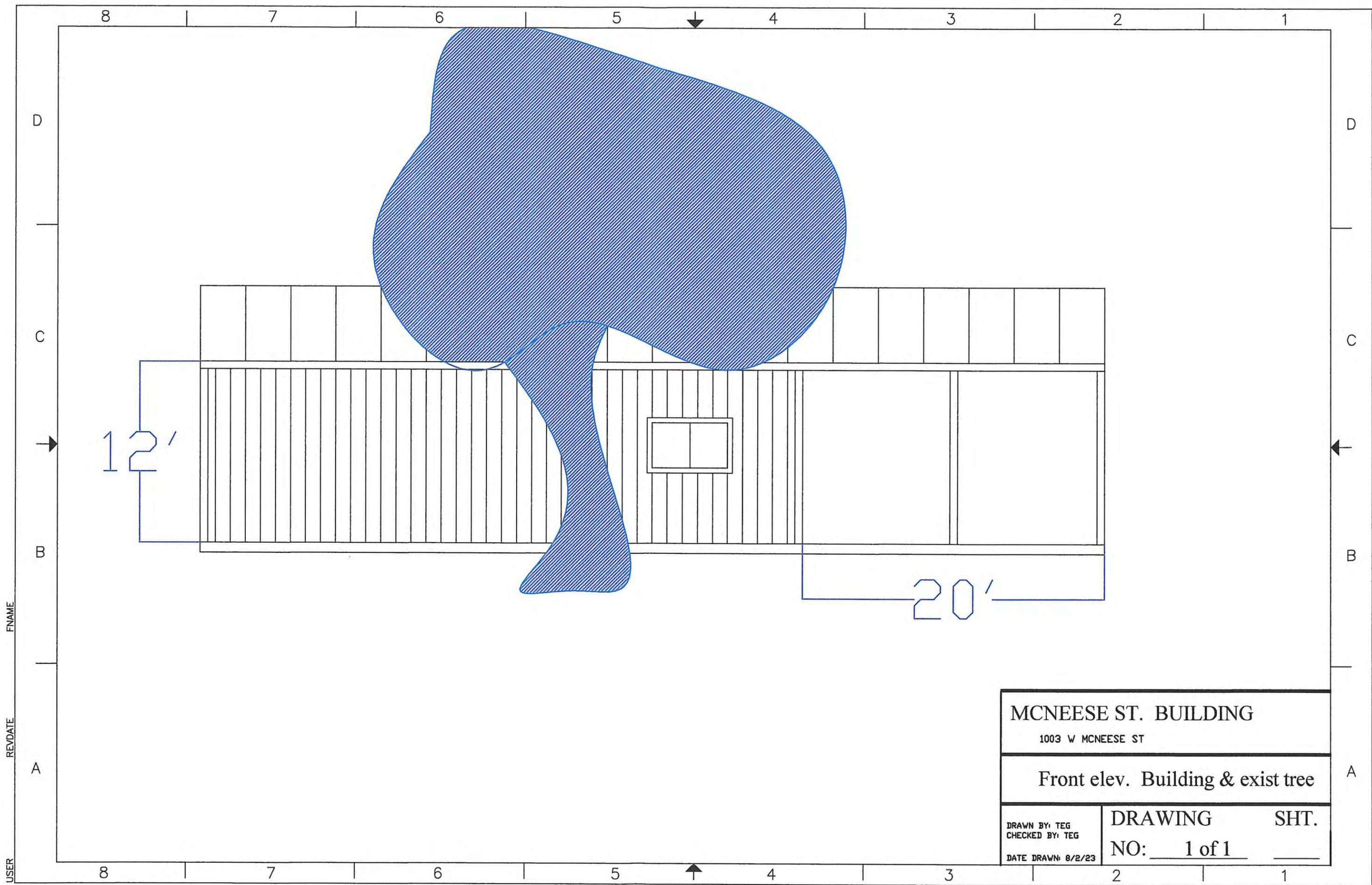


MCNEESE ST. BUILDING
 1003 W MCNEESE ST

DRAWN BY: TEG CHECKED BY: TEG DATE DRAWN: 8/2/23	DRAWING NO: <u>1 of 1</u>	SHT. _____
--	-------------------------------------	----------------------

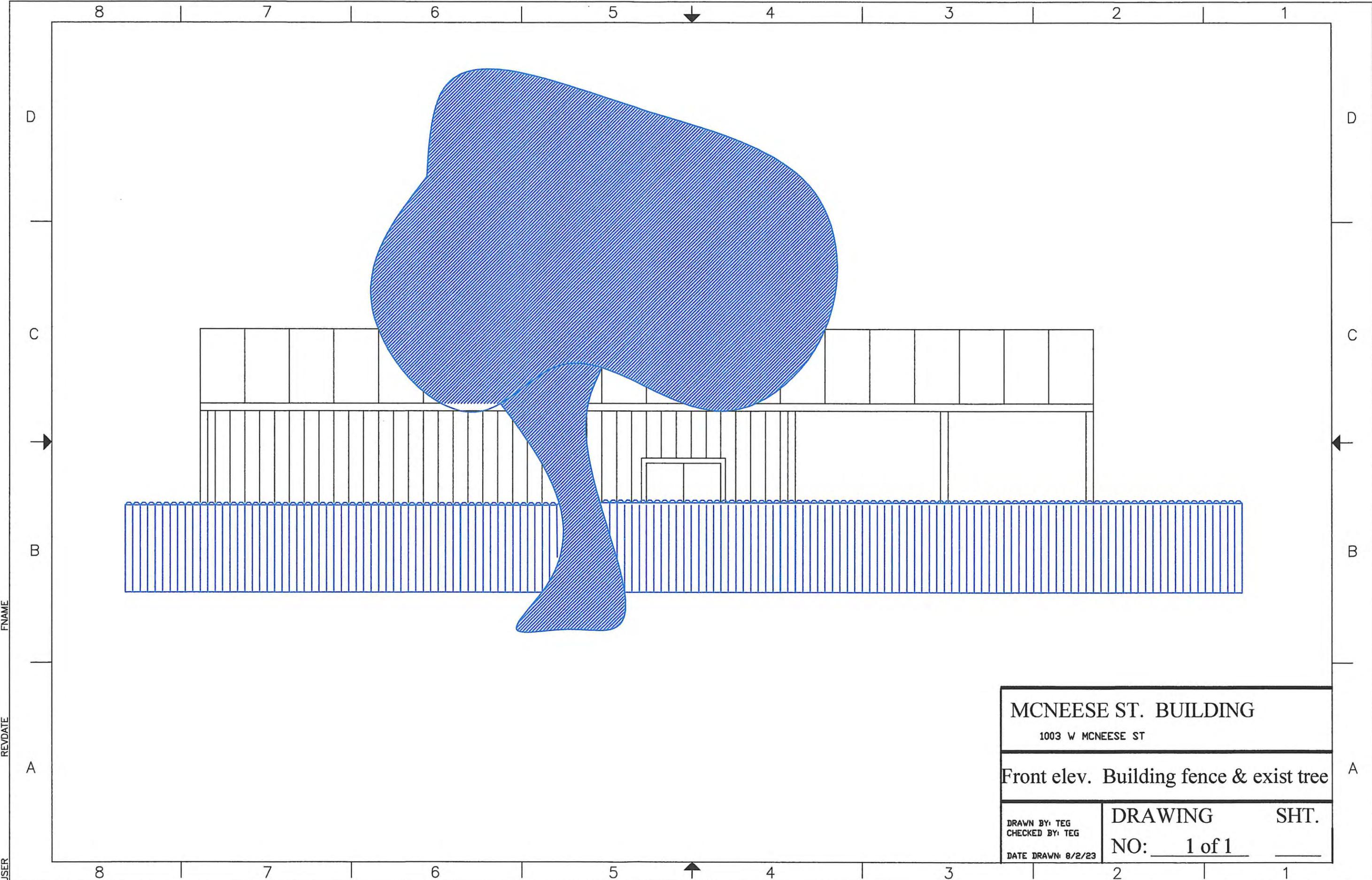
USER
 REVD/DATE
 FNAME

D
 C
 B
 A



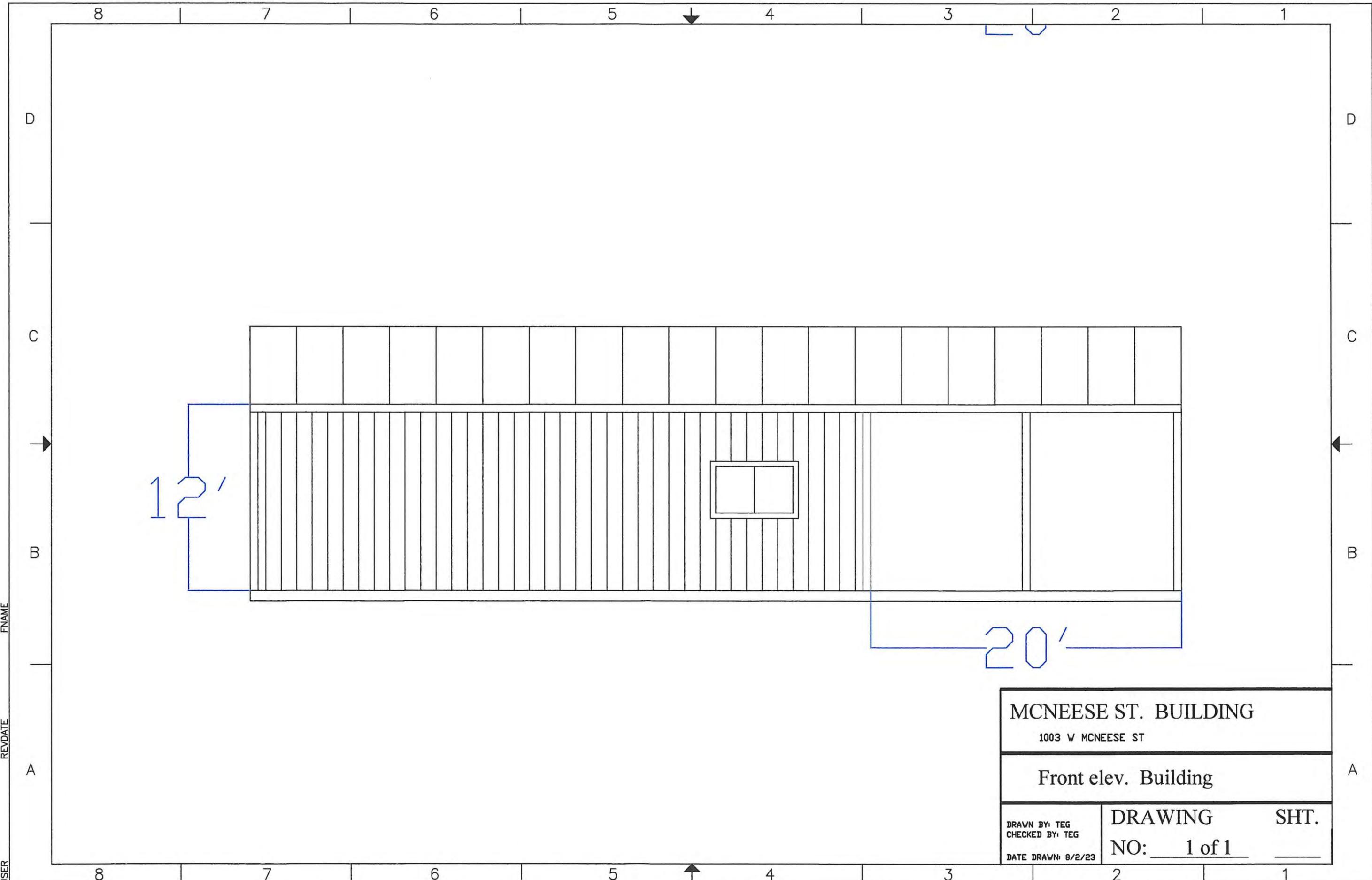
MCNEESE ST. BUILDING	
1003 W MCNEESE ST	
Front elev. Building & exist tree	
DRAWN BY: TEG	DRAWING
CHECKED BY: TEG	SHT.
DATE DRAWN: 8/2/23	NO: 1 of 1

USER
REVDATE
FNAME



USER
 RE/DATE
 FNAME

<p>MCNEESE ST. BUILDING</p> <p>1003 W MCNEESE ST</p>	
<p>Front elev. Building fence & exist tree</p>	
<p>DRAWN BY: TEG CHECKED BY: TEG DATE DRAWN: 8/2/23</p>	<p>DRAWING SHT.</p> <p>NO: <u>1 of 1</u> <u> </u></p>



MCNEESE ST. BUILDING	
1003 W MCNEESE ST	
Front elev. Building	
DRAWN BY: TEG CHECKED BY: TEG DATE DRAWN: 8/2/23	DRAWING SHT. NO: <u>1 of 1</u>

USER
FNAME
REVDATE

VARIANCE APPLICATION FORM

DATE: Aug 10th 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: 2604-2602^{-2611 Tupelo} Common Street, 70601

LEGAL DESCRIPTION: O 71008-21, 27-1 0062

DESCRIPTION OF JOB: Gravel laid down yard, 26 foot apron

WITH PLANS ATTACHED HERETO:

APPLICANT: Amber Nichole Investments PHONE: 337-274-7877

MAILING ADDRESS: 2600 Common Street ZIP: 70601

EMAIL ADDRESS: Mattsappliances@gmail.com / mattswusedappliances@gmail.com

OWNER OF RECORD: Matthew Guillory

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

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

REMARKS OR SPECIAL CONDITIONS:

Gravel laid down yard spanning across-2600-2604 and 2611 Tupelo street

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 _____

Matts
APPLICANT

DATE _____

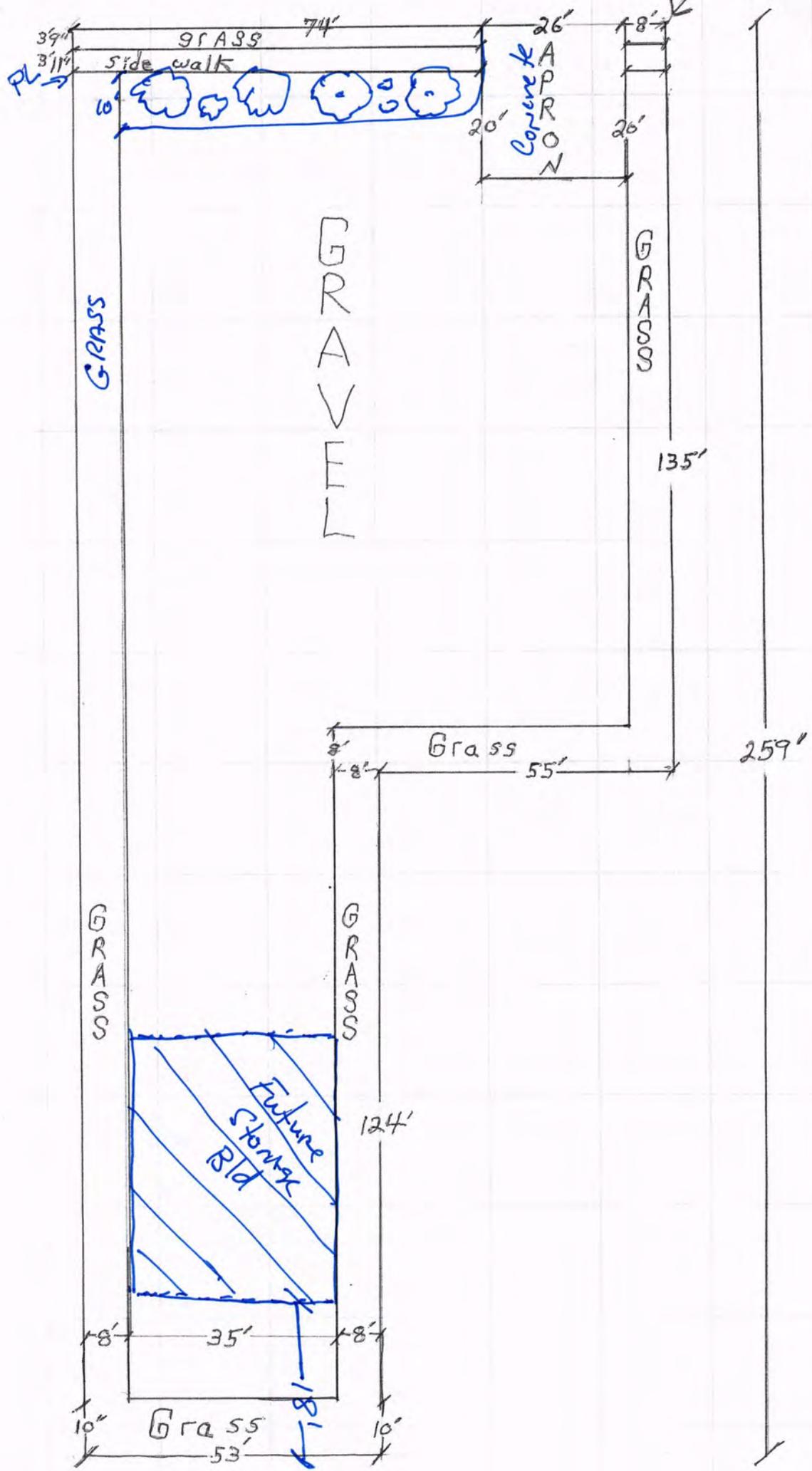


To City of Lake Charles Zoning Department:

I attached the plans that were approved from last year's zoning broad meeting. The new plans we are submitting are for a 24 foot concrete apron going back 25 feet. Along with a gravel laid down area spanning across 2600 through 2604 Common Street spanning to 2611 Tupelo Street. The house that is currently on 2611 is being moved on a lot at 3000 Louisiana Ave. We miscalculated the cost of the original concrete parking lot and cost the most cost effective method at this time would be to grave the whole area.

2602 COMMON ——— 2604 COMMON ——— Property Line

SCALE
1" = 20'



Approved 2022

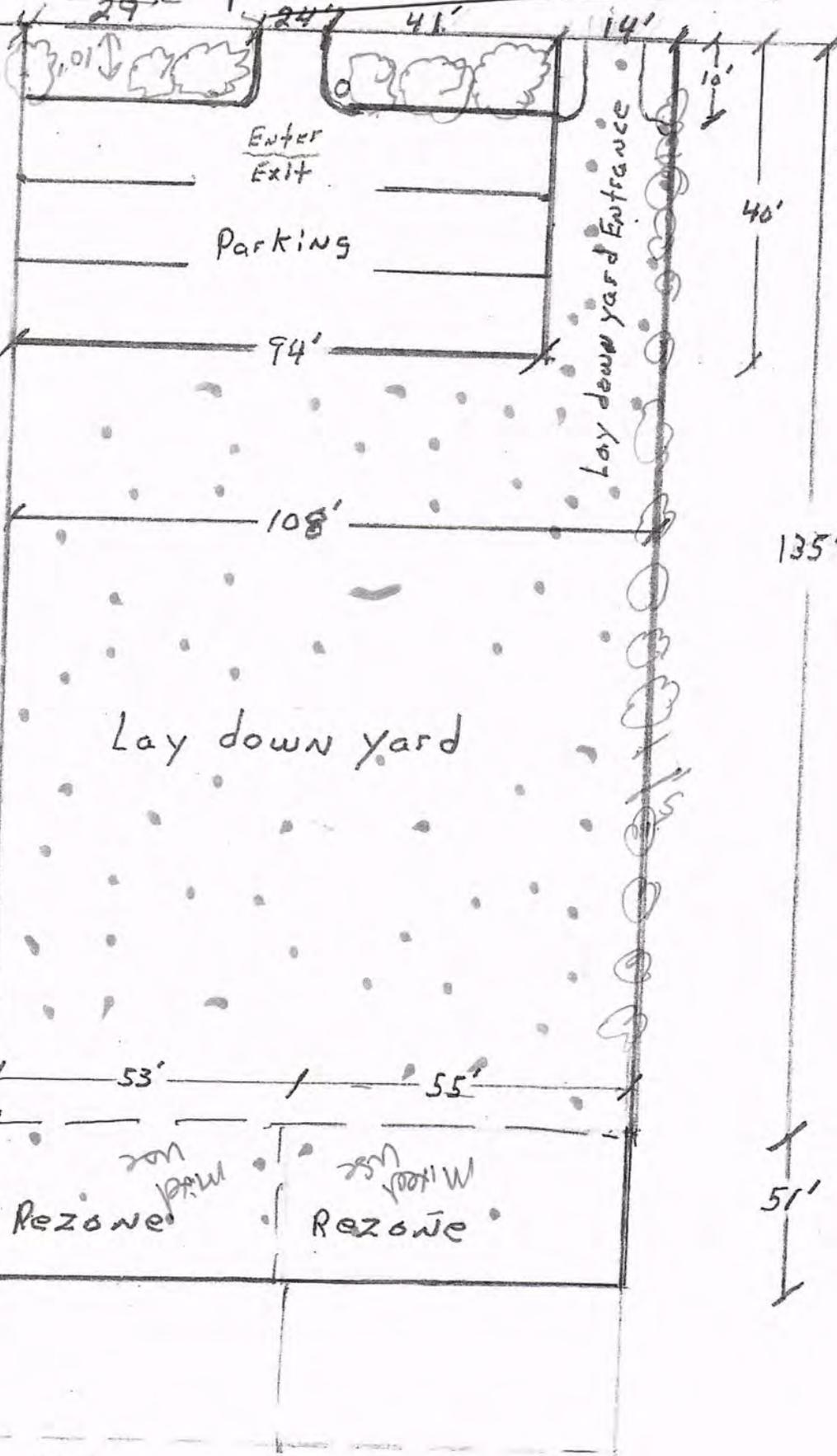
2600 Common

2602 Common

2604 Common

17th Street

Existing Building



51'

51'

502
17th

2611
Tupelo

2613
Tupelo

Rezoned

Rezoned

Rezoned

M Use

M Use

M Use

Lay down yard Entrance

Parking

Enter
Exit

Lay down yard

94'

108'

40'

135'

53'

55'

51'9"

29'

24'

41'

14'

10'

VARIANCE APPLICATION FORM

DATE: 7/31/23

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: 722 Dean Street Suite "A" CORONER'S OFFICE

LEGAL DESCRIPTION: N/A NEW FORENSIC CENTER

DESCRIPTION OF JOB: Extension of curb cut to allow semi trailer trucks to temporarily along side CORONER'S OFFICE & Autopsy suite during time of natural disasters. (HURRICANES)

WITH PLANS ATTACHED HERETO: [blank]

APPLICANT: Alfred Palma LLC PHONE: 337-436-0830

MAILING ADDRESS: 422 7th Street ZIP: 70601

EMAIL ADDRESS: jason@apalmainc.com

OWNER OF RECORD: James Palma

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

FLOOD PLAIN MANAGEMENT REGULATIONS: FIRM ZONE: [X] "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? 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? 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 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: Variance requested by Parish to assist Coroner's office in times of natural disasters.

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: 7/31/23

Stacey Peveto

From: Doug Burguieres
Sent: Thursday, August 17, 2023 12:43 PM
To: Stacey Peveto
Subject: FW: Forensic Center Variance Application

From: David Moss <dmosse@mossreed.com>
Sent: Thursday, August 17, 2023 9:34 AM
To: Doug Burguieres <dburguieres@cityoflc.us>
Subject: Forensic Center Variance Application

Letter of Intent:

The Calcasieu Parish Police Jury would like to pave an area north of the new facility between the building and the existing street (Dora) to create an area for tracker trailer trucks to park and have direct access to the Coroner's Office and Morgue. This would be for times of natural disasters and emergency situations.

The project is under construction and we would like to construct this area as soon as possible. The drawing attached to the application shows the size and location.

Thank you
Sent from my iPhone

On Aug 15, 2023, at 9:43 AM, Doug Burguieres <dburguieres@cityoflc.us> wrote:

David – could you sent a letter of intent for this variance application – Include who what where when and why.

DB

From: David Moss <dmosse@mossarchitects.com>
Sent: Thursday, July 27, 2023 12:22 PM
To: Doug Burguieres <dburguieres@cityoflc.us>
Subject: Forensic Center

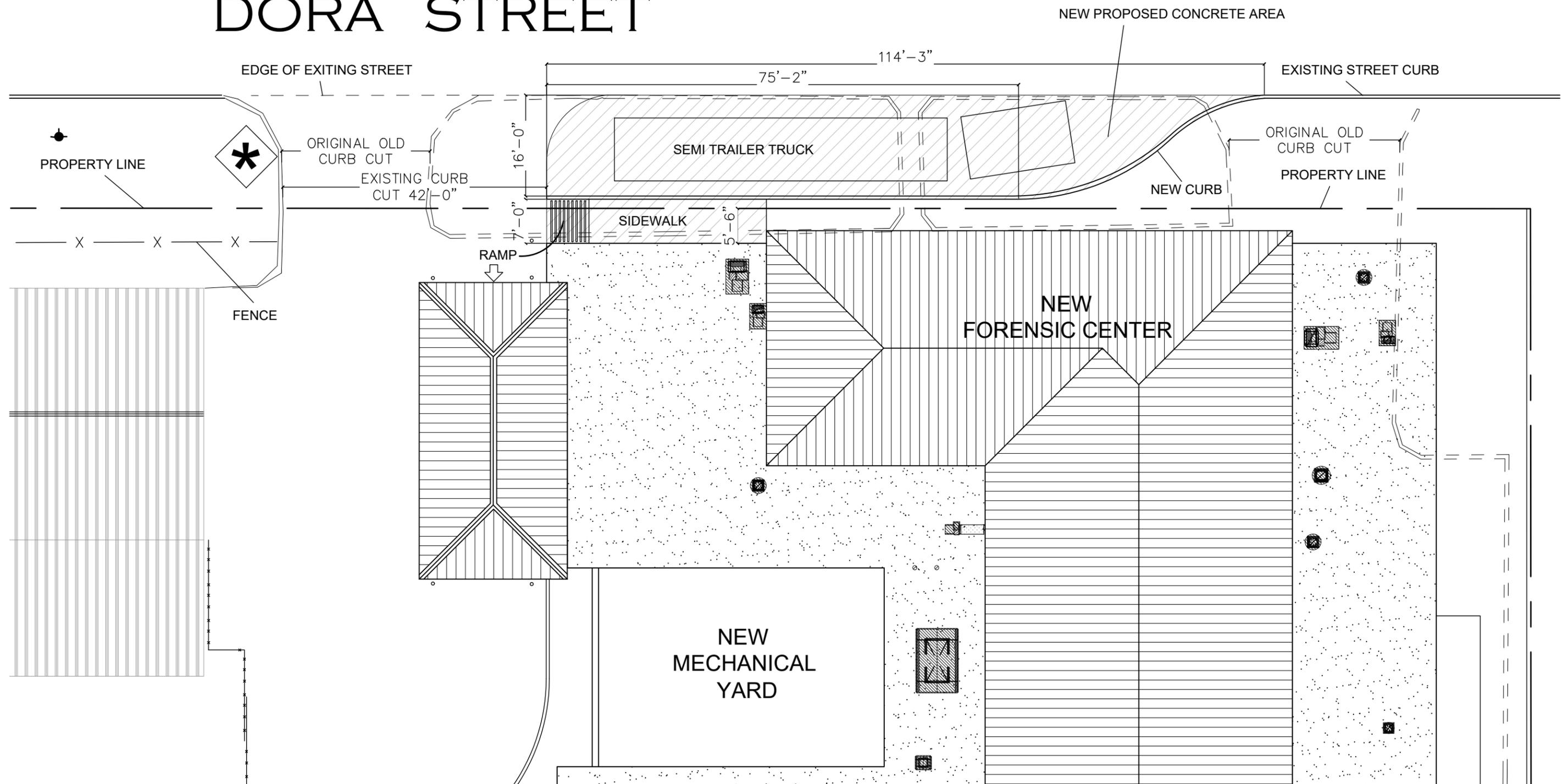
Doug: The Parish has requested that an eighteen-wheeler be able to pull up next to this new facility on Dora Street for emergency /catastrophe situations. Please let me know how we go about getting this reviewed and approved.

Let me know if you need anything.

Thank you.

DAVID MOSS

DORA STREET



 Enlarged Site Plan
Scale: 1/16" = 1'-0"