



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, December 11, 2023

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

PREFNL 23-06

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: JAG INVESTMENTS (JAG OAKS SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a certain tract of land into two (2) reconfigured tracts of land, within a Business Zoning District. Location of the request is **115 W. Oak Lane**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a certain tract of land into two (2) reconfigured tracts of land, within a Business 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 23-36

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: SWLA CONSTRUCTORS & DEVELOPMENT (MAE ESTATES)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to subdivide a .30-acre tract of land into two (2) residential lots, within a Residential Zoning District. Location of the request is **919 Henrietta Lane**.

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

FNL 23-02

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: SAVANNAH LAKES SUBDIVISION LLC (SAVANNAH LAKES SUBDIVISION, PHASE 3)

SUBJECT: Applicant is requesting Final Subdivision approval (Sec. 2.4), in order to subdivide a 19.749-acre tract M/L of land into (74) seventy-four residential tracts, within a Mixed Use-X Zoning District. Location of the request is the **Westside 3900 Blk. 5th Avenue**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed final subdivision plat approval meets all development standards for final reviews. The

Department of Public Works and Engineering are currently reviewing final punch list items for compliance. Therefore, staff is recommending approval of the application.

FNL 23-03**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: MORGANFIELD SOUTH, LLC (MORGANFIELD SOUTH SUBDIVISION)

SUBJECT: Applicant is requesting Final Subdivision approval (Sec. 2.4), in order to subdivide a 20.877-acre tract M/L of land into (60) sixty residential tracts, within a Residential/TND Zoning District. Location of the request is the **Westside 4800-4900 Blks. Corbina Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed final subdivision plat approval meets all development standards for final reviews. The Department of Public Works and Engineering are currently reviewing final punch list items for compliance. Therefore, staff is recommending approval of the application.

**MAJ-VAR
23-25****LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: DARBY GUILLORY

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-301(3)(b)(i)) in order to construct a drive thru restaurant use with a building sf size variance, within a Mixed Use Zoning District. Location of the request is **509-513 W. College Street.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a 3,000sf vs max allowed 2500sf drive thru restaurant with additional indoor limited seating for Famous Foods. The application meets all other development standards including drive thru stacking requirements, parking, and bufferyards. Staff recommends approval of the application on the condition they obtain DOTD approval for access permits to College Street (State Roadway); screen all waste disposal areas from public view; and landscape according to Sec 5-210 of the zoning code.

**REZONE
23-07****LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: CITY OF LAKE CHARLES

SUBJECT: Applicant is requesting a Comprehensive Rezoning of certain areas of the City of Lake Charles that were identified in a comprehensive study of existing and proposed future land uses for the City. Location of the request is **Citywide.**

STAFF FINDINGS: The City of Lake Charles thru the comprehensive review of its existing and future land use policies is requesting Land Use Map Amendments throughout the City to remedy any inconsistencies between exiting uses and current zoning classifications, proposed future land use, and consolidate zoning classifications for properties in similar context. Staff is recommending approval of the Map Amendment request. The Planning Commission recommendation will be forwarded to the City Council for final action at a later date.

VAR 23-46**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: CHARLES WITHERS

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain an existing privacy fence on lot without a principal structure, within a Neighborhood Zoning District. Location of the request is **212 Grace Street.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct/maintain an accessory storage fence without a principal structure or use on the vacant property. This fence structure is to prevent illegal dumping and unauthorized storage on the property. Staff feels this request is somewhat reasonable on the condition the property is not utilized for exterior storage of personal items.

VAR 23-47**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: STEPHEN GRIFFIN

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a 30'x40' accessory building thereby exceeding 40% of the principal structure, within a Residential Zoning District. Location of the request is **2520 19th Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a detached accessory therapy room to a single-family residence which would exceed the 40% allowance of the principal use floor area for detached accessory buildings within a Residential Zoning District. Therefore, staff cannot forward a position of support.

VAR 23-48

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: MINH NGUYEN

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a 4,218sq.ft. new residence thereby exceeding the allowable 40% lot coverage, within a Residential Zoning District. Location of the request is **2265 Nikal Drive**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a single family residence which would exceed the 40% lot coverage with buildings within a Residential Zoning District. Therefore, staff cannot forward a position of support.

VAR 23-49

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: KAREN BUSH/JOEL DAVIDSON

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to allow ingress/egress access for vehicular traffic off a local street to existing shopping center, within a Business Zoning District. Location of the request is **4510 Nelson Road**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to remove a concrete driveway barrier that prohibits vehicular traffic to access Wilmax Street from the existing retail center that fronts Nelson Road. This site condition (no traffic onto Wilmax) was required as a condition of approval of a bufferyard variance in 2000. Therefore, staff cannot forward a position of support.

VAR 23-50

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: MAGNOLIA DEVELOPMENT/CHAD PAULK

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct an addition to an existing residence thereby exceeding the allowable 40% lot coverage, within a Residential Zoning District. Location of the request is **2420 Tyler Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct an addition to a single-family residence which would exceed the 40% lot coverage with buildings within a Residential Zoning District. Therefore, staff cannot forward a position of support.

OTHER BUSINESS

ADJOURN

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

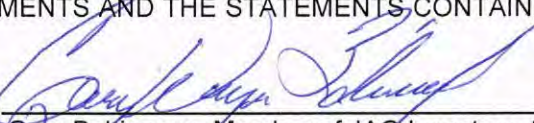
DATE: _____

330.00
APPLICATION FEE: ~~\$350.00~~
PLAT FILING FEE: \$210.00

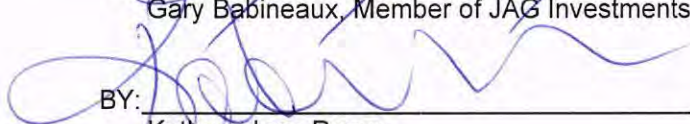
1. NAME OF SUBDIVISION: JAG Oaks Subdivision
2. NAME OF APPLICANT: JAG Investments & Owner of record at No. 4 below
ADDRESS: 2600 WPA Rd, Sulphur, LA ZIP 70663 PHONE 337-540-4041
3. NAME OF AUTHORIZED AGENT: Gary Babineaux, Member of JAG Investments
ADDRESS: 2600 WPA Rd, Sulphur, LA ZIP 70663 PHONE: 337-540-4041
4. OWNER OF RECORD: Kathryn Jane Rozas
ADDRESS: 212 Vanessa Ave, Lake Charles, LA ZIP 70605 PHONE 337-842-4841
5. ENGINEER (and/or Land Surveyor): George Evans RLS 4750
ADDRESS: 1230 2nd Street, Lake Charles, LA ZIP 70601 PHONE 337-602-6970
6. ATTORNEY: Jared L. Watson
ADDRESS: 1777 Ryan Street, Lake Charles, LA ZIP 70601 PHONE 337-433-0234
7. SUBDIVISION LOCATION: 115 W. Oak Lane, Lake Charles, LA 70605
Lot 4 and the East Half of Lot 5 of Block 6 College Oaks
8. TOTAL ACREAGE BEING SUBDIVIDED: 0.249
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Business
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: N/A
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:
1) Jay Penfield 123 W. Oak Lane, Lake Charles, LA 70605; 2) JOBAN Enterprises, LLC 3591 E. Cabella Dr., Sulphur, LA 70665; 3) Gary Babineaux 2600 WPA Rd, Sulphur, LA 70663
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 Babineaux and Kathryn Jane Rozas HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: 
Gary Babineaux, Member of JAG Investments, LLC

DATE: Feb. 1, 2023

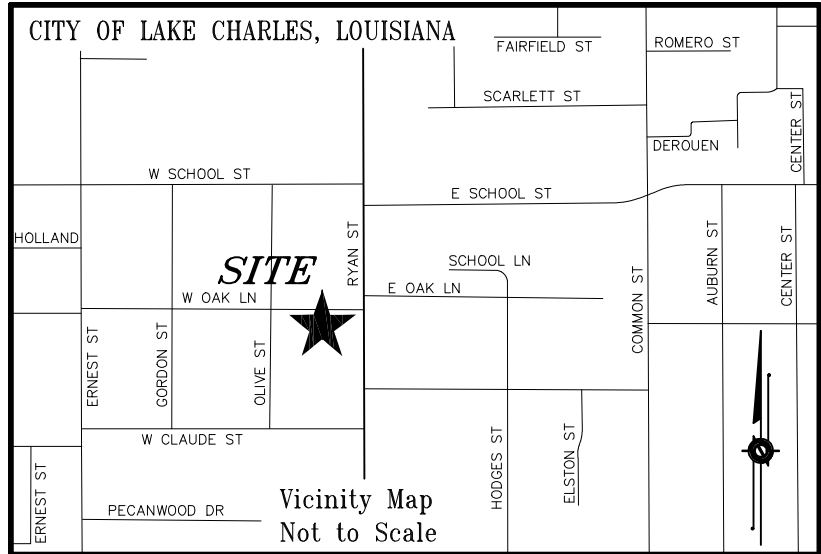
BY: 
Kathryn Jane Rozas

DATE: 2/2/2023

BOUNDARY SURVEY

JAG Oaks Subdivision

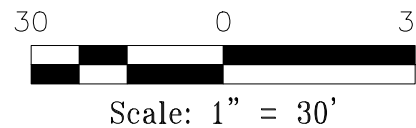
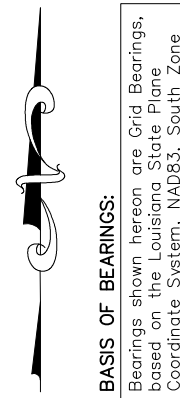
Situated in:
LOTS 1, 2, 3, 4, 5, 10 AND 11 OF BLOCK 6 OF COLLEGE OAKS, A SUBDIVISION IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 OF SE/4) OF
SECTION 18, TOWNSHIP 10 SOUTH RANGE 8 WEST, SOUTHWESTERN LAND
DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA.



SURVEYOR'S NOTES:

- 1) 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 units and processed by OPUS.
- 2) The findings and opinions of Collins & Associates Land Surveyors, Inc. reflected herein are privileged, confidential and intended only for the use of the individual or entity for whom the work was prepared. It is understood that use of, reliance on or reproduction of 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.

Kathryn Jane Rozas (Owner)



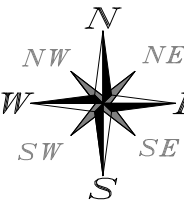
DATE OF FIELD SURVEY: 04/24/2023

Preliminary
FOR REVIEW AND
COMMENTS ONLY.

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

COLLINS &
ASSOCIATES
LAND
SURVEYORS, INC.

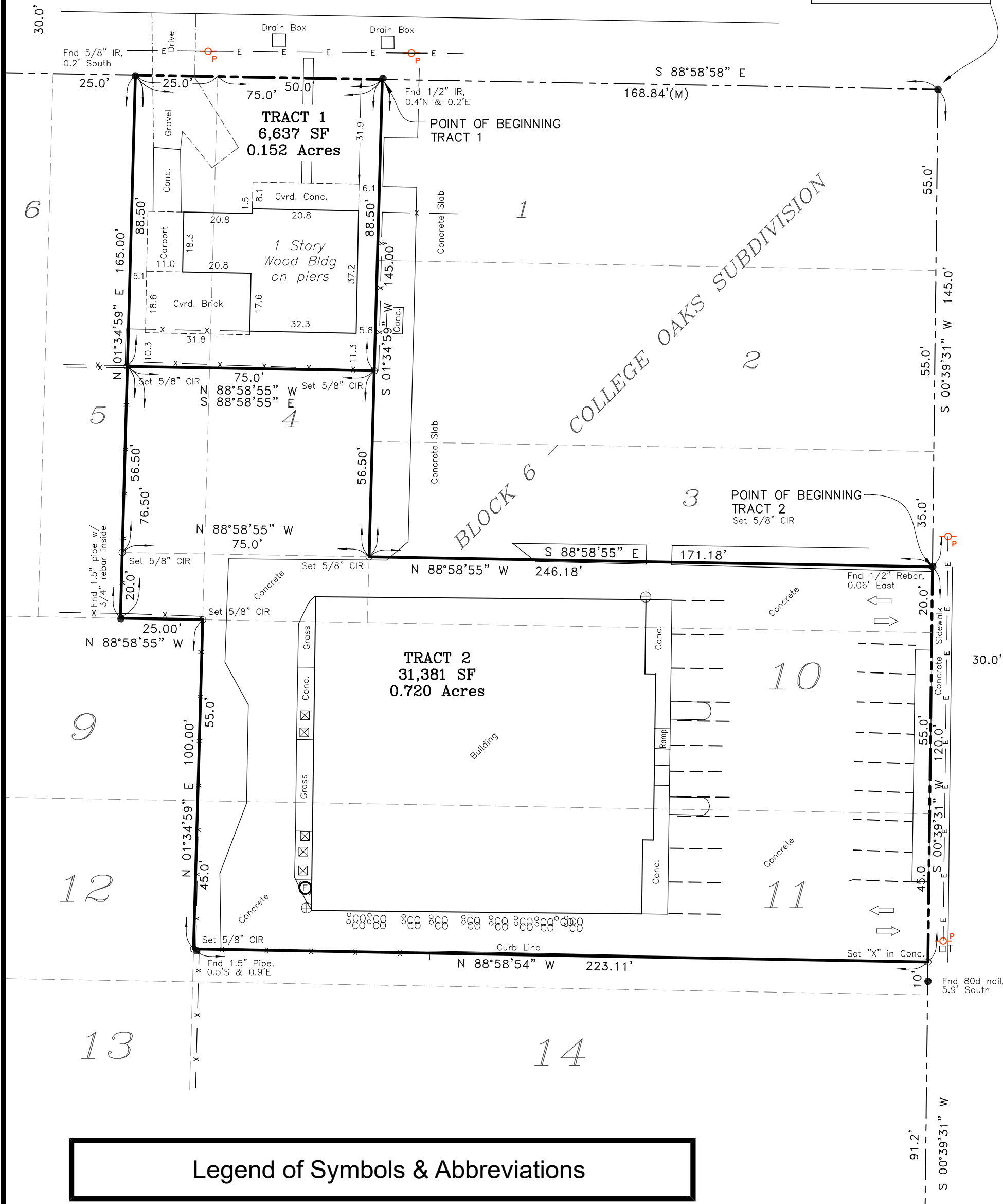
Licensed To Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama
1230 2nd Street Lake Charles, LA 70601
337-602-6970 office 337-602-6013 fax



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

West Oak Lane

POINT OF COMMENCEMENT
FOR TRACT 1
POINT OF COMMENCEMENT
FOR TRACT 2
NE Corner of Lot 1 of
Block 6, COLLEGE OAKS
Fnd 5/8" Rebar
N: 619143.0 ft.
E: 2685215.2 ft.



Legend of Symbols & Abbreviations

— Deed or Record lines	— UOE — Underground Electric	□ E Electric Box	⊖ Guy Anchor
--- Easement or RoW lines	⊗ Air Conditioner	⊙ CO Sewer Cleanout	(M) Measure
----- Interior and Adjacent lines	⊗ Electric Meter	⊙ Storm Drain Manhole	(R) Record
⊗ FH Fire Hydrant	⊗ Telephone Pedestal	⊗ Storm Drain	(C) Calculated
⊗ LP Light Pole	⊗ Ballard	⊗ Power Pole	● Found Rod
⊗ Gas Valve	⊗ Sign	⊗ Water Meter	○ Set 5/8" Rebar w/cap
⊗ Water Valve	⊗ Handicap Parking	⊗ Gas Meter	Ft. Feet
⊗ Sewer Manhole	⊗ Overhead Electric	⊗ Ingress or Egress	" Inches or Seconds
RoW Rights-of-Way	⊗ Overhead Telephone	⊗ Centerline	' Feet or Minutes
⊗ Water Manhole	LA Landscaped Area	⊗ Signal Pole	° Degrees
⊗ T Telephone Pole	CIR Capped Iron Rebar		

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.: 22019C-0480-F
REVISED: 02/18/2011
AREAS OUTSIDE THE 500 YR FLOOD PLAIN.

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE THOSE
VISIBLE ON THE GROUND OR SET FORTH IN THE DESCRIPTION
FURNISHED TO US BY THE CLIENT OR HIS REPRESENTATIVE AND
THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES
AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE
NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE
DATA FOR THIS SURVEY.

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

JAG INVESTMENTS, LLC & KATHRYN JANE ROZAS

SITE SITUATED IN:
Lots 1, 2, 3, 4, 5, 10 and 11 of Block 6 of COLLEGE OAKS SUBDIVISION, a subdivision in the
Northwest Quarter of the Southeast Quarter (NW/4 of SE/4) of Section 18, Township 10 South,
Range 8 West, Louisiana Meridian, Southwestern Land District, as per plat recorded bearing Clerk's
File No. 247120, recorded in Plat Book 3, at page 198, records of Calcasieu Parish, Louisiana.

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
10/17/2023	1"=30'	VTC	GAE	222279-1	222279-1

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 9-8-23

APPLICATION FEE: \$ 200
PLAT FILING FEE: \$ 230
430⁰⁰

1. NAME OF PROPOSED SUBDIVISION: Mae Estates
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: SWLA Constructors & Development, LLC
ADDRESS: 200 Dairon St. ZIP 70663 PHONE 337-476-5112
3. NAME OF AUTHORIZED AGENT: Tanner Miller
ADDRESS: 200 Dairon St ZIP 70663 PHONE 337-476-5112
4. OWNER OF RECORD: Paul J. Cox
ADDRESS: 723 Broad St. ZIP 70601 PHONE 337-436-6611
5. ENGINEER (and/or Land Surveyor): Leo Reddoch
ADDRESS: 2215 Hodges St. ZIP 70601 PHONE 337-491-9520
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Section 13, Township 10 South, Range 9
West
8. TOTAL ACREAGE BEING SUBDIVIDED: Lot Size 100 x 130
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____

11. DATE OF PRELIMINARY PLAT APPROVAL: _____

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

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

14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

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

BY: [Signature]
SIGNATURE OF APPLICANT

DATE: 9/22/23



**200 Doiron St.
Sulphur, LA 70663
337-476-5112**

September 22, 2023

Letter of Intent

To City of Lake Charles Planning Commission

Project:

Divide Single Lot at: 919 Henrietta
For two Townhomes
Lake Charles, La. 70601

Property Owner:

Paul J. Cox
723 Broad St.
Lake Charles, La. 70601

Applicant:

Tanner Miller
SWLA Constructors & Development, LLC
200 Doiron St.
Sulphur, La. 70663

To City of Lake Charles Planning Commission

The property located at 919 Henrietta Ln Lake Charles, La. Has been purchased by Paul J. Cox. The property is currently vacant and at this time Mr. Cox would like to split the single lot into two separate lots to build single family patio homes. The proposed plans for construction, fall within the City of Lake Charles' zoning requirements. We intend to build as soon as permits can be obtained. Construction should last between 6 months to 1 year.

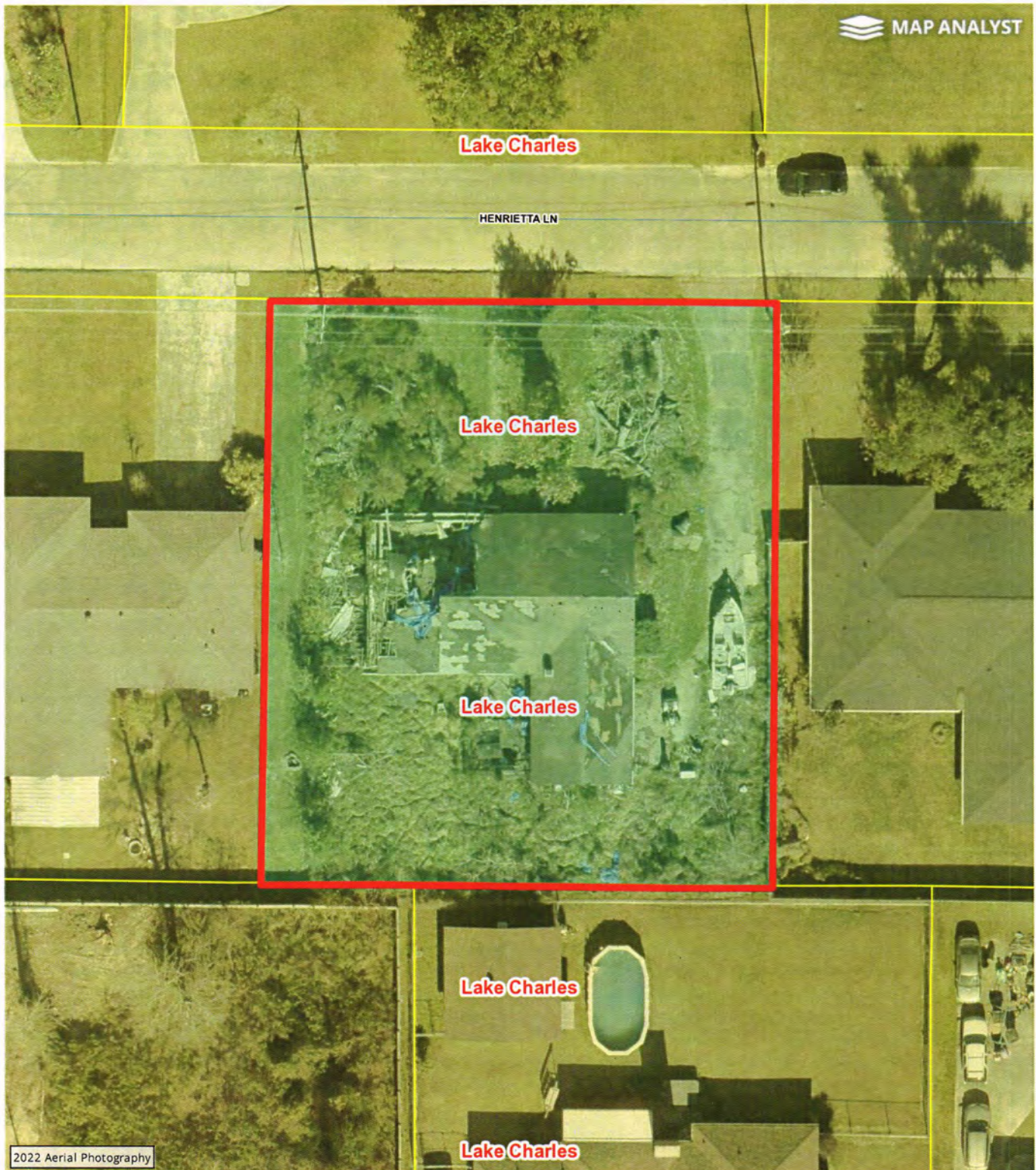
With Kindest Regards,

A handwritten signature in blue ink, appearing to read "Tanner Miller", written over a horizontal line.

Tanner Miller
SWLA Constructors & Development, LLC



 MAP ANALYST



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

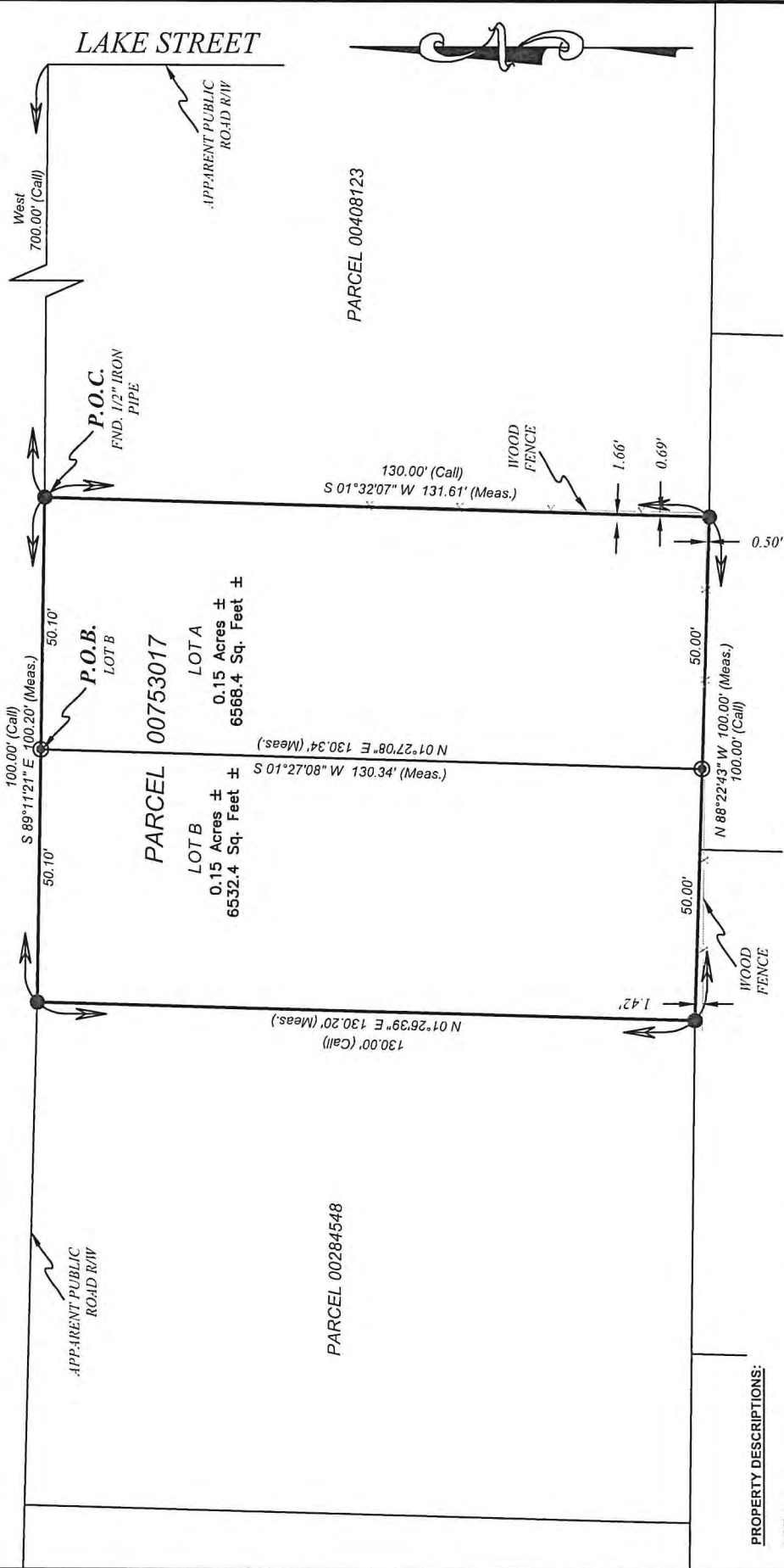
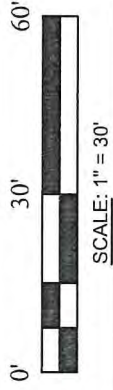
NOTE:
PARCEL ASSESSMENT NUMBERS ARE LISTED PER CALCASIEU PARISH POLICE JURY WEBSITE: <https://ppj.calaand.com/>.

PLAT OF SUBDIVISION PERFORMED FOR: MAE ESTATES

LOCATED IN:
SECTION 13, TOWNSHIP 10 SOUTH, RANGE 9 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA

HENRIETTA LANE

APPARENT 50' PUBLIC ROAD R/W



PROPERTY DESCRIPTIONS:

LOT A:
A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" IRON PIPE (P.O.C.) BEING 700 FEET WEST (CALL) OF THE INTERSECTION OF THE SOUTH APPARENT RIGHT OF WAY LINE OF LAKE STREET; THENCE MEASURED SOUTH 01°32'07" W 131.61' (Meas.) A DISTANCE OF 131.61 FEET; THENCE MEASURED NORTH 88°22'43" WEST A DISTANCE OF 50.00 FEET; THENCE MEASURED SOUTH 01°27'08" EAST A DISTANCE OF 130.34 FEET; THENCE MEASURED SOUTH 89°11'21" EAST A DISTANCE OF 50.10 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 0.15 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

LOT B:
A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" IRON PIPE (P.O.C.) BEING 700 FEET WEST (CALL) OF THE INTERSECTION OF THE SOUTH APPARENT RIGHT OF WAY LINE OF HENRIETTA LANE AND THE WEST APPARENT RIGHT OF WAY LINE OF LAKE STREET; THENCE MEASURED NORTH 89°11'21" WEST A DISTANCE OF 50.10 FEET TO THE POINT OF BEGINNING OF LOT B (P.O.B.); THENCE MEASURED SOUTH 01°27'08" WEST A DISTANCE OF 130.34 FEET; THENCE MEASURED NORTH 88°22'43" WEST A DISTANCE OF 50.00 FEET; THENCE MEASURED NORTH 01°26'39" EAST A DISTANCE OF 130.20 FEET; THENCE MEASURED SOUTH 89°11'21" EAST A DISTANCE OF 50.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

GENERAL NOTES:

THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF LAKE CHARLES.

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

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

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

DEDICATION:
THE RIGHT-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR ANY SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

SEWERAGE DISPOSAL:

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

CERTIFICATION:
I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:XXI, 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.

FLOOD ZONE NOTE:
DETERMINED BY GRAPHICAL METHODS ONLY, I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X(9) OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0400P DATED: 02-16-2011

MUNICIPAL ADDRESS: 919 HENRIETTA LANE, LAKE CHARLES, LOUISIANA 70605

LEGEND

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



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



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

OWNER _____
DATE _____
CITY OF LAKE CHARLES

DRAWN BY: ACR
CHECKED BY: ELR
SCALE: 1" = 30'

SURVEY PERFORMED FOR:
SWLA CONSTRUCTORS & DEVELOPMENT LLC

PROPERTY LOCATED IN:
SECTION 13,
TOWNSHIP 10 SOUTH,
RANGE 9 WEST,
SOUTHWESTERN LAND DISTRICT,
LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA

DATE OF PLAT: SEPTEMBER 15, 2023

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

DATE: 10/12/2023

APPLICATION FEE: \$ \$500.00
PLAT FILING FEE: \$ \$230.00

1. NAME OF SUBDIVISION: Savannah Lakes Phase 3
2. NAME OF APPLICANT: Savannah Lakes Subdivision, LLC
ADDRESS: 1611 W University Ave Lafayette, LA ZIP 70506 PHONE 337-581-8270
3. NAME OF AUTHORIZED AGENT: David Hensgens
ADDRESS: 1611 W University Ave Lafayette, LA ZIP 70506 PHONE 337-581-8270
4. OWNER OF RECORD: Savannah Lakes Subdivision, LLC
ADDRESS: 1611 W University Ave Lafayette, LA ZIP 70506 PHONE 337-581-8270
5. ENGINEER (and/or Land Surveyor): Adam Meche
ADDRESS: 1611 W University Ave Lafayette, LA ZIP 70506 PHONE 337-371-5179
6. ATTORNEY: Tammy Scelfo Kean Miller LLP
ADDRESS: 600 Jefferson Street Suite 1101 ZIP 70501 PHONE 337-422-3646
7. SUBDIVISION LOCATION: 4101 5th Avenue Lake Charles, LA 70507
8. TOTAL ACREAGE BEING SUBDIVIDED: 19.749
NO. OF LOTS: 74
9. ZONING CLASSIFICATION: Mixed Used
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: 5/9/2022
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, David Hensgens 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: 10-12-23

72	6.653	C19	25.00"	39.27"	N44° 31' 07"W	35.36"
73	6.000					
74	6.828					

SURVEY NOTES

1. BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE, NAD 83(2011) AS DERIVED FROM GPS OBSERVATIONS. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES.
2. FIELD WORK PERFORMED ON 10/11/2022.
3. THIS SURVEYOR HAS MADE NO ATTEMPT REGARDING RESEARCH INTO SERVITUDE, EASEMENTS, RIGHT OF WAYS, OR PIPELINES AND SHALL NOT BE RESPONSIBLE FOR SUCH ENCUMBRANCES. IN ADDITION, NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.
4. THIS PLAT DOES NOT DEPICT ANY UTILITY LOCATIONS, OR EASEMENTS VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO PROPERTY.

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

DATE: 11/13/2023

APPLICATION FEE: \$ \$521.93
PLAT FILING FEE: \$ \$230.00

1. NAME OF SUBDIVISION: Morganfield South
2. NAME OF APPLICANT: Morganfield South, LLC
ADDRESS: 1611 W University Ave Lafayette, LA ZIP 70506 PHONE 337-581-8270
3. NAME OF AUTHORIZED AGENT: David Hensgens
ADDRESS: 1611 W University Ave Lafayette, LA ZIP 70506 PHONE 337-581-8270
4. OWNER OF RECORD: Morganfield South, LLC
ADDRESS: 1611 W University Ave Lafayette, LA ZIP 70506 PHONE 337-581-8270
5. ENGINEER (and/or Land Surveyor): Adam Meche
ADDRESS: 1611 W University Ave Lafayette, LA ZIP 70506 PHONE 337-371-5179
6. ATTORNEY: Tammy Scelfo Kean Miller LLP
ADDRESS: 600 Jefferson Street Suite 1101 ZIP 70501 PHONE 337-422-3646
7. SUBDIVISION LOCATION: 4900 BLK Corbina Rd Lake Charles, LA 70607
8. TOTAL ACREAGE BEING SUBDIVIDED: 20.877
NO. OF LOTS: 60
9. ZONING CLASSIFICATION: PUD - Planned Unit Development
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: 8/8/2022
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

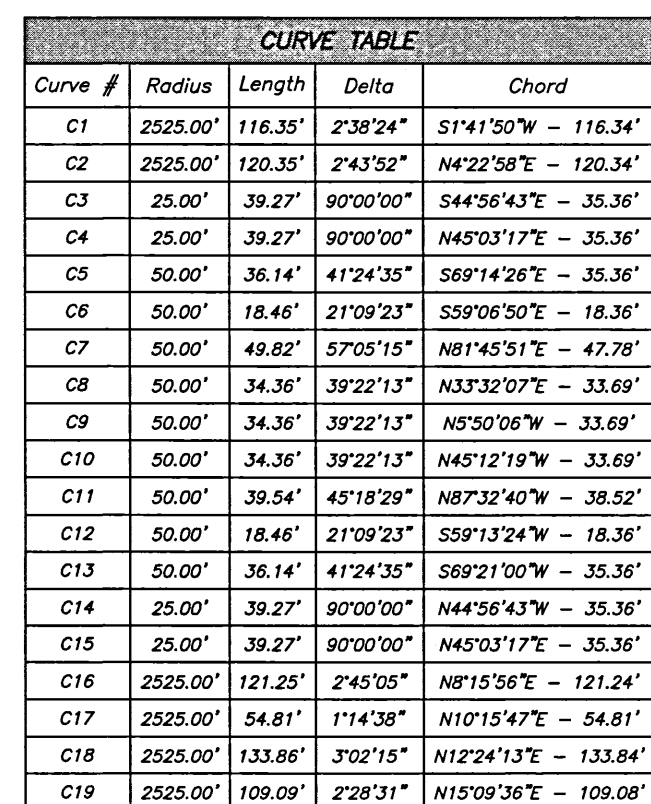
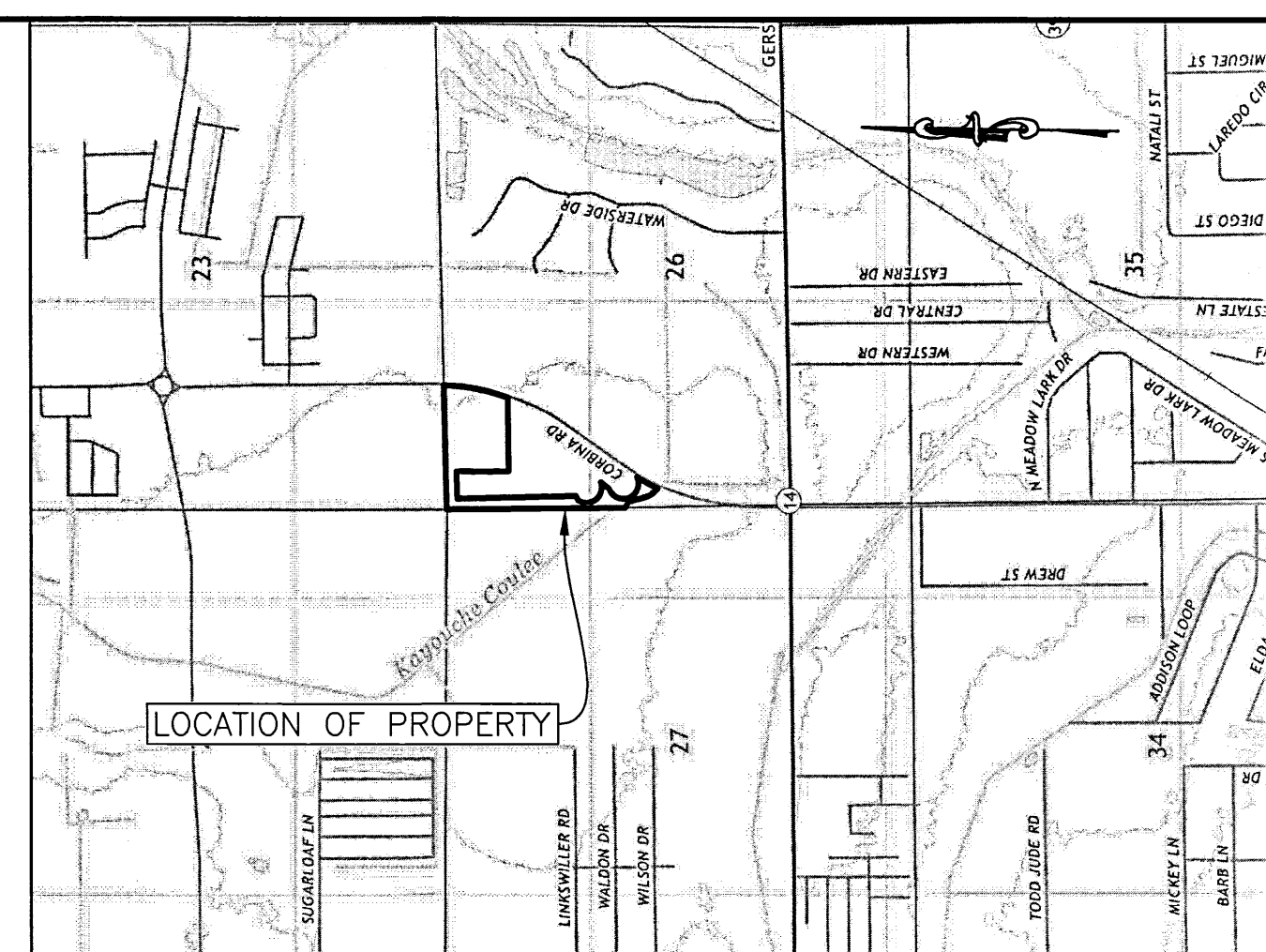
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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, David Hensgens 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: 11-13-23



COMMENCING AND BEGINNING ON THE NORTHWEST CORNER OF SECTION 26
THENCE, SOUTH 89° 54' 44" EAST FOR A DISTANCE OF 1286.25 FEET TO A FOUND $\frac{1}{2}$ " IRON ROD.
THENCE, SOUTH 00° 22' 38" EAST FOR A DISTANCE OF 3.19 FEET TO A FOUND $\frac{1}{2}$ " IRON ROD MARKING
THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 16° 01' 14", HAVING A RADIUS OF 2525.0
FEET, AND WHOSE LONG CHORD BEARS SOUTH 08° 23' 15" WEST FOR A DISTANCE OF 703.72 FEET TO
A SET $\frac{1}{2}$ " IRON ROD.
THENCE, NORTH 89° 56' 43" WEST FOR A DISTANCE OF 658.52 FEET TO A POINT.
THENCE, NORTH 00° 03' 17" EAST FOR A DISTANCE OF 2.00 FEET TO A SET $\frac{1}{2}$ " IRON ROD.
THENCE, NORTH 89° 56' 43" WEST FOR A DISTANCE OF 130.00 FEET TO A SET $\frac{1}{2}$ " IRON ROD.
THENCE, NORTH 00° 03' 17" EAST FOR A DISTANCE OF 408.00 FEET TO A SET $\frac{1}{2}$ " IRON ROD.
THENCE, SOUTH 89° 56' 43" EAST FOR A DISTANCE OF 8.00 FEET TO A POINT.
THENCE, NORTH 00° 03' 17" EAST FOR A DISTANCE OF 170.00 FEET TO A SET $\frac{1}{2}$ " IRON ROD.
THENCE, NORTH 89° 56' 43" WEST FOR A DISTANCE OF 298.00 FEET TO A SET $\frac{1}{2}$ " IRON ROD.
THENCE, SOUTH 00° 03' 17" WEST FOR A DISTANCE OF 131.08 FEET TO A SET $\frac{1}{2}$ " IRON ROD.
THENCE, NORTH 89° 56' 43" WEST FOR A DISTANCE OF 56.53 FEET TO A SET $\frac{1}{2}$ " IRON ROD MARKING
THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 139° 02' 26", HAVING A RADIUS OF 170.00
FEET, AND WHOSE LONG CHORD BEARS SOUTH 36° 55' 23" EAST FOR A DISTANCE OF 318.51 FEET TO
A SET $\frac{1}{2}$ " IRON ROD.
THENCE, SOUTH 36° 12' 31" WEST FOR A DISTANCE OF 113.68 FEET TO A SET $\frac{1}{2}$ " IRON ROD.
THENCE, SOUTH 64° 52' 25" WEST FOR A DISTANCE OF 22.19 FEET TO A SET $\frac{1}{2}$ " IRON ROD MARKING
THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 177° 40' 45", HAVING A RADIUS OF 168.00 FEET, AND
WHOSE LONG CHORD BEARS SOUTH 24° 54' 55" EAST FOR A DISTANCE OF 333.93 FEET TO A SET $\frac{1}{2}$ "
IRON ROD MARKING THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 05° 31' 46", HAVING A RADIUS OF 2695.00
FEET, AND WHOSE LONG CHORD BEARS SOUTH 30° 48' 48" WEST FOR A DISTANCE OF 259.98 FEET TO
A SET $\frac{1}{2}$ " IRON ROD.
THENCE, NORTH 44° 07' 03" WEST FOR A DISTANCE OF 40.45 FEET TO A SET $\frac{1}{2}$ " IRON ROD MARKING
THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 35° 26' 00", HAVING A RADIUS OF 217.45
FEET, AND WHOSE LONG CHORD BEARS NORTH 28° 13' 51" WEST FOR A DISTANCE OF 132.34 FEET TO
A SET $\frac{1}{2}$ " IRON ROD.
THENCE, NORTH 13° 28' 05" WEST FOR A DISTANCE OF 185.01 FEET TO A SET $\frac{1}{2}$ " IRON ROD.
THENCE, NORTH 59° 45' 30" WEST FOR A DISTANCE OF 77.75 FEET TO A SET $\frac{1}{2}$ " IRON ROD.
THENCE NORTH 00° 47' 30" EAST A DISTANCE OF 1979.85 FEET TO THE POINT OF BEGINNING.

LEGEND	
	SUBJECT PROPERTY BOUNDARY
	PROPOSED UTILITY EASEMENT LINE
	PROPOSED STREET RIGHTS-OF-WAY
	COMMON AREA/DRAINAGE SERVITUDE
	FUTURE PHASE/UNPLATTED AREA
	LOT LINE
	CL ROADWAY
	FLOOD ZONE
	SET 1/2" IRON ROD
	FOUND MONUMENT

PREPARED BY
PIONEER SURVEYING, LLC
822 HARDING ST. SUITE 204
AFAYETTE, LOUISIANA 70503
TEL. (337) 371-5179

STATE OF LOUISIANA
★ ADAM D. MECHE ★
REG. No. 5079
LICENSED
PROFESSIONAL
LAND SURVEYOR

THIS DOCUMENT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING
RECORDATION CONVEYANCE, SALES
OR AS THE BASIS FOR THE
ISSUANCE OF A PERMIT

ADAM D. MECHE, P.L.S. NO. 5079

Lot Area Table		Lot Area Table	
LOT #	SQ. FT.	LOT #	SQ. FT.
1	6,000	41	6,000
2	6,000	42	6,000
3	6,000	43	6,000
4	6,000	44	6,000
5	6,000	45	6,000
6	6,000	46	6,000
7	6,000	47	8,826
8	6,000	48	8,826
9	6,000	49	6,000
10	6,000	50	6,000
11	6,000	51	6,000
12	6,000	52	6,000
13	6,000	53	6,000
14	6,000	54	6,000
15	6,000	55	6,000
16	6,000	56	6,000
17	8,826	57	6,000
18	6,000	58	6,000
19	6,000	59	6,000
20	6,000	60	6,000
21	6,000	CA1	424,115
22	6,000	CA2	3,013
23	6,000	CA3	2,400
24	6,000	CA4	2,400
25	8,826	CA5	3,172
26	6,000		
27	6,000		
28	6,000		
29	6,000		
30	6,000		
31	6,000		
32	6,000		
33	5,588		
34	8,732		
35	10,043		
36	10,355		
37	13,420		
38	6,030		
39	5,588		
40	6,000		

<u>REQUESTED SETBACKS</u>		
	<u>HOUSE</u>	<u>GARAGE</u>
FRONT:	20'	20'
SIDE:	5'	5'
REAR:	10'	10'
CORNER/SIDE	12'	20'

OWNER
MORGANFIELD SOUTH SUBDIVISION, LLC
C/O DAVID HENSGENS
1611 WEST UNIVERSITY AVENUE
LAFAYETTE, LA 70506

FLOODMAPS

THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE A (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD HAZARD AND CONSIDERED A SPECIAL FLOOD HAZARD AREA.) ACCORDING TO THE EFFECTIVE FLOOD INSURANCE RATE MAP NUMBER 22019C0495F, DATED FEBRUARY 18, 2011.

LOMR-F RECORDED IN FEMA CASE NO.: 23-06-2124A

GENERAL NOTES:

TOTAL NUMBER OF RESIDENTIAL LOTS:	60
AREA OF RESIDENTIAL LOTS:	8.748 ACRES
AREA OF COMMON AREA:	9.988 ACRES
AREA OF RIGHT OF WAY:	2.141 ACRES
TOTAL AREA OF DEVELOPMENT:	20.877 ACRES
MINIMUM LOT AREA:	5,588 SQ. FEET (LOTS 33 &
MINIMUM FRONTAGE:	34.36' (LOTS 35, 36, & 37)

SURVEYOR NOTES

1. BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM RTK GPS OBSERVATIONS. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES.

2. FIELD WORK COMPLETED ON TBD

3. THE SURVEYOR HAS MADE NO ATTEMPT REGARDING RESEARCH INTO SERVITUDE EASEMENTS, RIGHTS OF WAY, OR PIPELINES AND SHALL NOT BE RESPONSIBLE FOR SUCH ENCUMBRANCES. NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.

4. THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, VISIBLE OR OF RECORD THAT MAY EXIST ON OR ADJACENT TO PROPERTY.

DEVELOPER
STILLWATER DEVELOPMENT, LLC
C/O DAVID HENSGENS
1611 W. UNIVERSITY AVENUE
LAFAYETTE, LA 70506

SURVEY DATUM
COORDINATE SYSTEM: U.S. STATE
 PLANE 1983
 ZONE: LOUISIANA SOUTH 1702
 DATUM: NAVD88
 GEOID 012A

ADIACENT PROPERTY OWNERS

NANETTE CHAMBERS, ET AL
2912 HWY 14 EAST
LAKE CHARLES, LA 70607

MORGANFIELD DEVELOPMENT LLC
500 KIRBY STREET
LAKE CHARLES, LA 70601

CHURCH OF THE KING OF LAKE CHARLES
2145 OAK PARK BLVD
LAKE CHARLES, LA 70601

HAMILTON CHRISTIAN ACADEMY INC
1415 8TH STREET
LAKE CHARLES, LA 70601

REFERENCES

1. PLAT OF SURVEY PREPARED SHOWING A 48.62 ACRE TRACT OF LAND SITUATED IN SECTION 26, T-10-S, R-8-W CALCASIEU PARISH, LOUISIANA PREPARED BY AUCOIN & ASSOCIATES, INC DATED 4-23-19.

2. WILDFLOWER OF
MORGANFIELD PREPARED BY
PELICAN LAND SURVEYING,
LLC DATED JUNE 13TH 2014
RECORDED IN FILE NUMBER
3200911.

3. RIGHT OF WAY DEEDS AND
MAPS FOR CORBINA ROAD
RECORDED IN FILE NUMBERS
3052647 AND 2974198

ANETTE CHAMBERS, ET AL
912 HWY 14 EAST
LAKE CHARLES, LA 70607

TYPICAL LOT GRADING PLAN

NOTE:
HOME BUILDER SHALL BE
RESPONSIBLE FOR GRADING
ALL LOTS BACK TO ROADWAY.

TYPICAL UTILITY NICHE

CITY OF LAKE CHARLES

PLANNING & ZONING SERVICES

Land Use and Zoning Map Updates

The proposed changes included in this document result from a comprehensive effort to study the City's existing land use policies and zoning maps and suggest changes to accommodate future growth within the City.

This exhaustive effort has included feedback from citizens through a series of stakeholder meetings and neighborhood meetings held throughout the City.

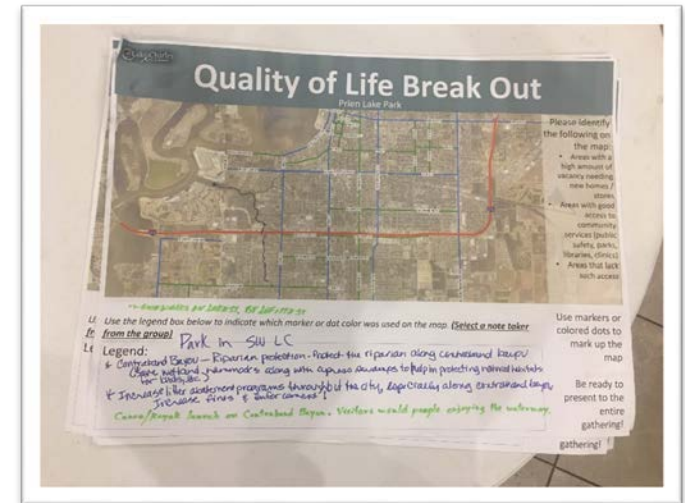
The majority of zoning changes in the maps that follow represent “up zoning,” allowing for more uses as a permitted land use or approval through the conditional use review process.

These recommended changes are largely the result of changes in roadway classifications (two lane to four or five-lane corridors) and general changes in land use of a specific area.

Work accomplished to date

Meetings:

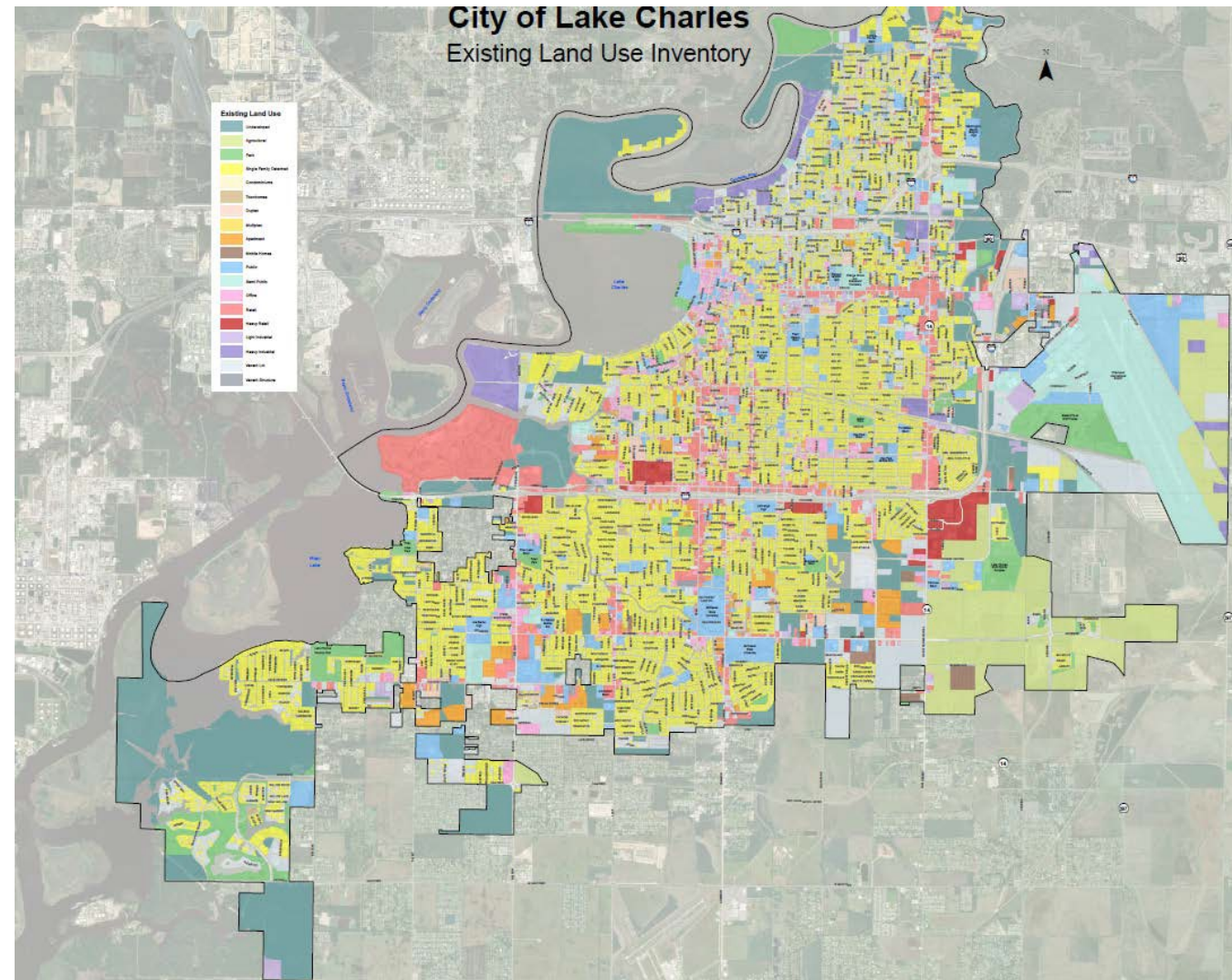
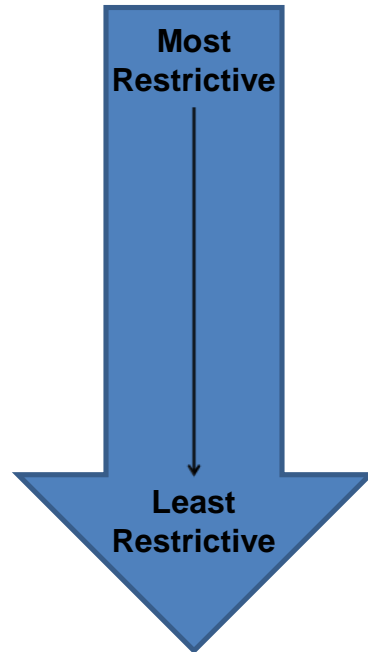
- Stakeholders
 - City Council Members
 - Planning and Zoning Commissioners
 - Historic Preservation Commissioners
 - Residents and the general public
 - Engineers and design professionals
 - Realtors and brokers
 - Contractors
 - Business leaders
- Neighborhood Meetings Across the City
 - MLK Center – Tuesday, March 12, 2019
 - Prien Lake Park – Wednesday, March 13, 2019
 - Oak Park Middle School – Thursday, March 14, 2019



Zoning Classifications

Most Restrictive to Least Restrictive

- Residential
- Neighborhood
- Mixed Use
- Business
- Light Manufacturing
- Industrial



Permitted Uses by Type

Residential Zoning District:

- Single-family detached dwellings, provided it does not exceed seven dwelling units per acre
- Accessory uses
- Home occupations
- Public Uses (Schools, Libraries, etc.)
- Agriculture
- Accessory uses to the residential use

Permitted Uses by Type

Neighborhood Zoning District:

- Single-family attached and detached dwellings, provided it does not exceed 10 dwelling units per acre.
- Accessory uses
- Home occupations
- Public uses (schools, libraries, etc.)
- Churches
- Agriculture

Any non-residential use requires a Major Conditional Use Review Process

Permitted Uses by Type

Mixed Use Zoning District:

- Single-family attached and detached dwellings, provided it does not exceed 12 dwelling units per acre
- Accessory uses
- Home occupations
- Public uses (schools, libraries, etc.)
- Churches
- Agriculture
- Home Businesses
- Bed and Breakfast Facilities

Any non-residential use requires a Major or Minor Conditional Use Review Process

Permitted Uses by Type

Business Zoning District:

- Indoor general retail and service establishments
- Offices and financial institutions
- Restaurants and entertainment
- Institutional uses
- Hotels and motels
- Public uses (schools, libraries, etc.)
- Kennels
- Recreational facilities
- Churches
- Agriculture
- Day care centers, provided the facility is fenced or enclosed so that children cannot leave the premises without adult supervision and the premises is buffered in accordance with [Section 24-5-209](#)
- Drive-in or drive-through facilities for the sale of food or beverages, provided that:
 - The facility is installed on a permanent foundation
 - The facility and use does not involve more than 2,500 square feet of total gross floor area
 - The parcel of land on which the use is located fronts on a collector or arterial street
 - The use is buffered in accordance with [Section 24-5-209](#); and
 - Parking and stacking for vehicles are provided in accordance with [Section 24-5-208](#)
- Outdoor retail sales and service establishments when the facility is buffered and landscaped in accordance with Sections [24-5-209](#) and [24-5-210](#), and the floor area ratio does not exceed 0.5, excluding tow yards or wrecker companies and storage of vehicles related thereto
- Bed and Breakfast facilities

All other uses not listed above requires a Conditional Use review and approval

Permitted Uses by Type

Light Manufacturing Zoning District:

- Indoor/outdoor retail and service establishments
 - Indoor woodworking, including cabinetmakers and furniture manufacturing
 - Welding shops
 - Restaurants and entertainment
 - Agriculture
 - Repair of scientific or professional instruments
 - Building, heating, plumbing, or electrical warehousing
 - Printing, publishing, and lithography
 - Exterminators; janitorial and building maintenance warehouses
 - Coatings, clothing or textile manufacturing
 - Financial institutions and offices
 - Public uses (schools, libraries, etc.)
-
- Structured parking facility, public or commercial
 - Towers; provided that the use conforms to [Section 24-5-212](#)
 - Multimodal, warehousing and distribution operations
 - Transit station or terminal
 - Artisan/craft product manufacturing
 - Hotels and motels
 - Recreational facilities
 - Drive-in or drive-through facilities for the sale of food or beverages
 - Accessory uses, including permanent storage vessels

City of Lake Charles

Proposed Zoning Map

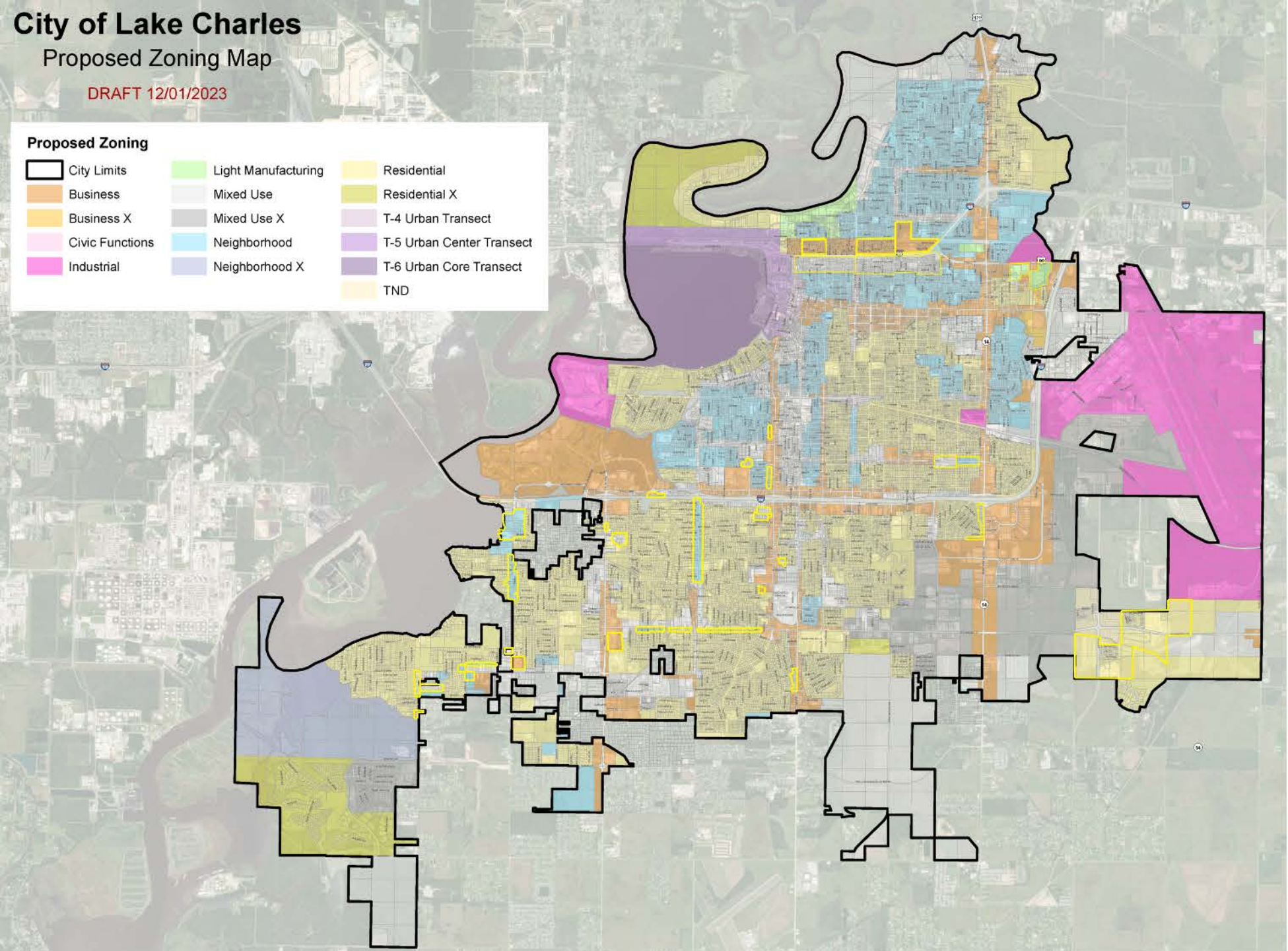
DRAFT 12/01/2023

Proposed Zoning

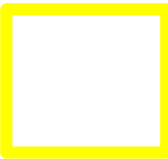
 City Limits	 Light Manufacturing	 Residential
 Business	 Mixed Use	 Residential X
 Business X	 Mixed Use X	 T-4 Urban Transect
 Civic Functions	 Neighborhood	 T-5 Urban Center Transect
 Industrial	 Neighborhood X	 T-6 Urban Core Transect
		 TND

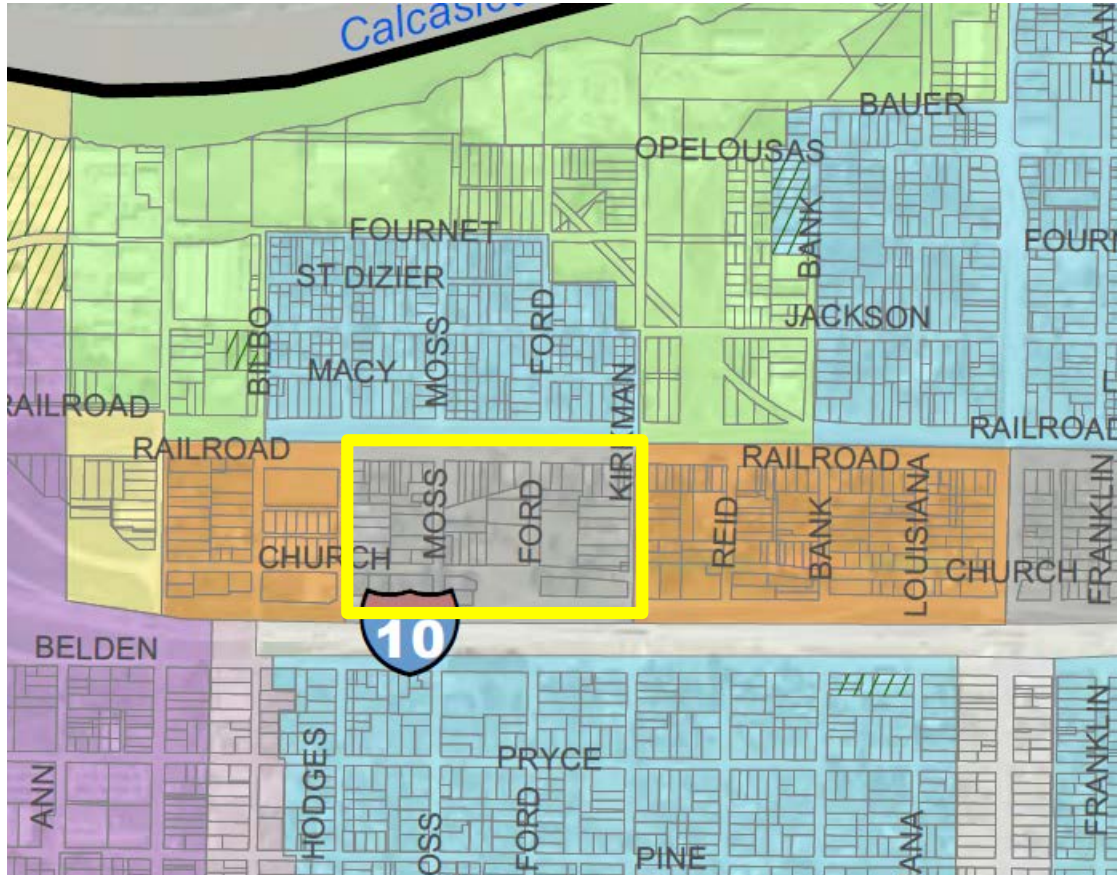
Preliminary Overview of Additional Proposed Zone Change Locations (NEW)

 Location of proposed zoning change



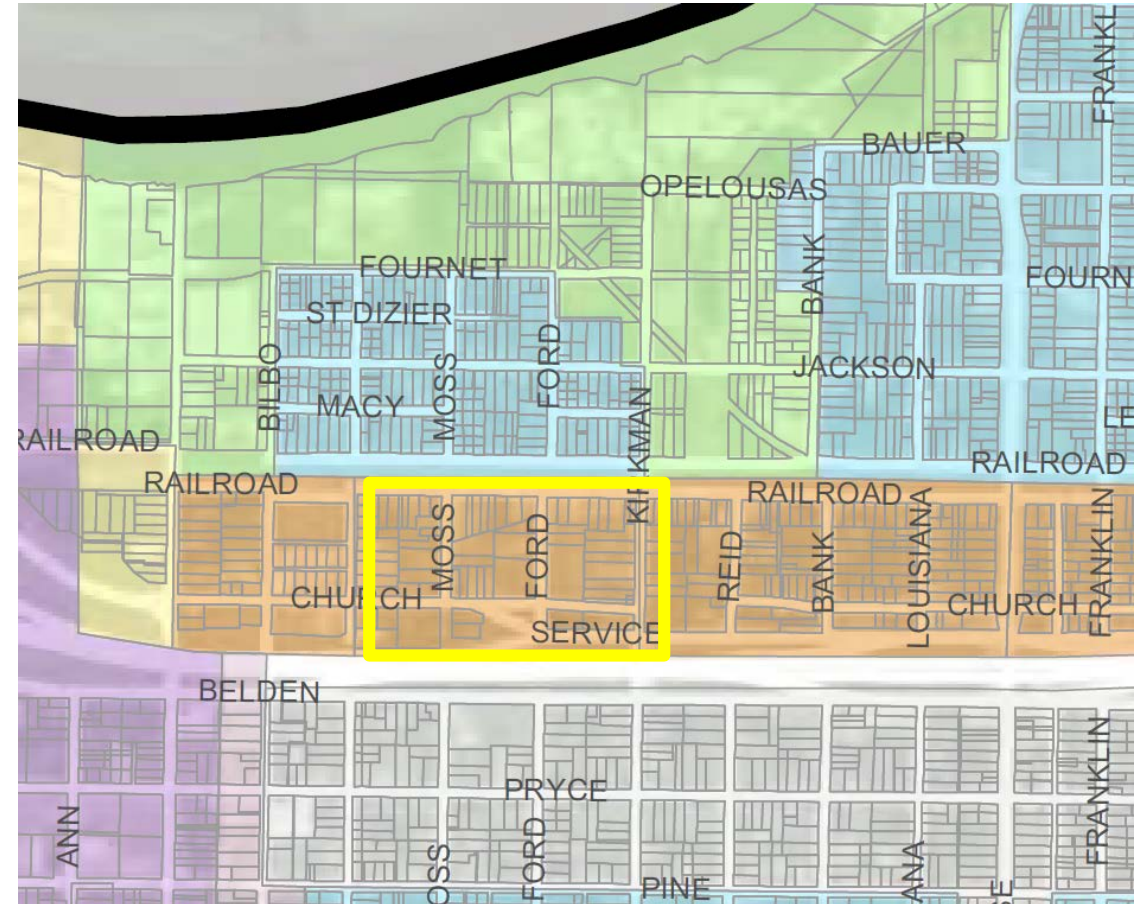
District A

 Location of proposed zoning change

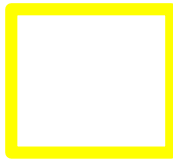


Current – Mixed Use

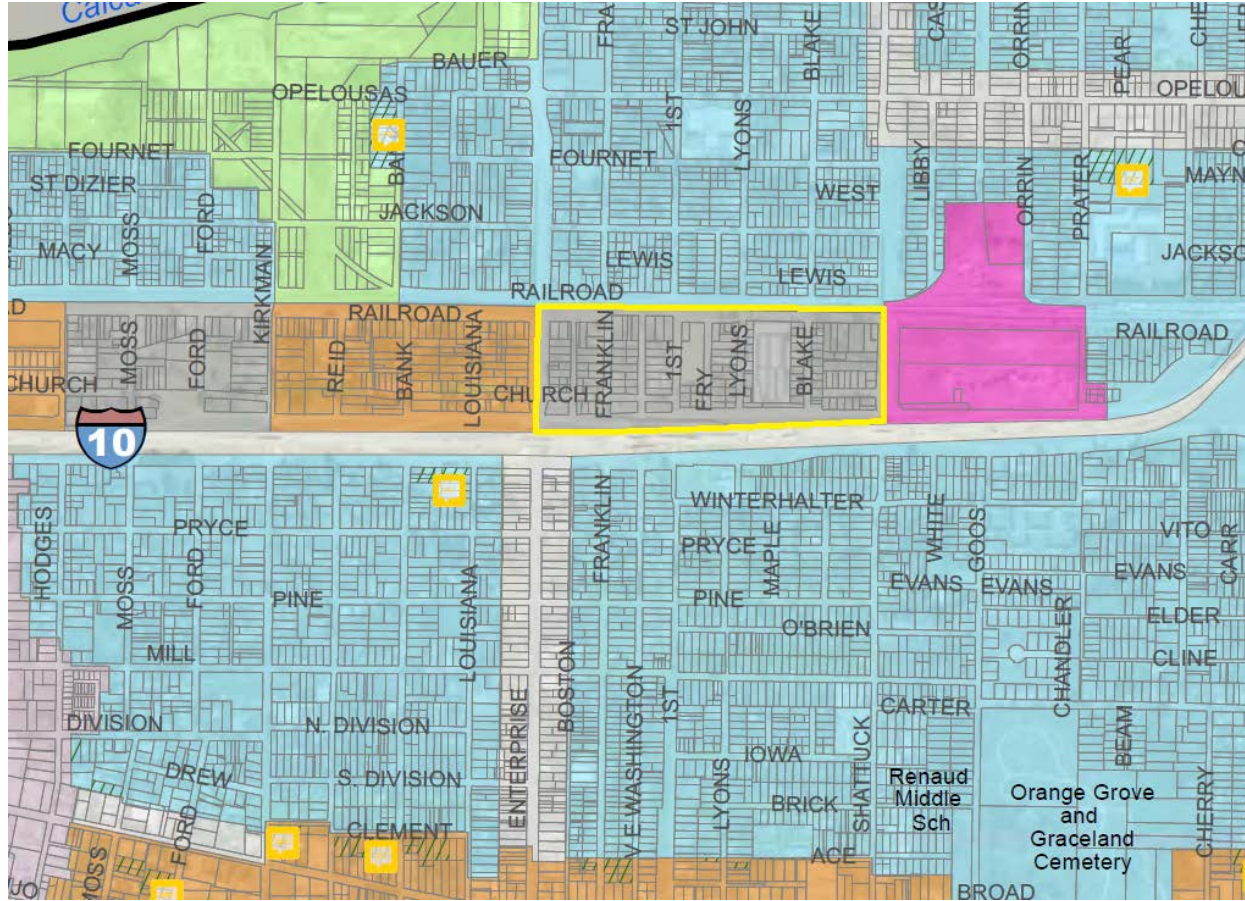
Proposed - Business



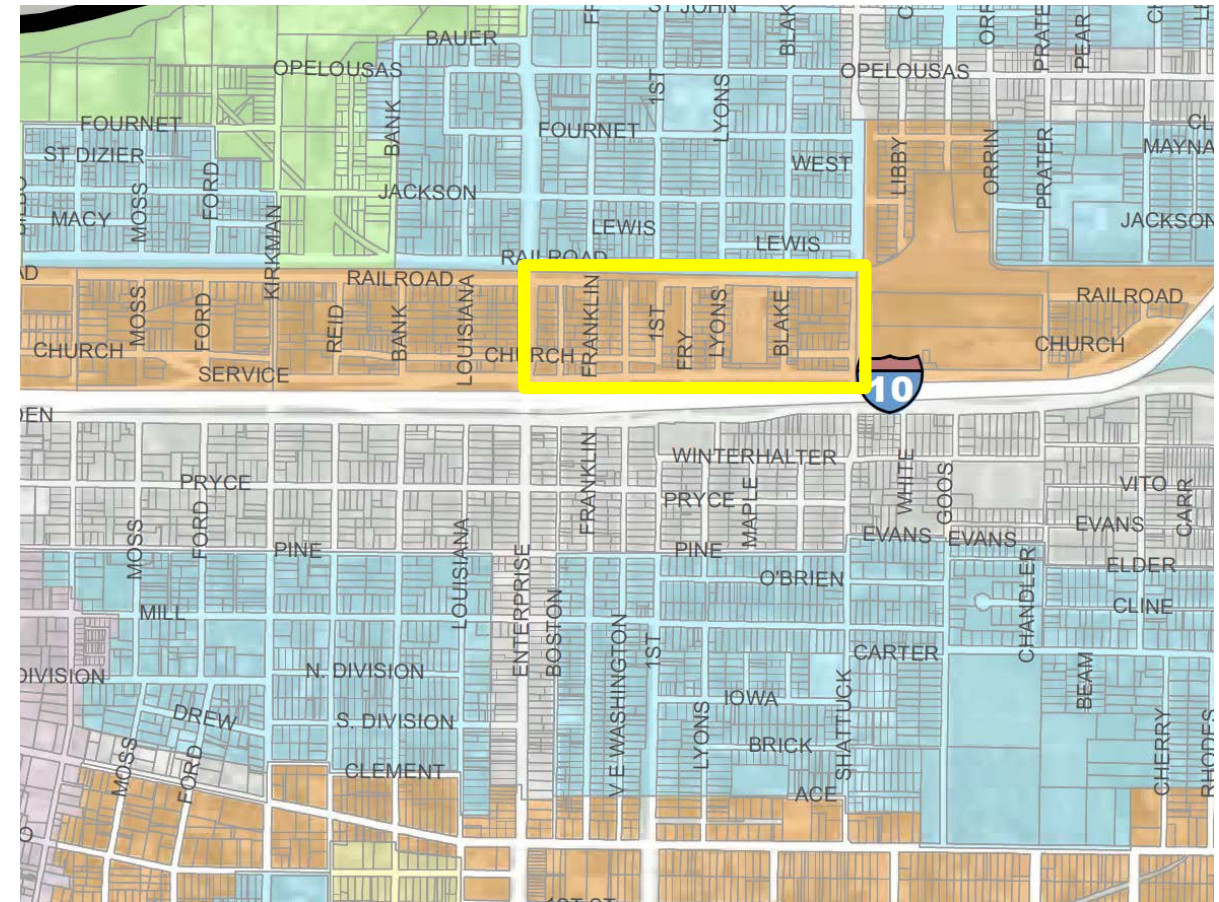
District A

 Location of proposed zoning change

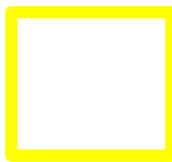
Proposed – Business

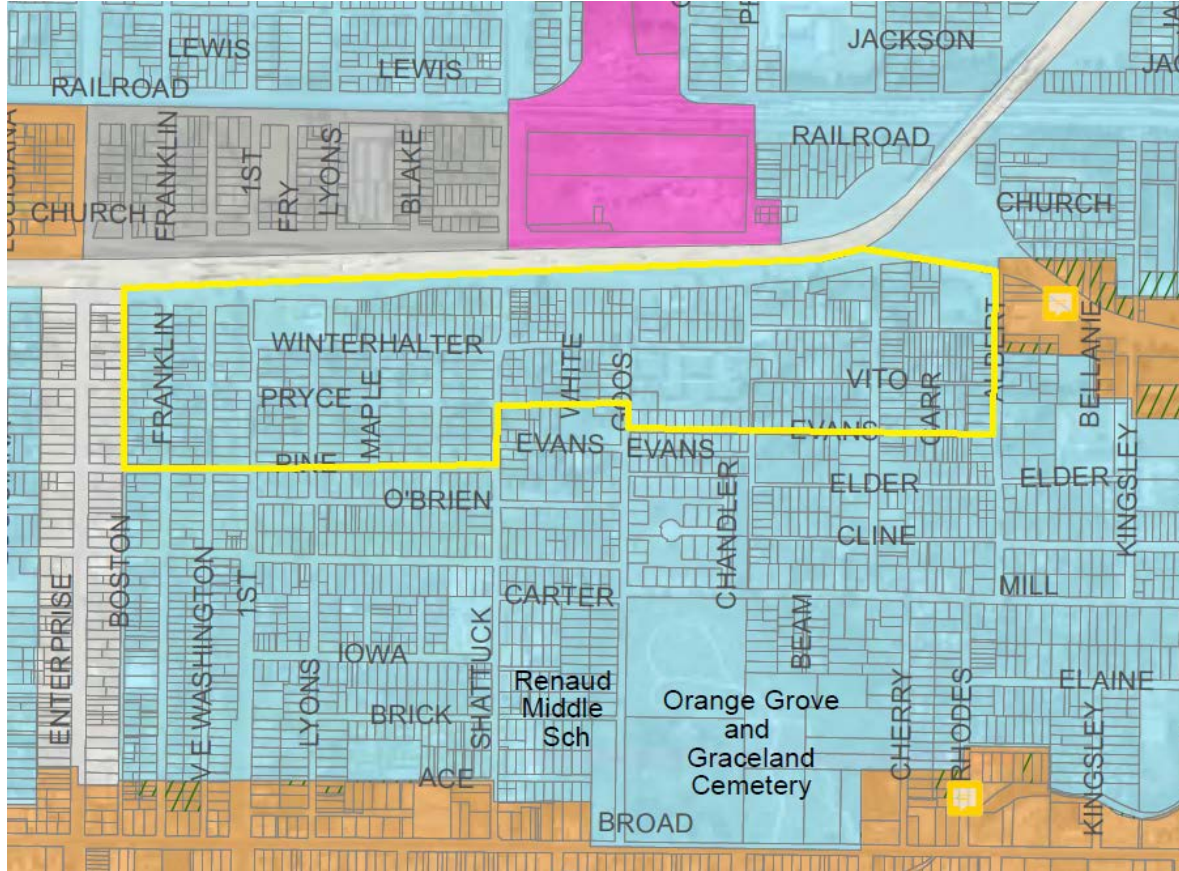


Current – Mixed Use



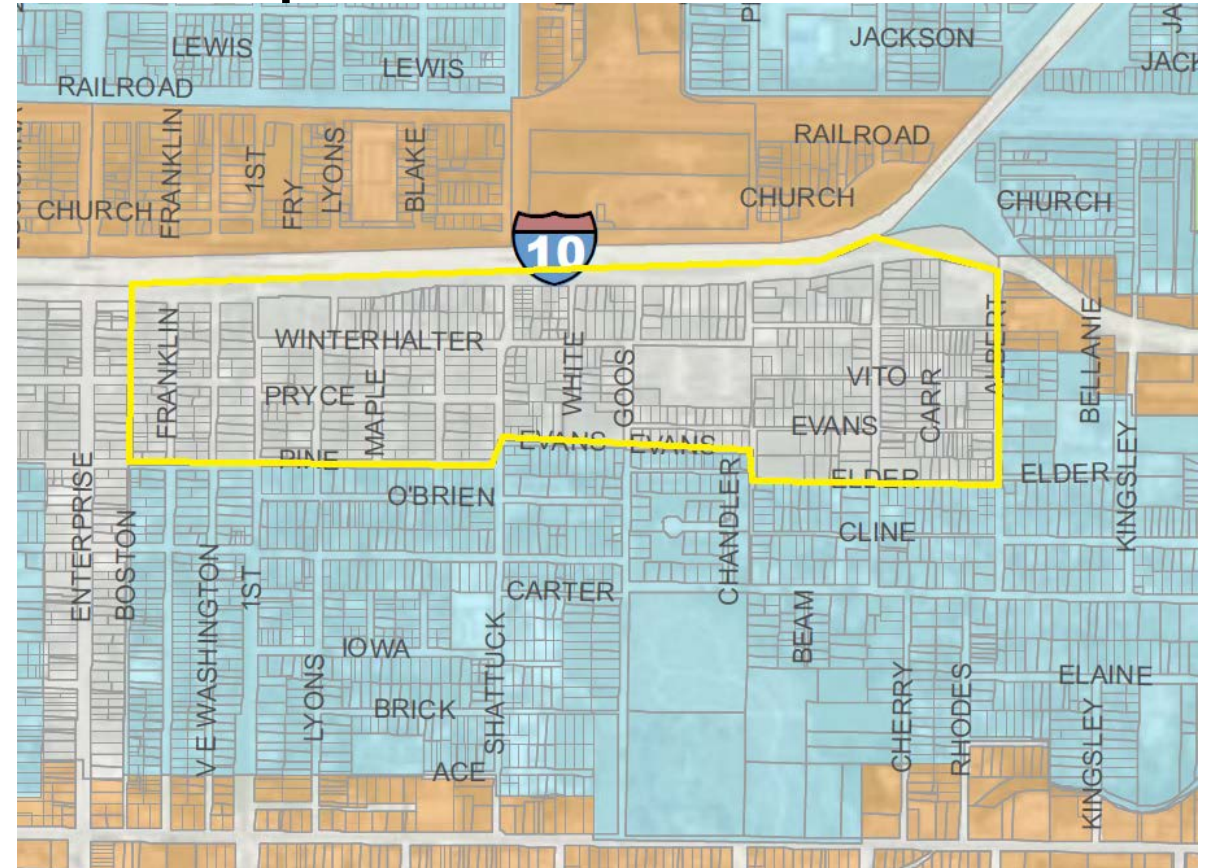
District A

 Location of proposed zoning change

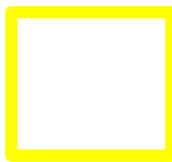


Current – Neighborhood

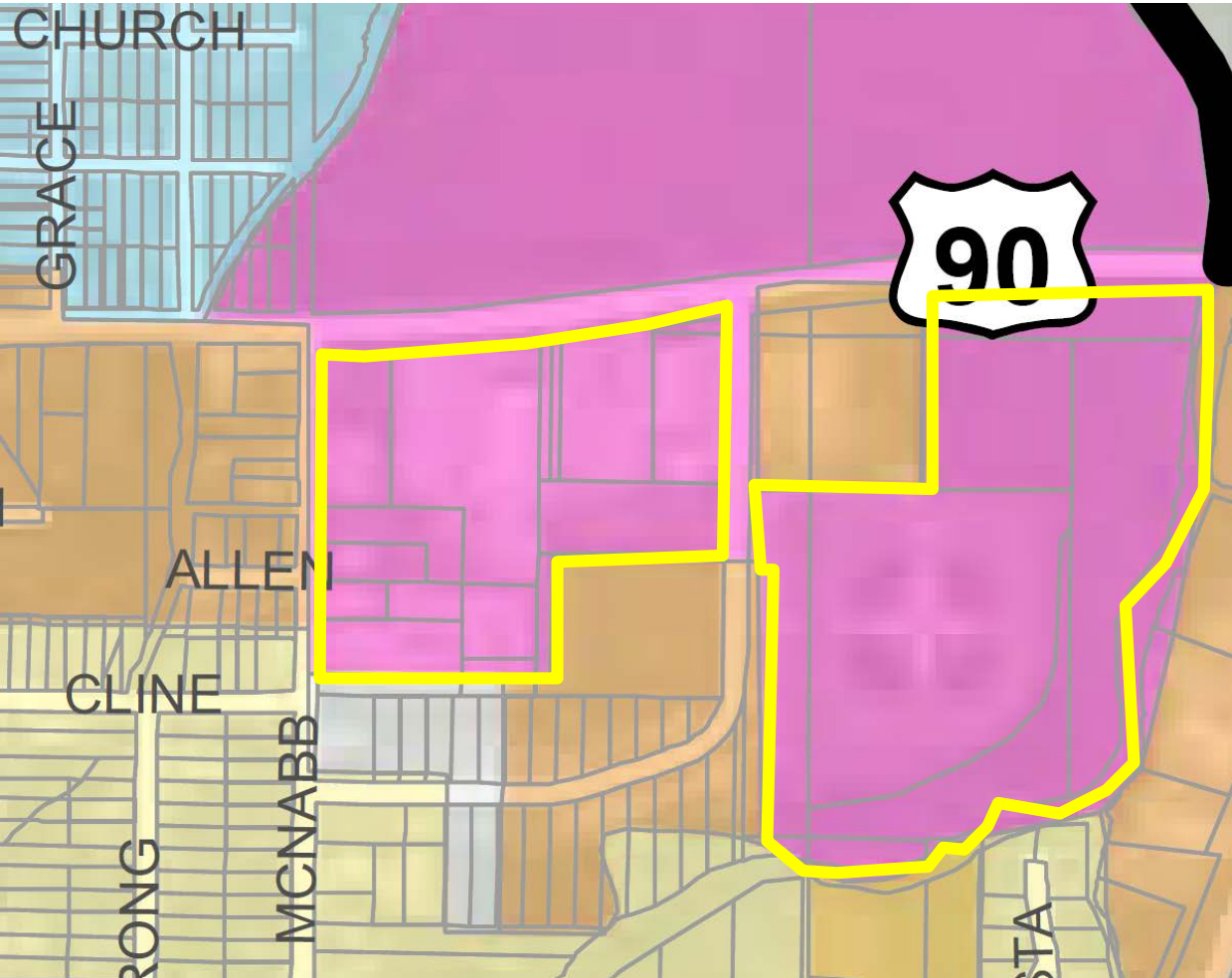
Proposed – Mixed Use



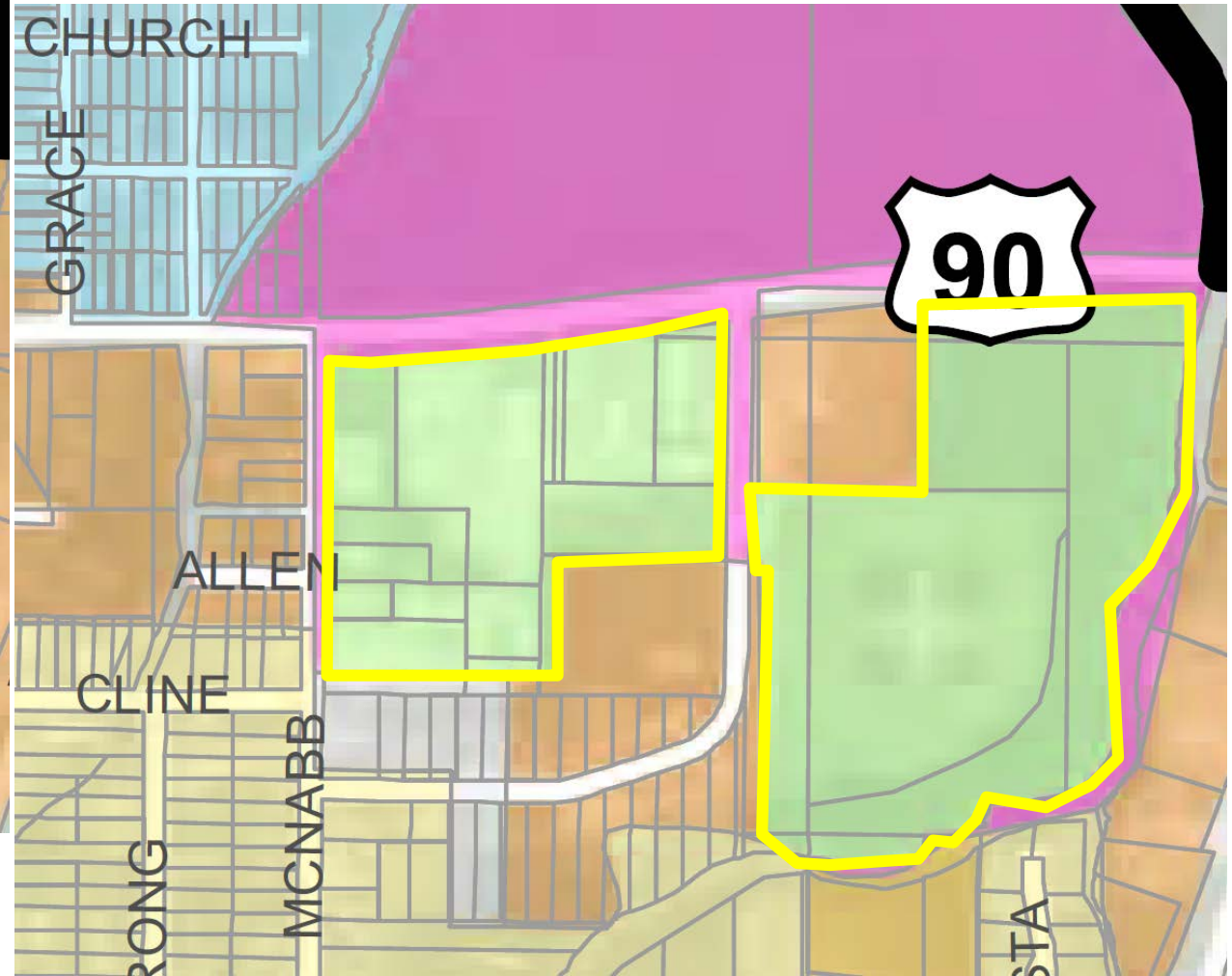
District A

 Location of
proposed
zoning
change

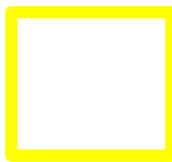
Current – Industrial

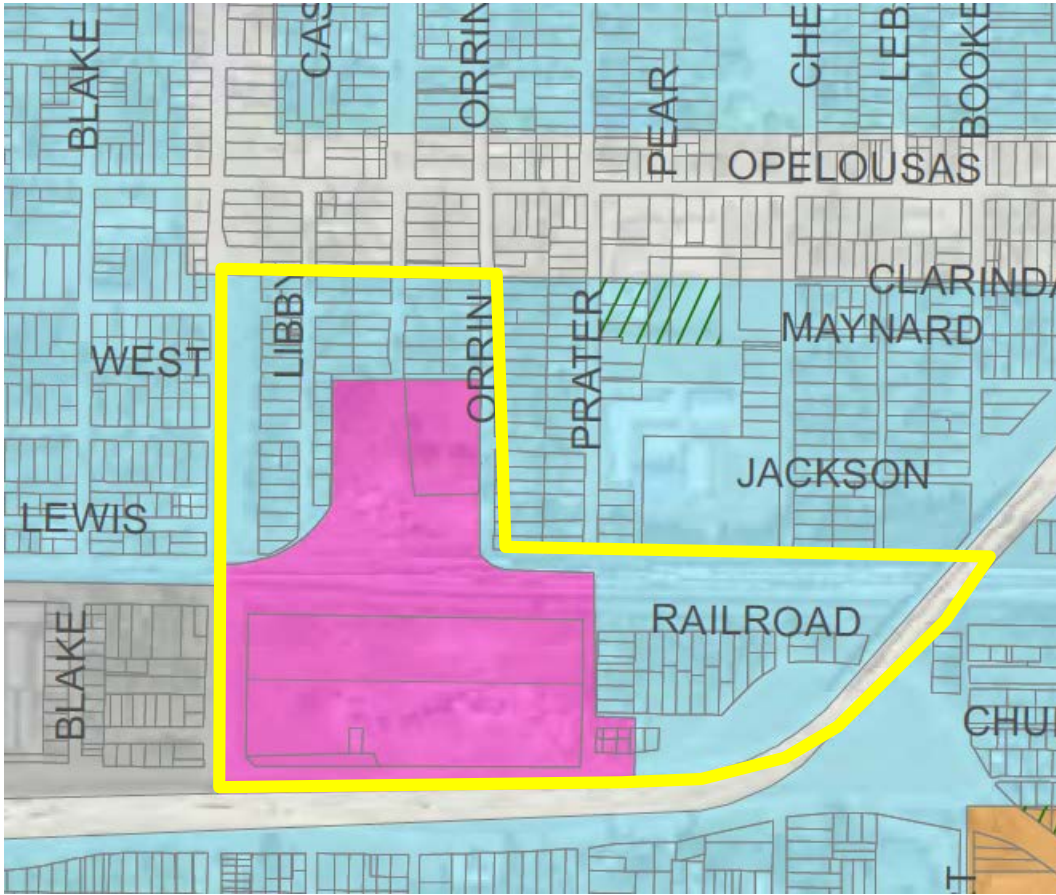


Proposed – Light Manufacturing



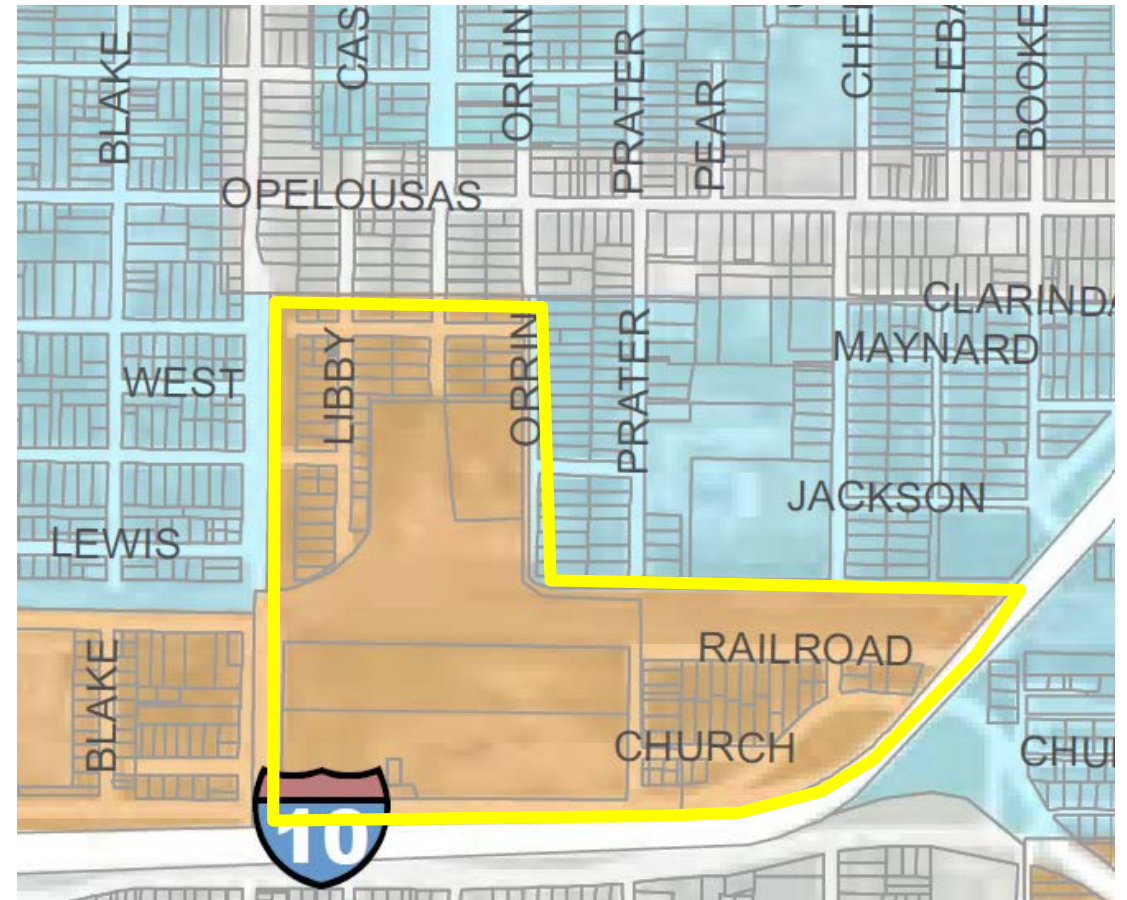
Districts A & B

 Location of proposed zoning change

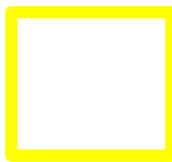


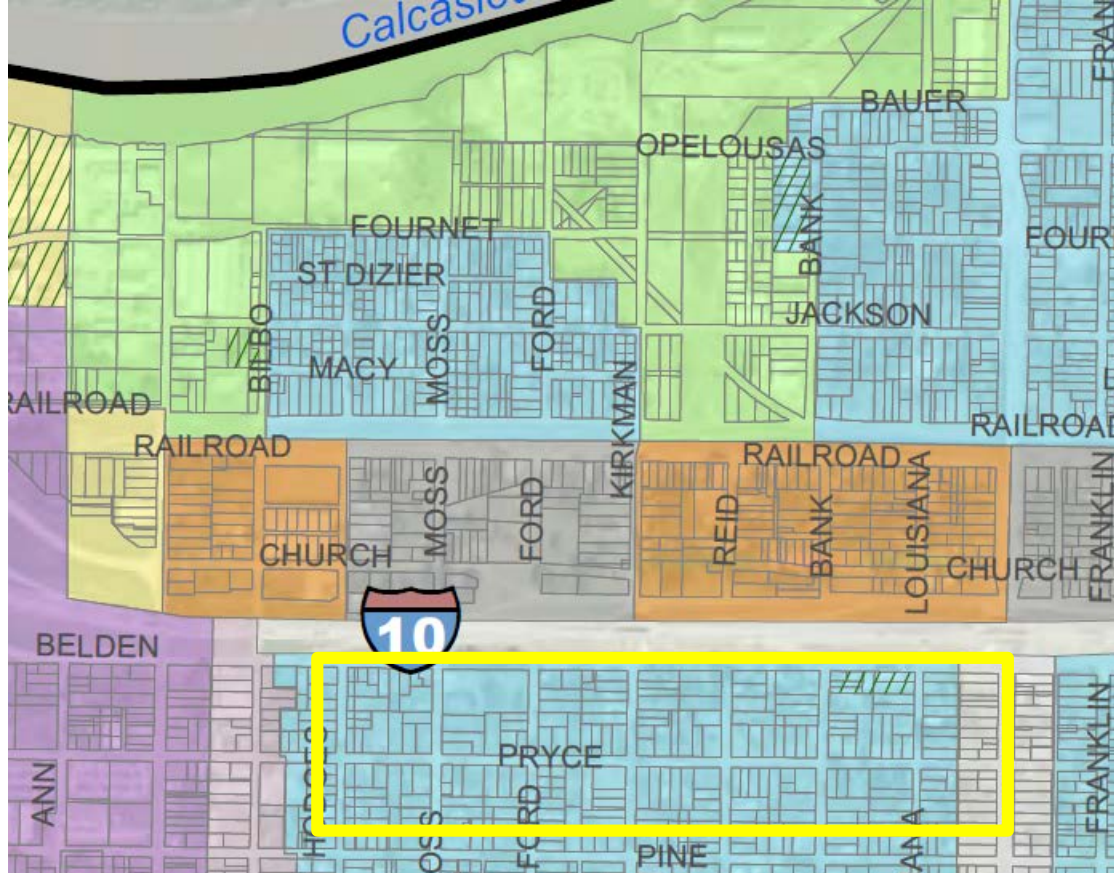
Current – Industrial and Neighborhood

Proposed – Business



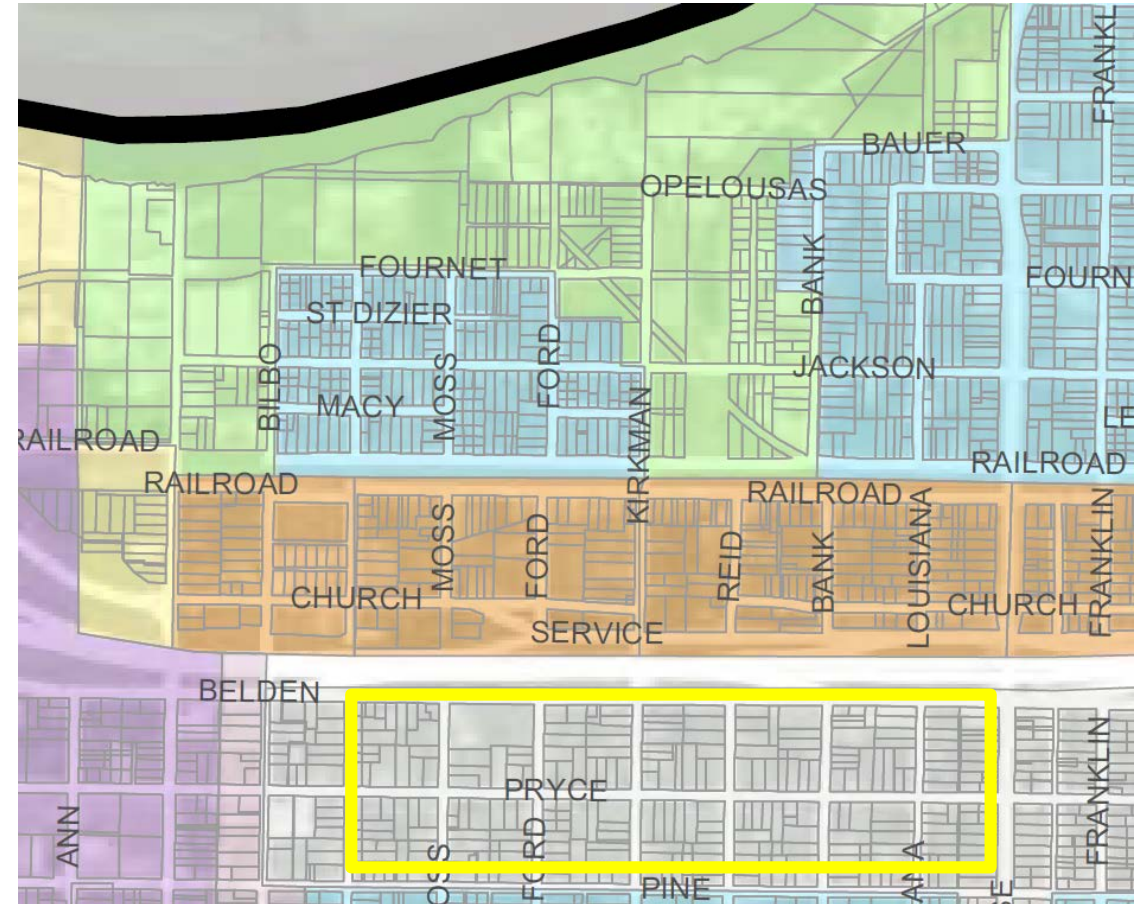
District B

 Location of proposed zoning change



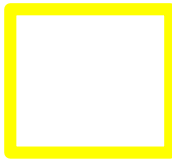
Current – Neighborhood

Proposed – Mixed Use

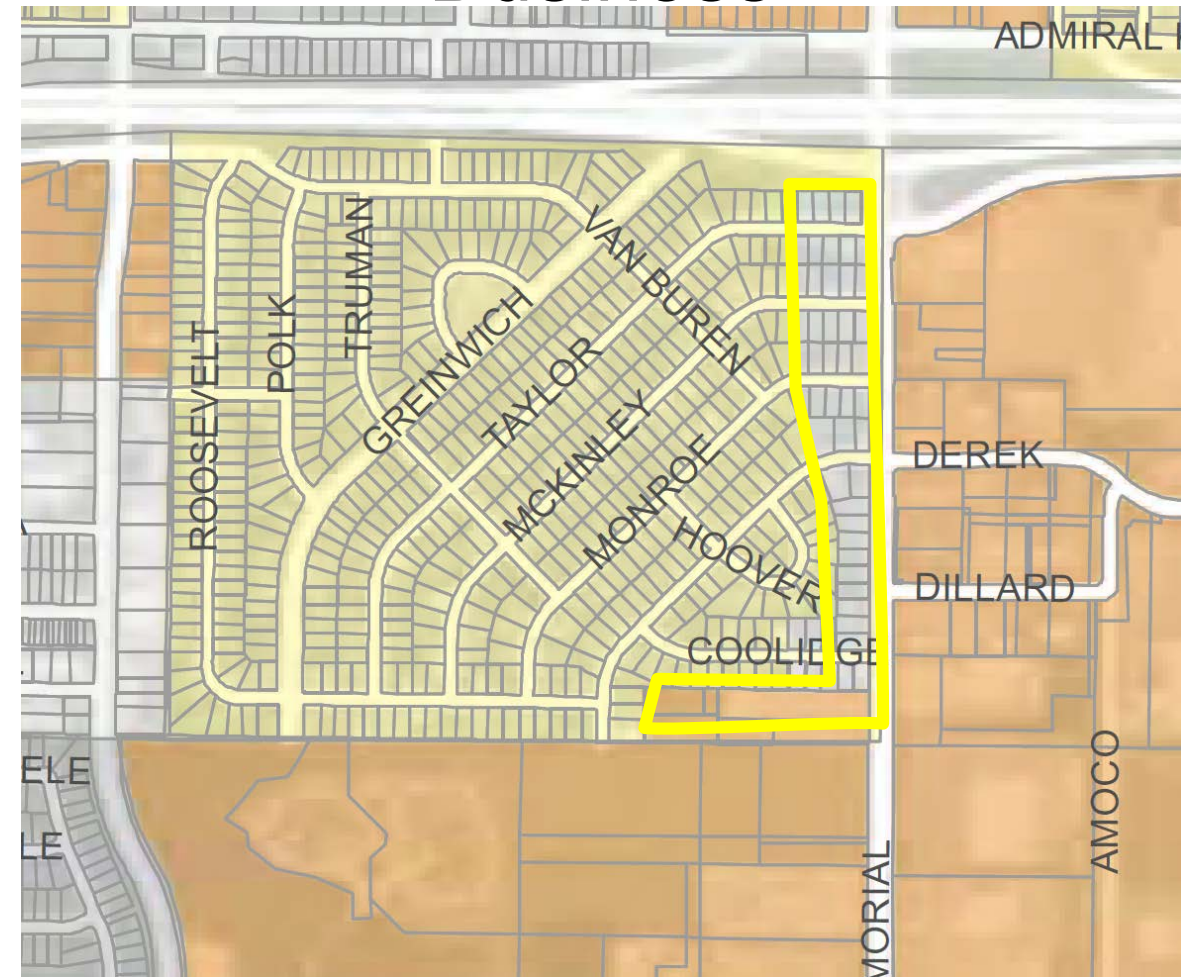
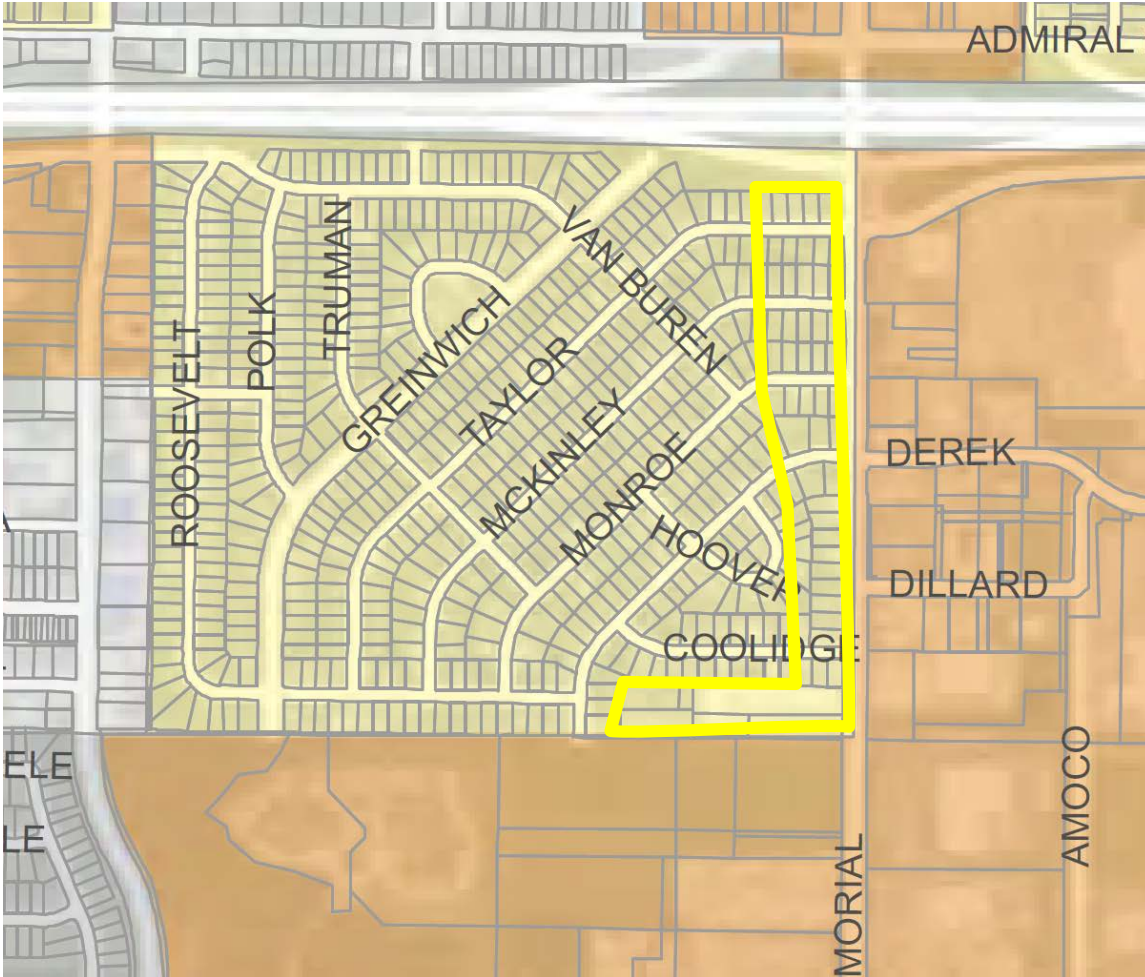


District C

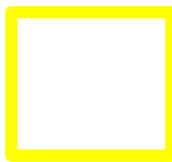
Current – Residential

 Location of proposed zoning change

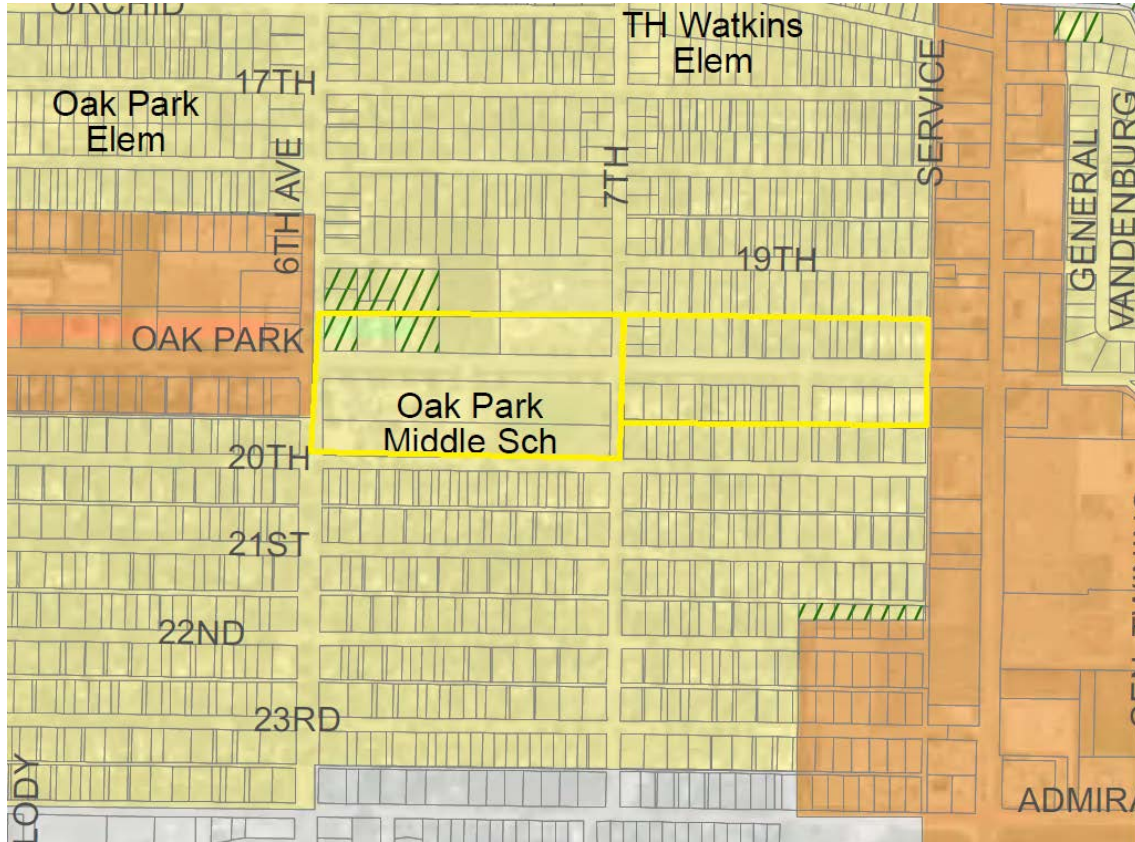
Proposed – Mixed Use and Business



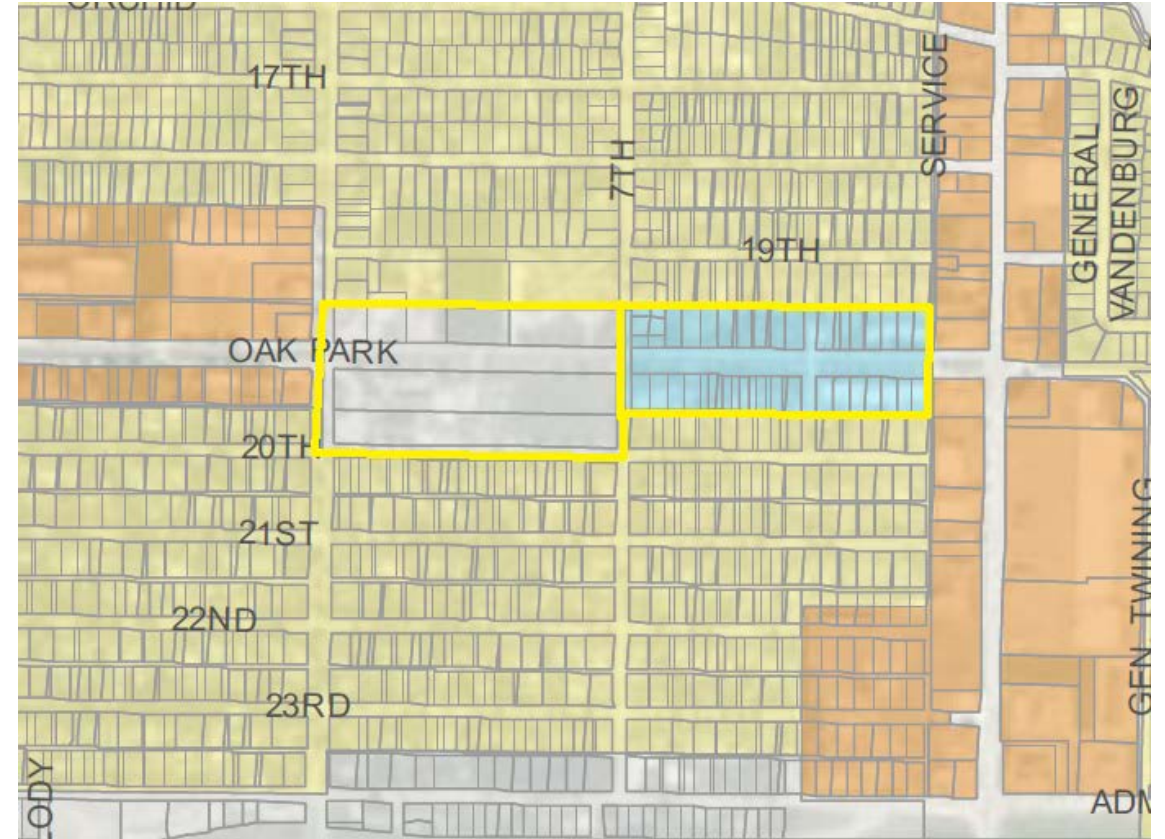
District C

 Location of proposed zoning change

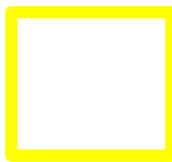
Current – Residential



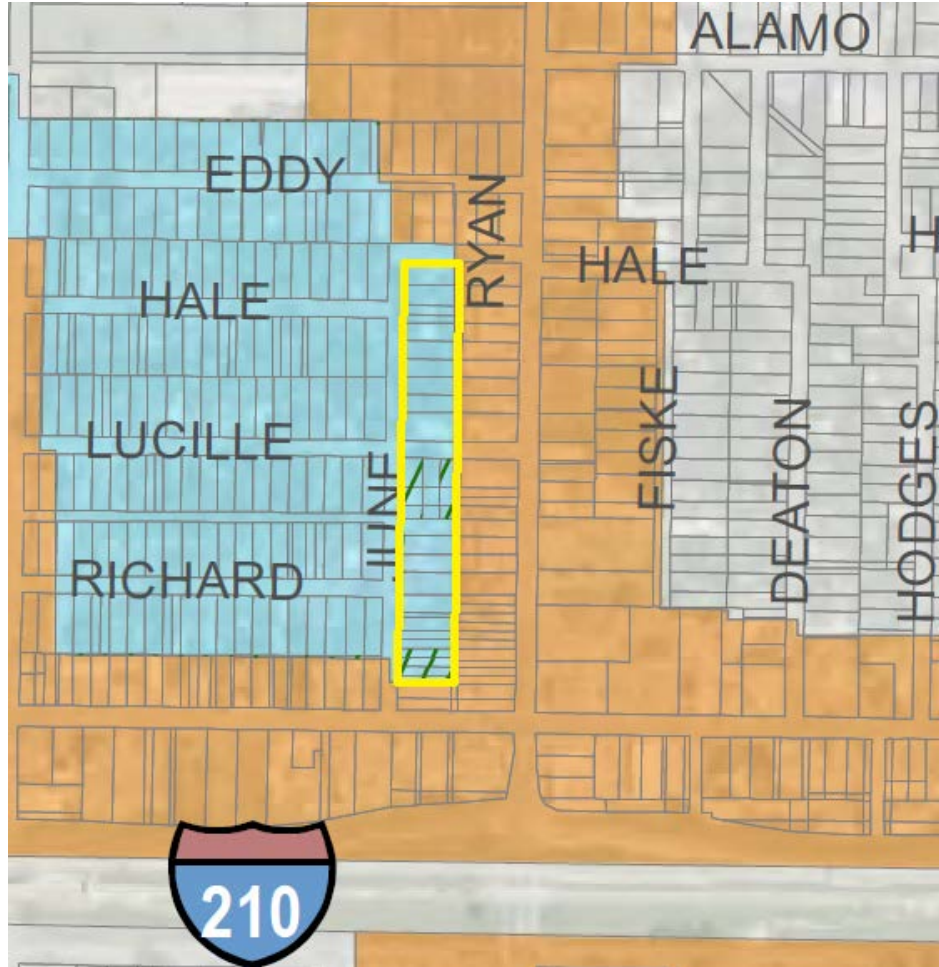
Proposed – Mixed Use & Neighborhood



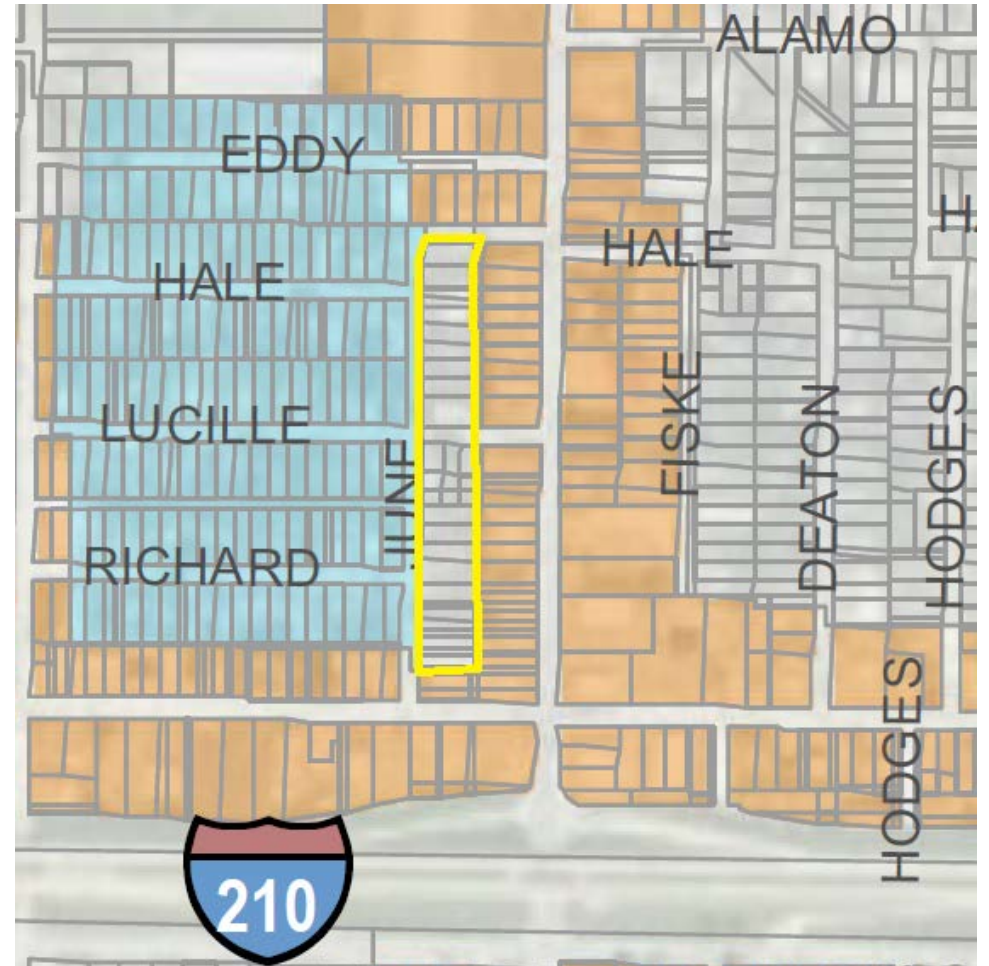
District D

 Location of proposed zoning change

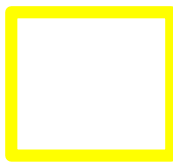
Current – Neighborhood



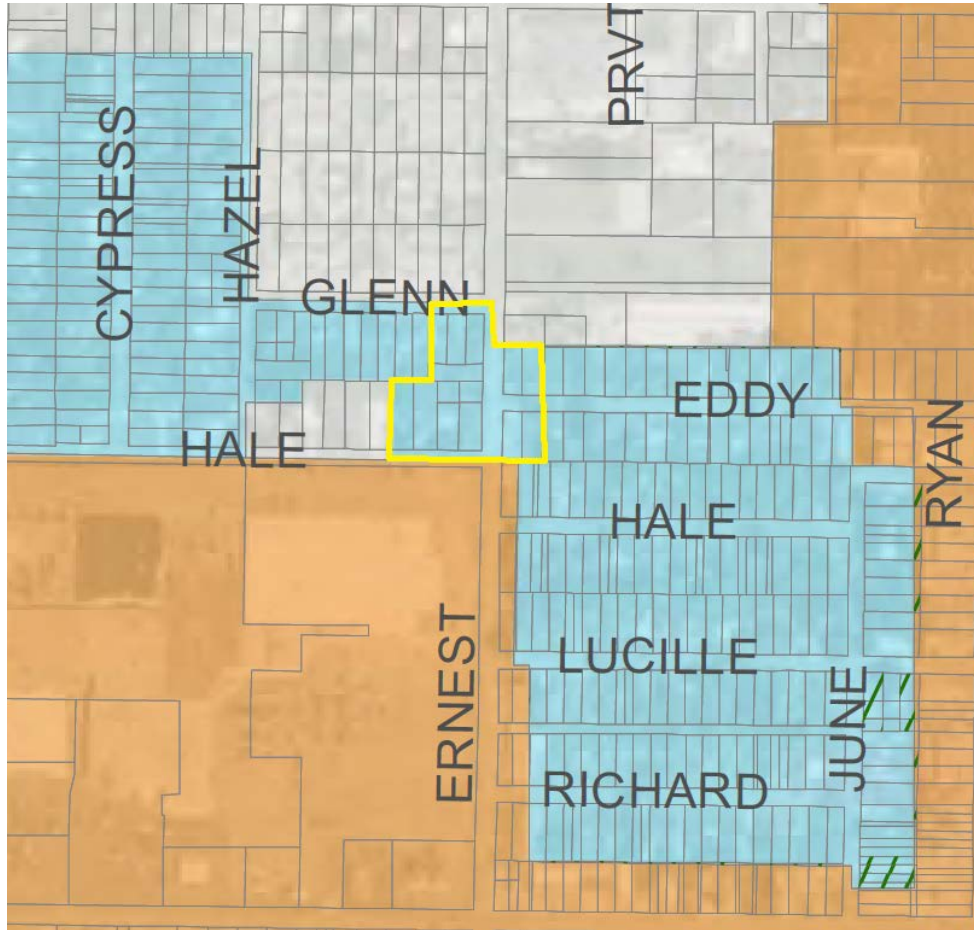
Proposed – Mixed Use



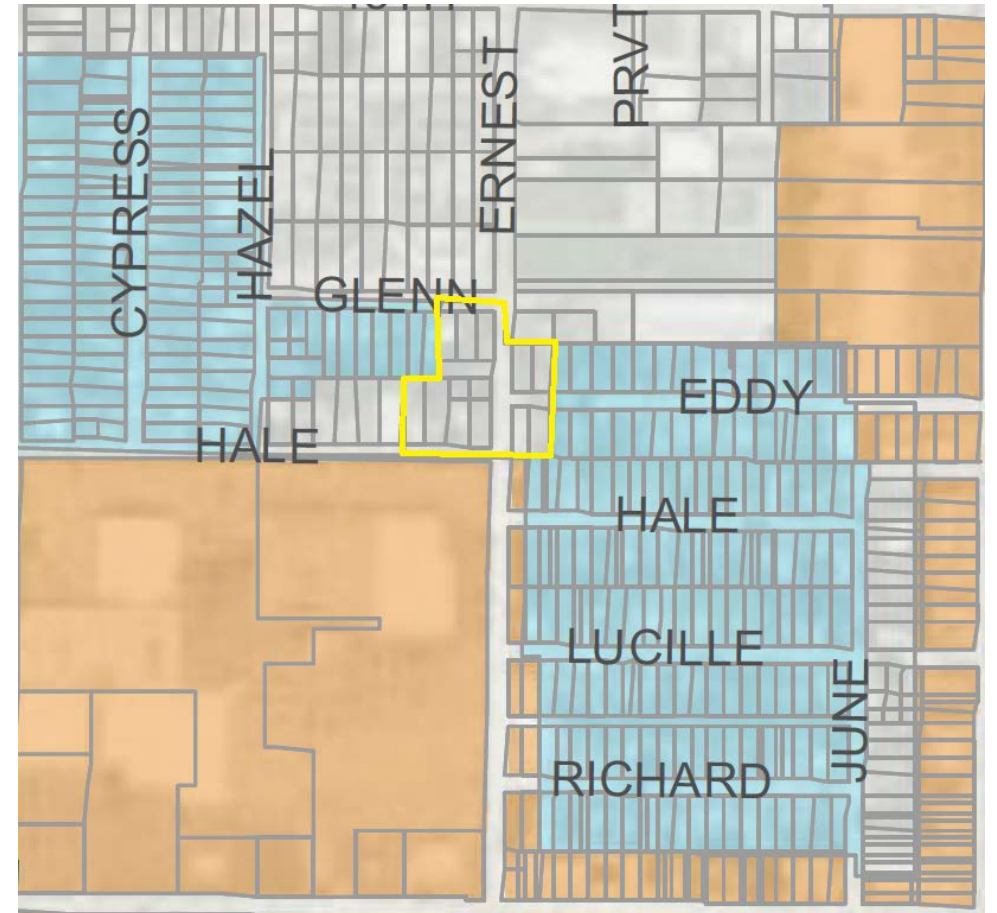
District D

 Location of proposed zoning change

Current – Neighborhood



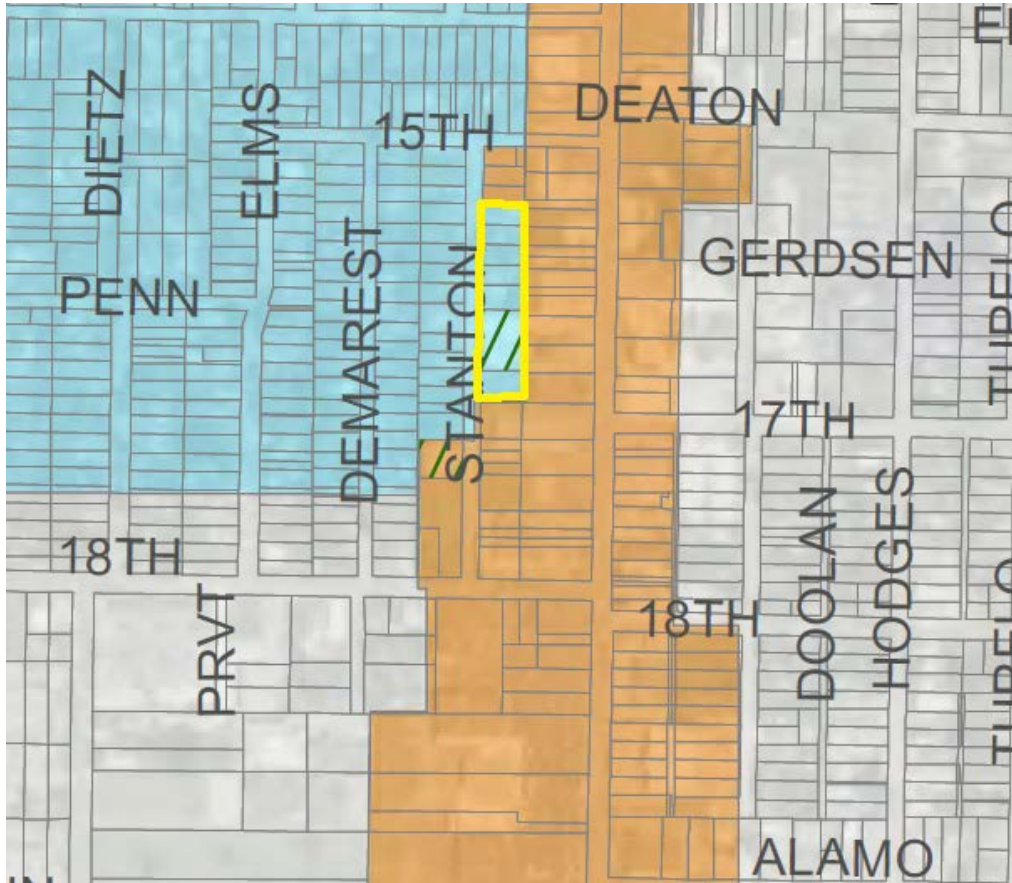
Proposed – Mixed Use



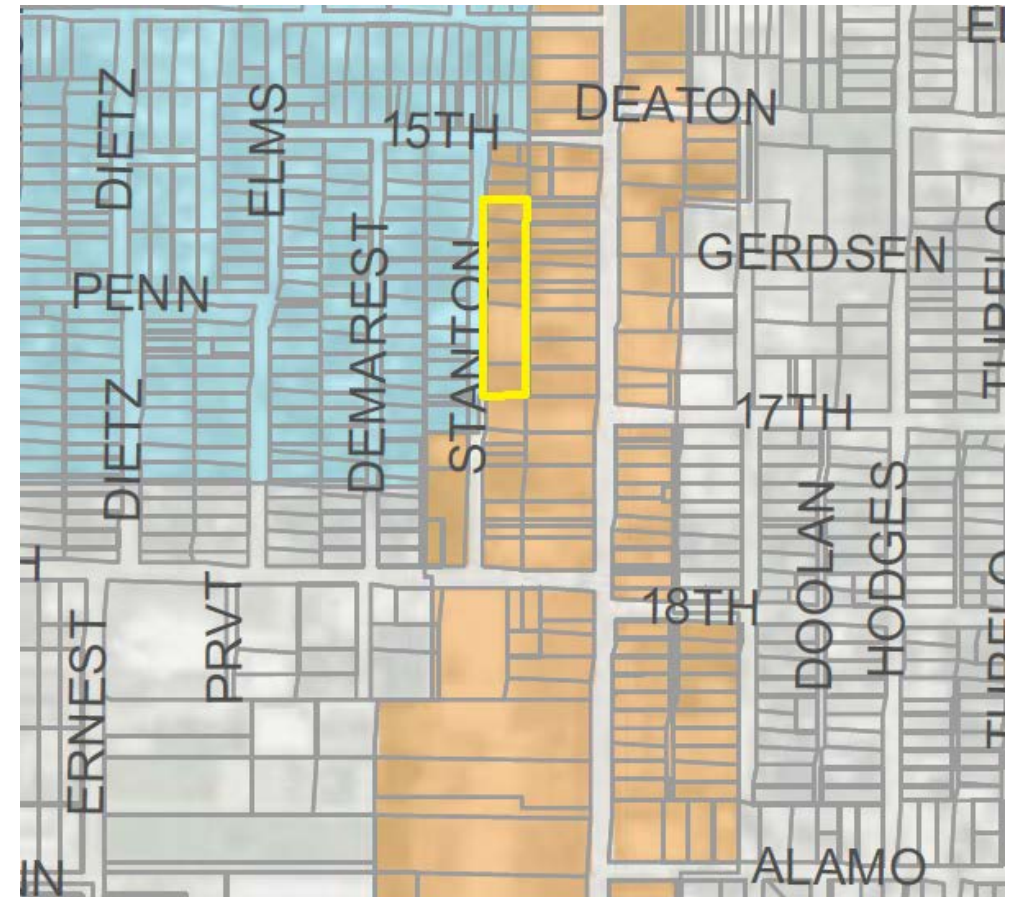
District D

 Location of proposed zoning change

Current – Neighborhood

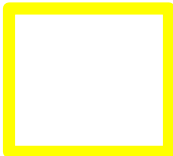


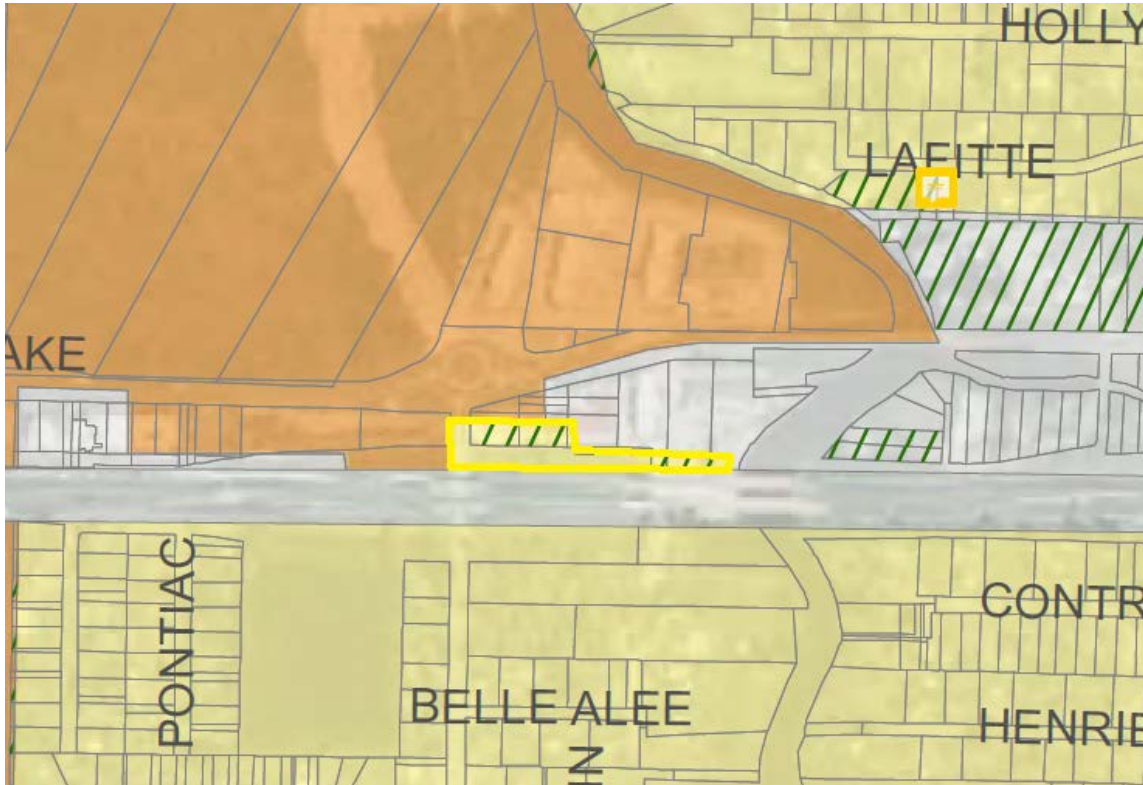
Proposed – Mixed Use



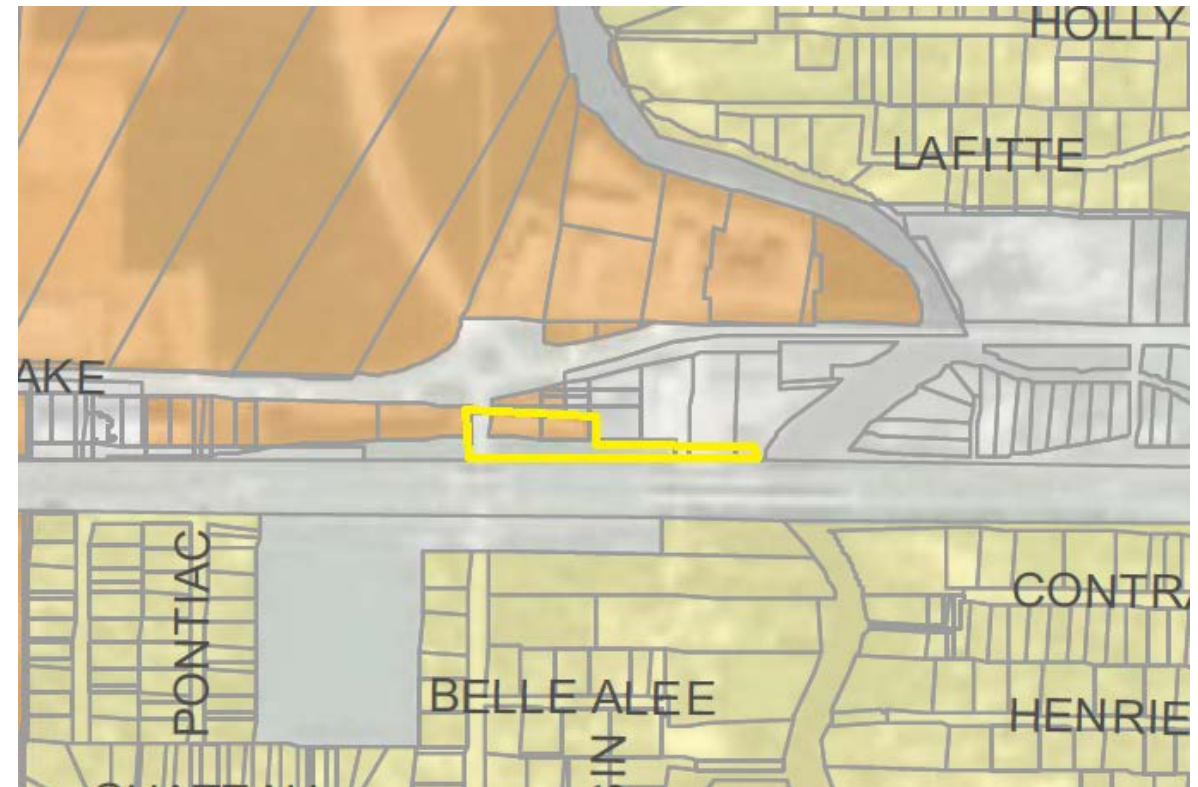
District D

Current – Neighborhood

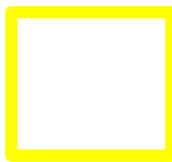
 Location of proposed zoning change



Proposed – Mixed Use

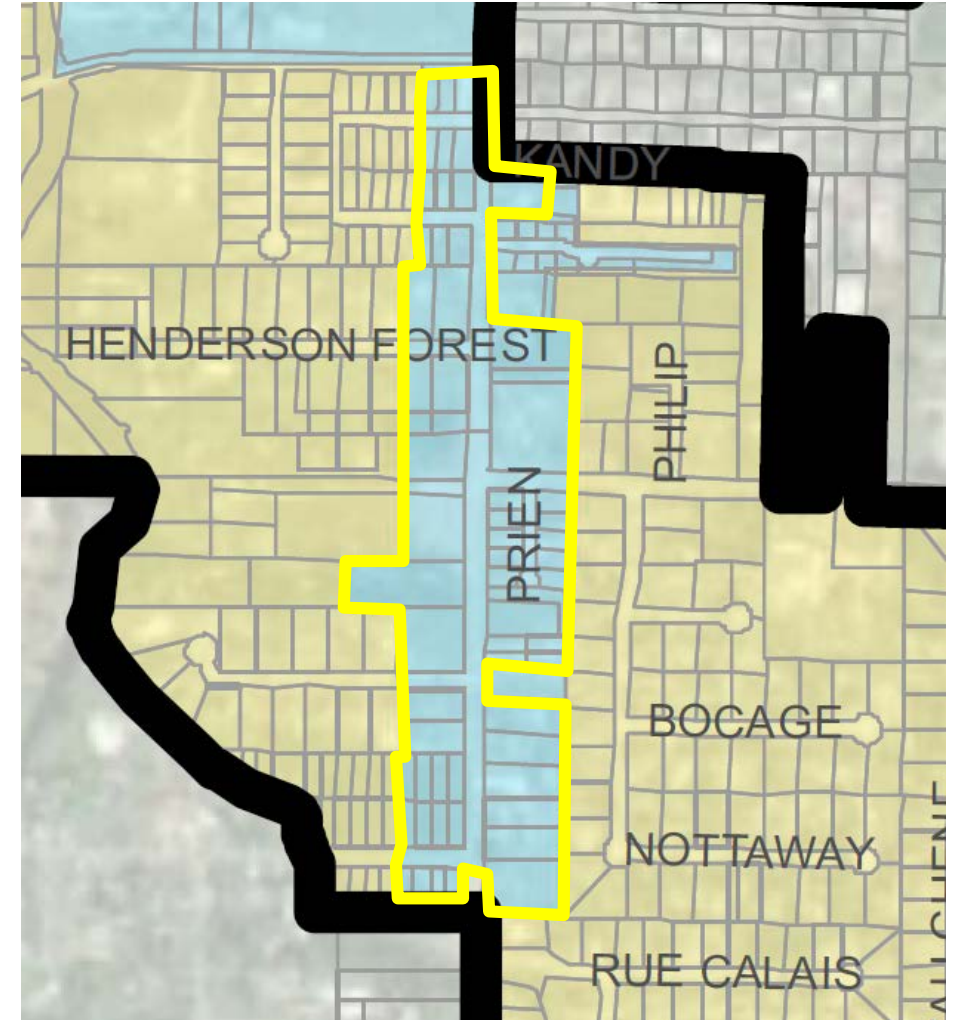
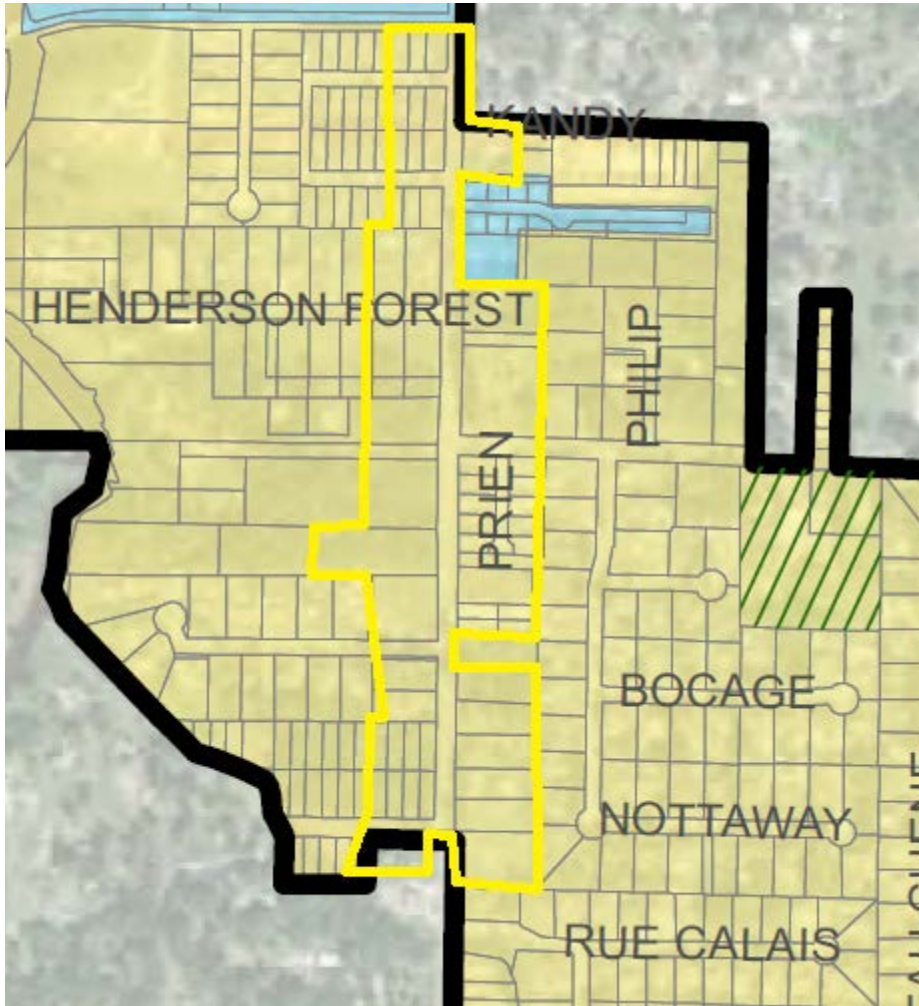


District D & G

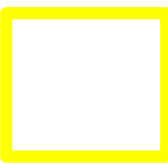
 Location of proposed zoning change

Current – Residential

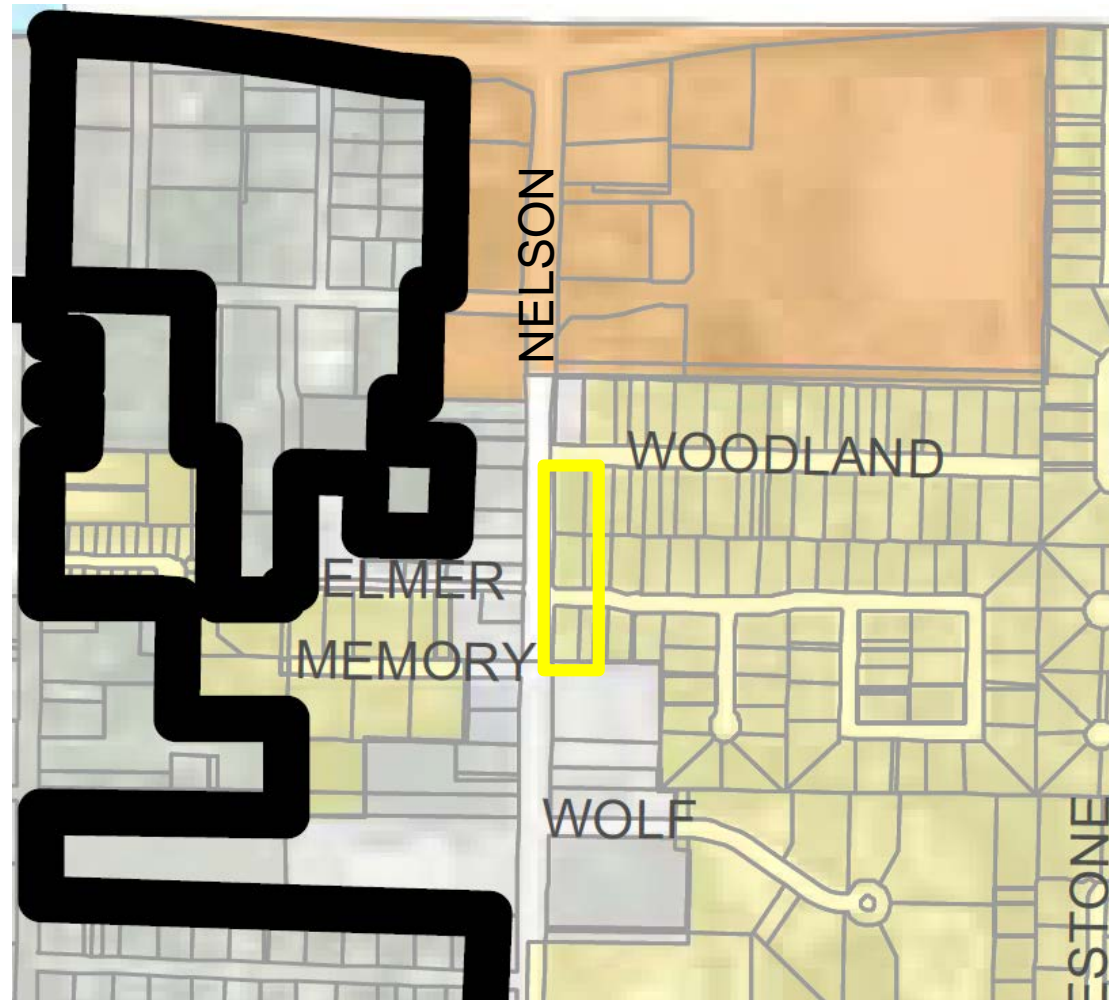
Proposed – Neighborhood



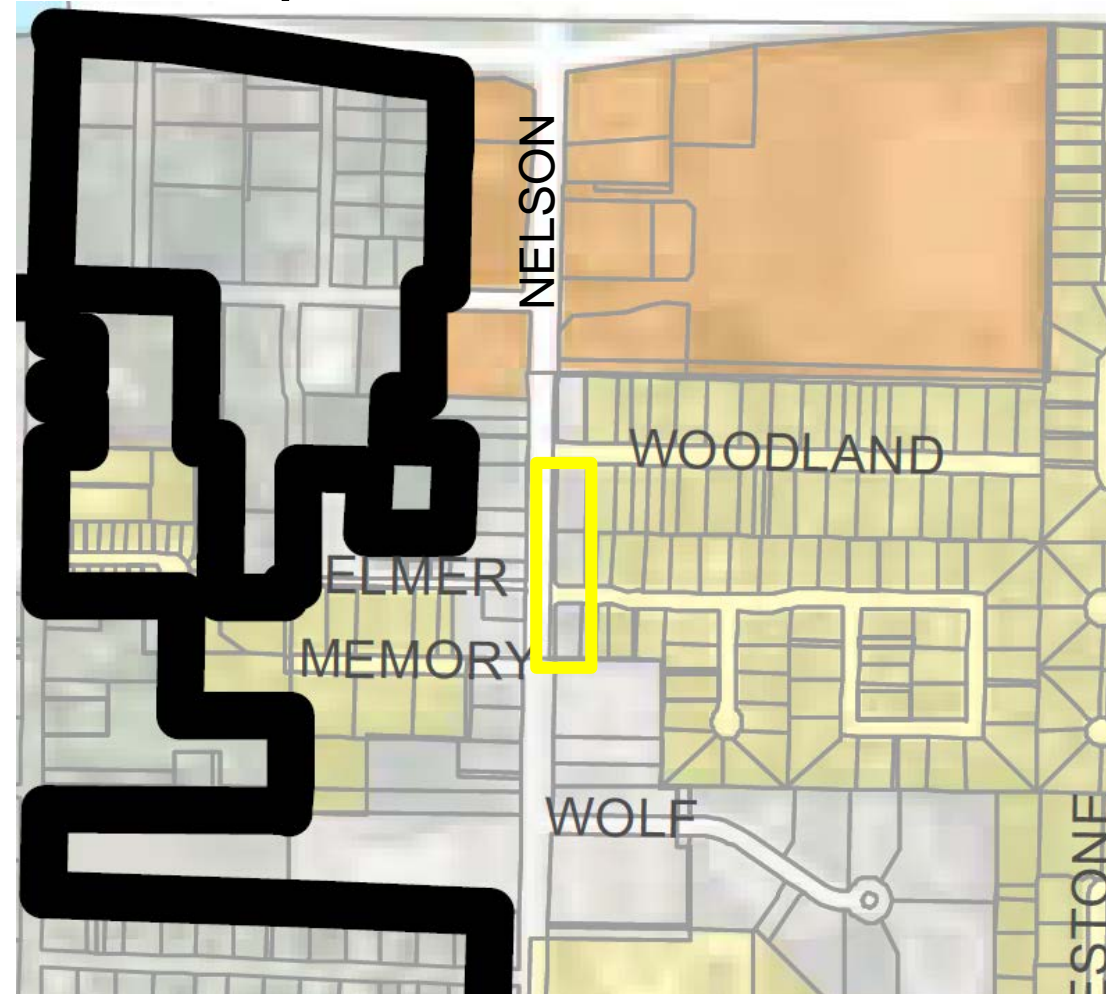
District E

 Location of proposed zoning change

Current – Residential

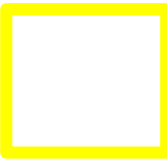


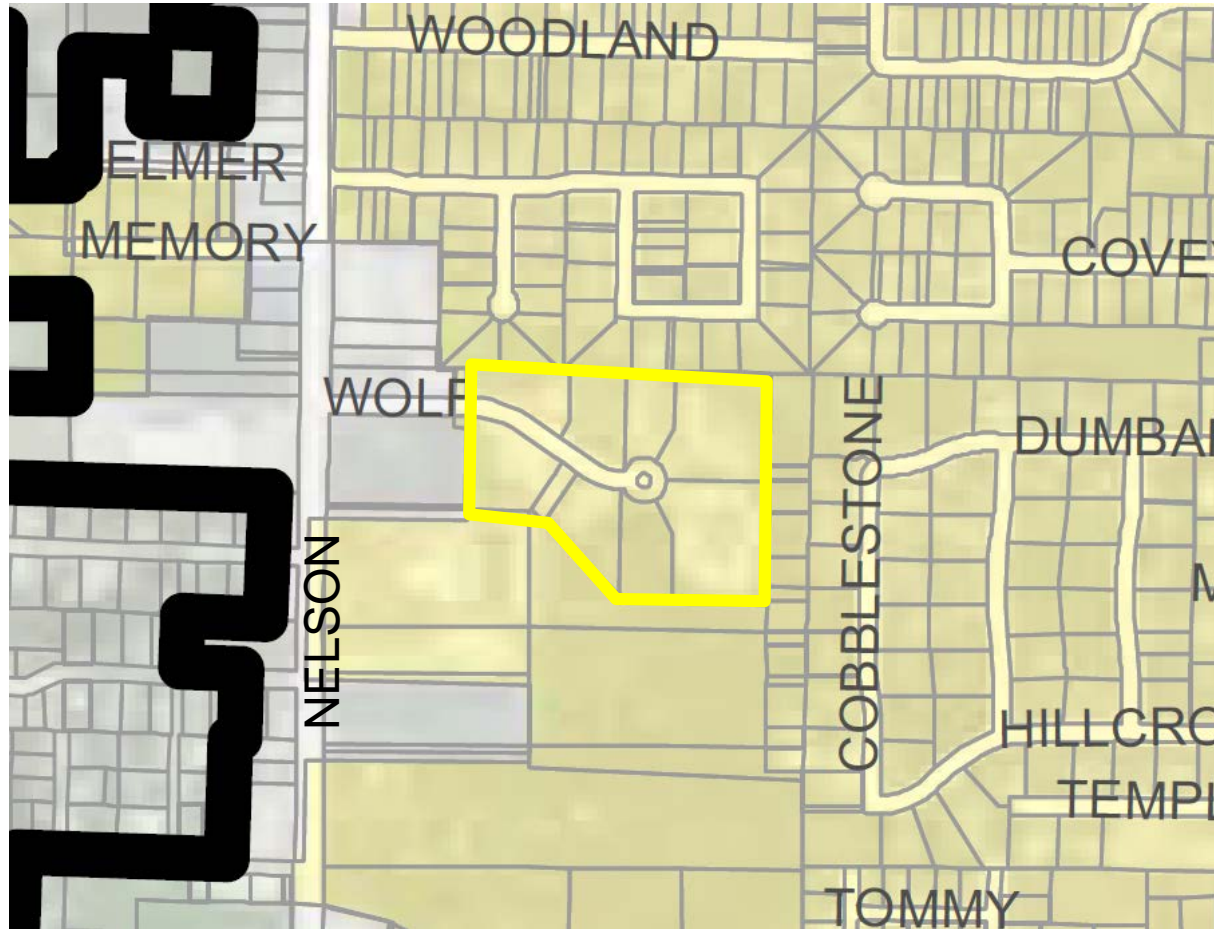
Proposed – Mixed Use



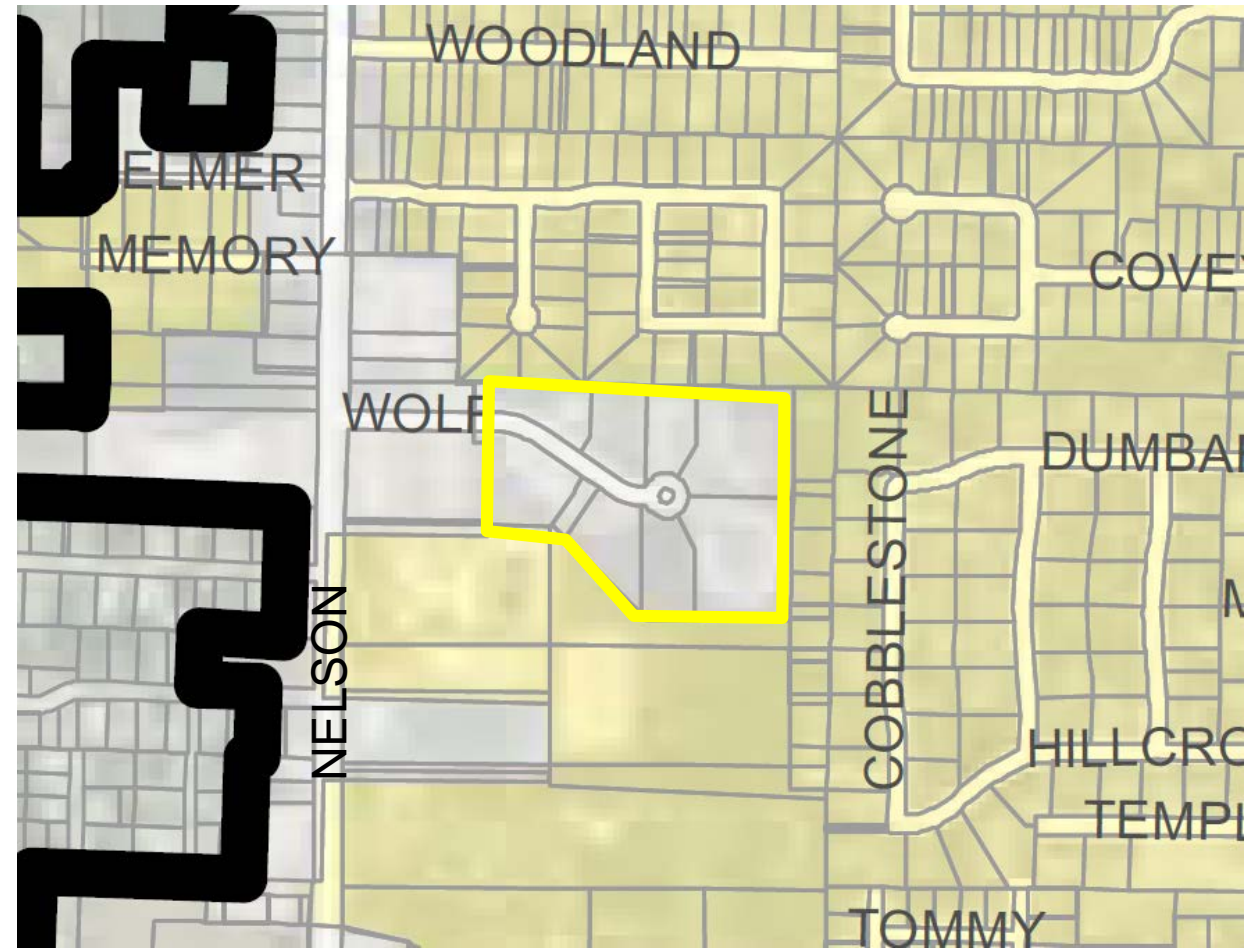
District E

Current – Residential

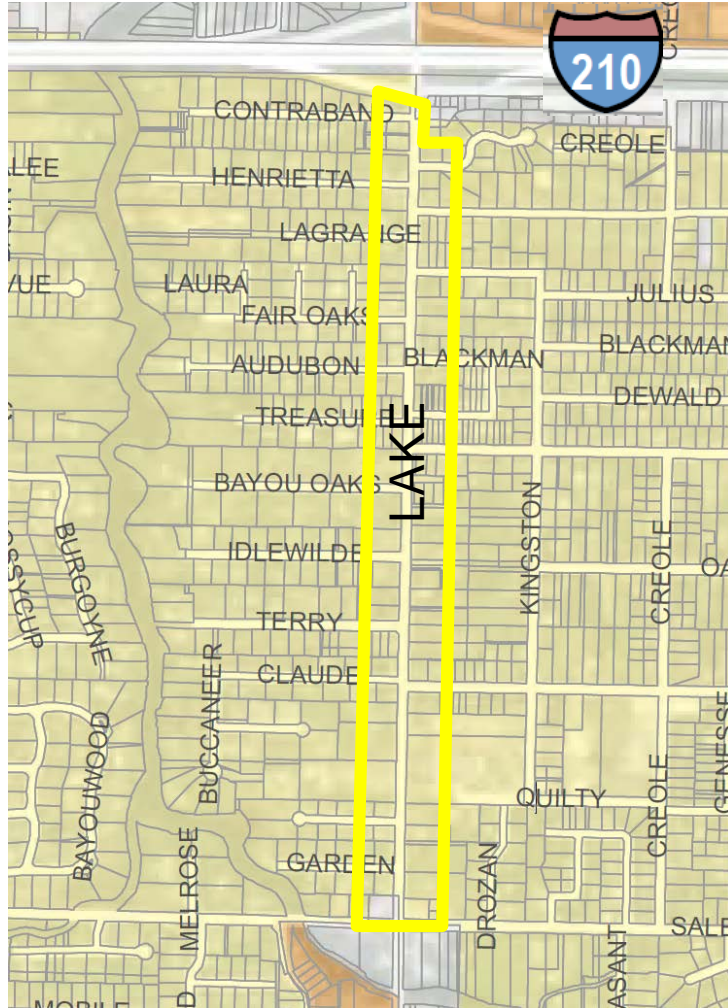
 Location of proposed zoning change



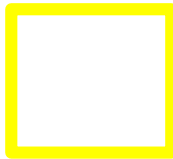
Proposed – Mixed Use



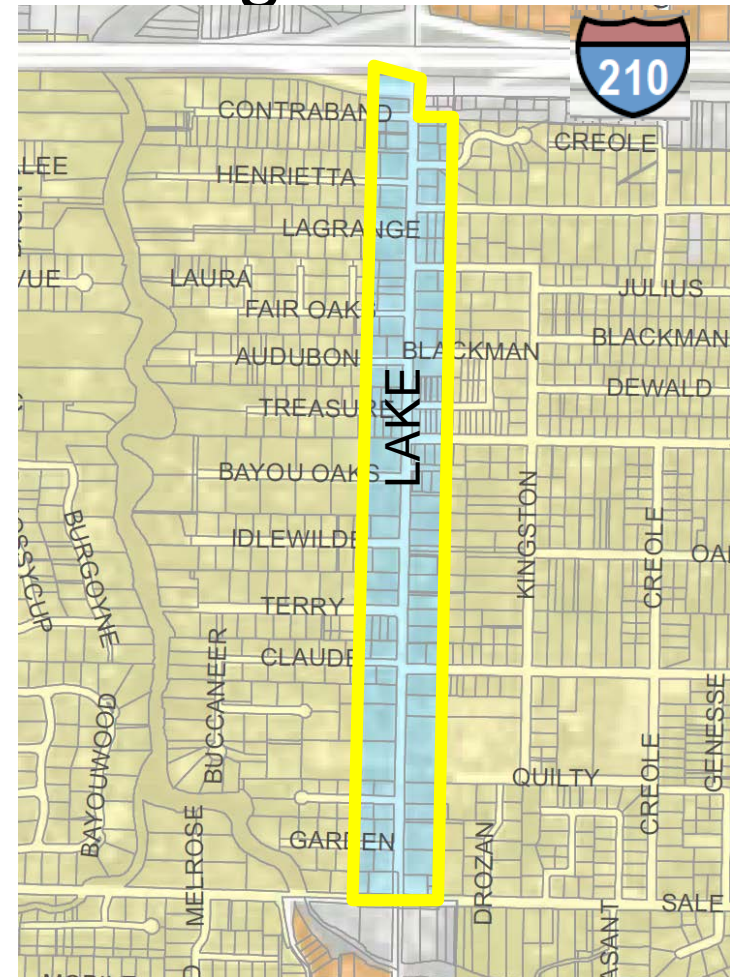
Current – Residential



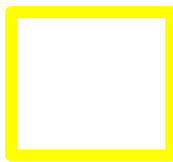
District E

 Location of
proposed
zoning
change

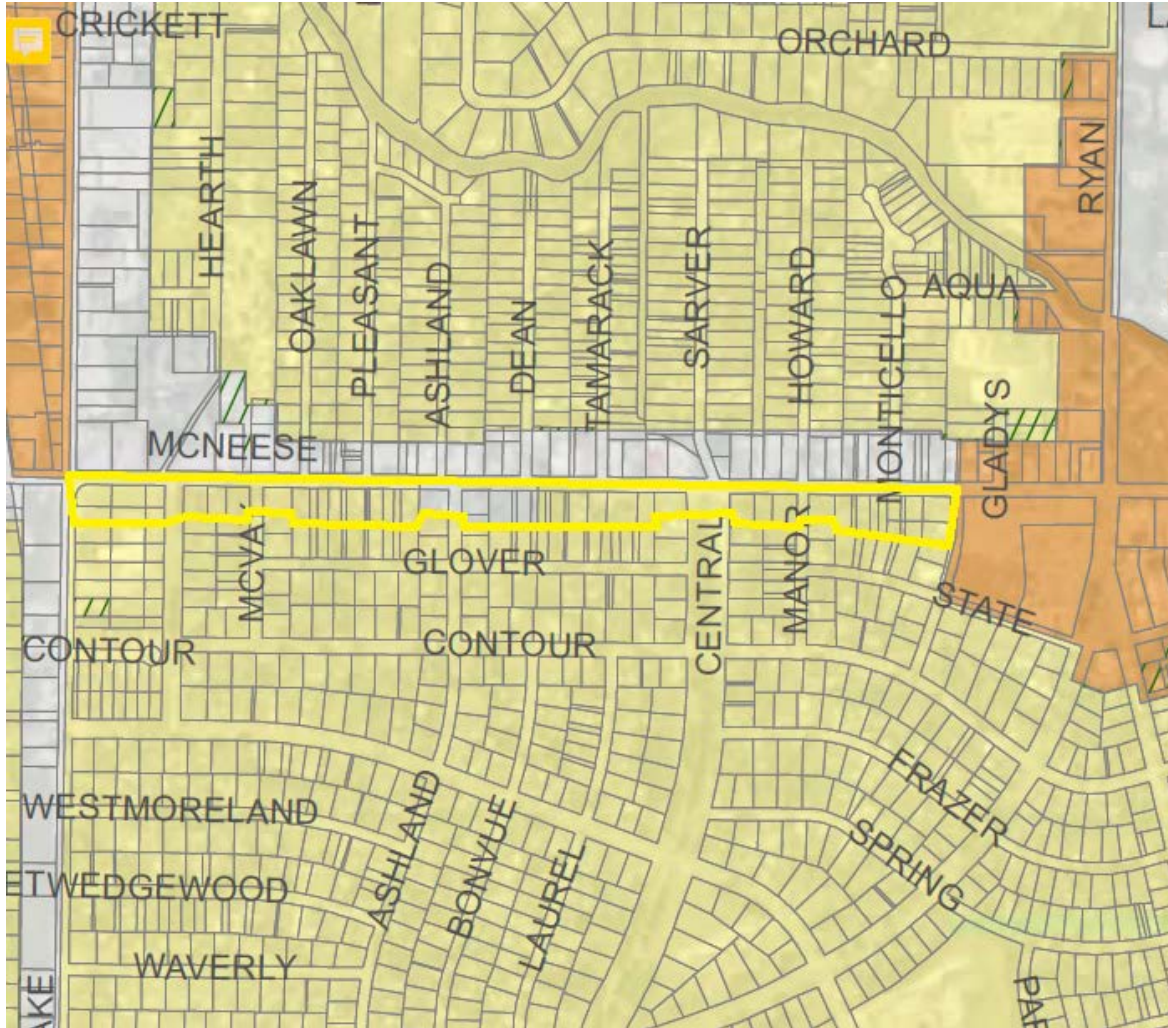
Proposed – Neighborhood



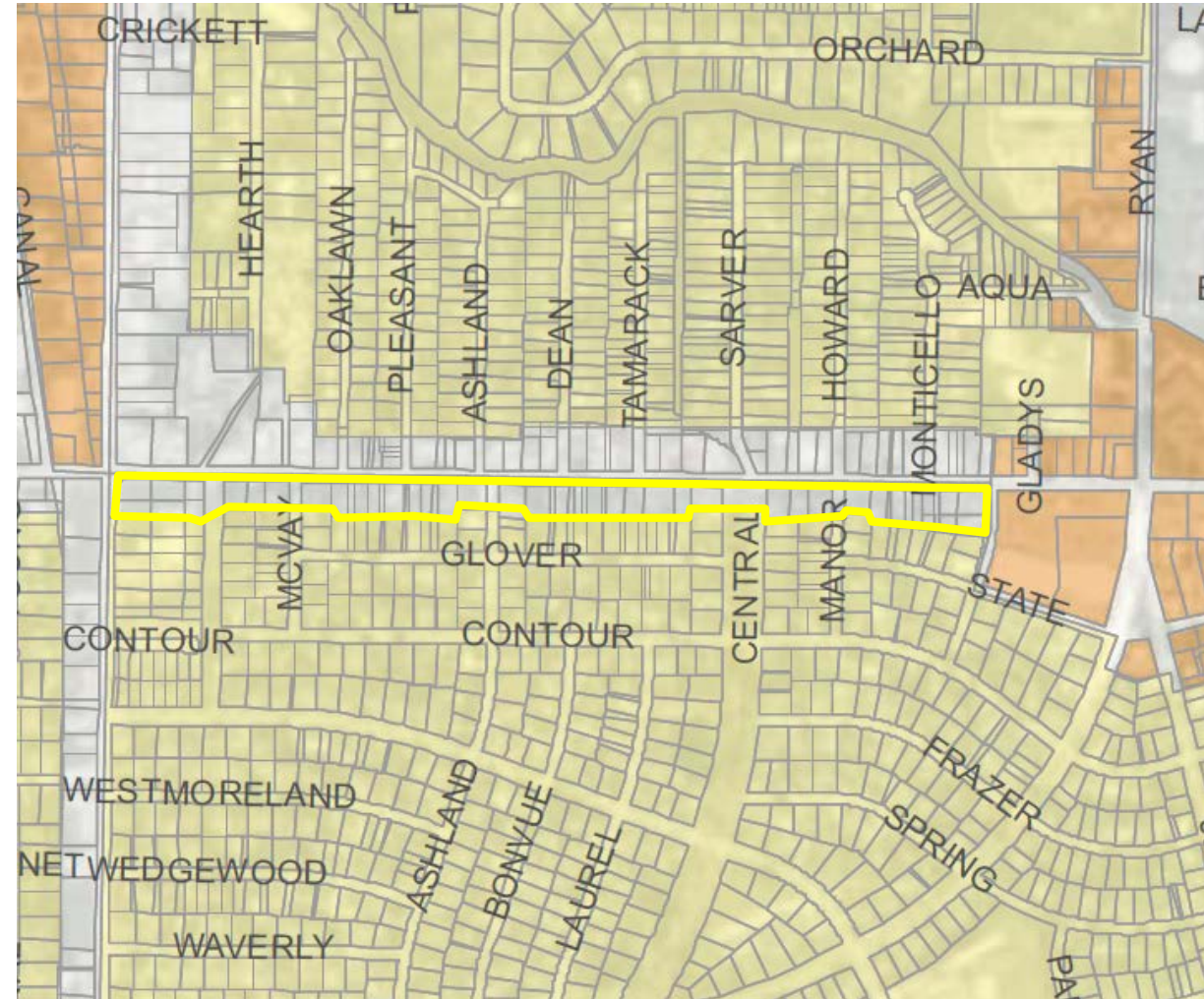
District E

 Location of proposed zoning change

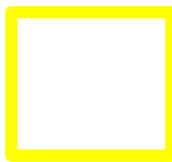
Current – Residential



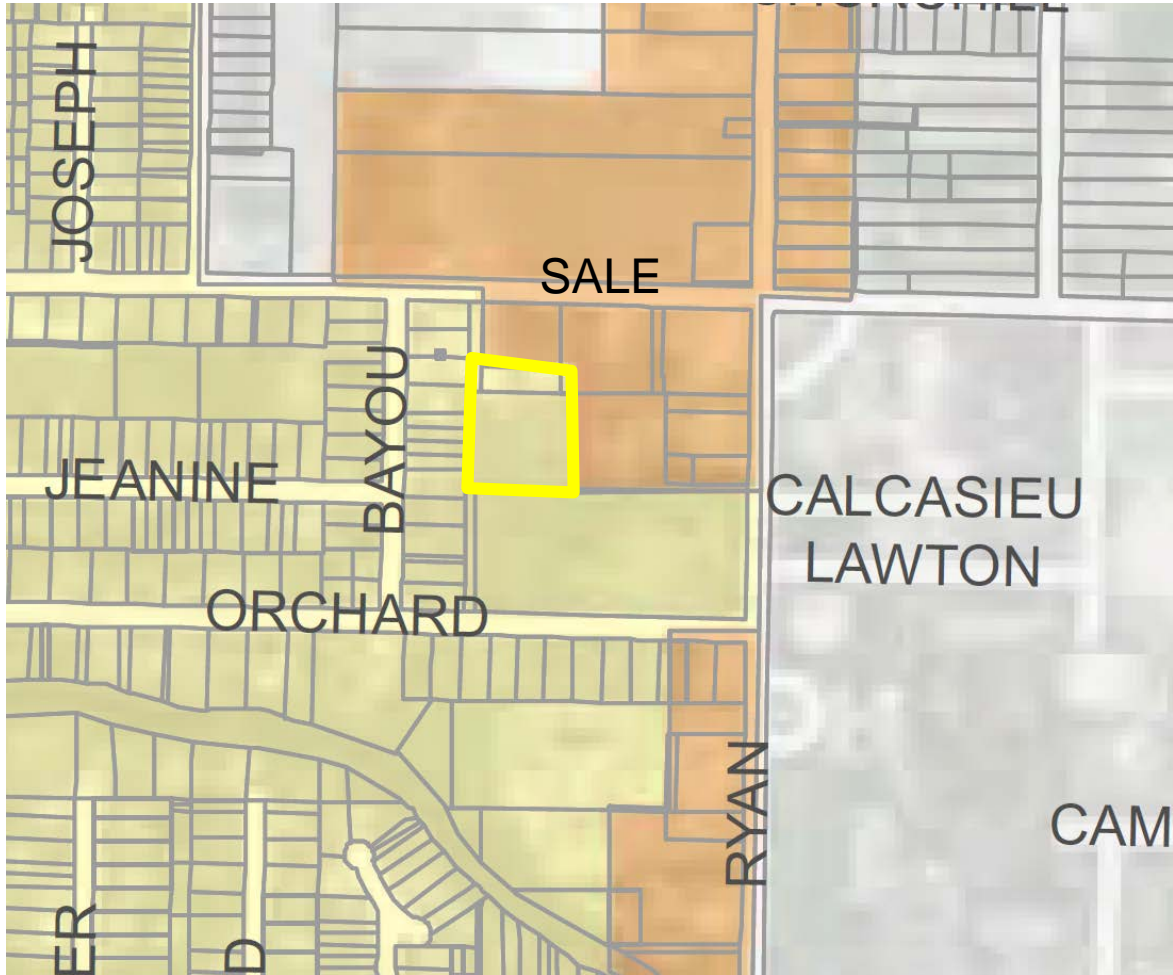
Proposed – Mixed Use



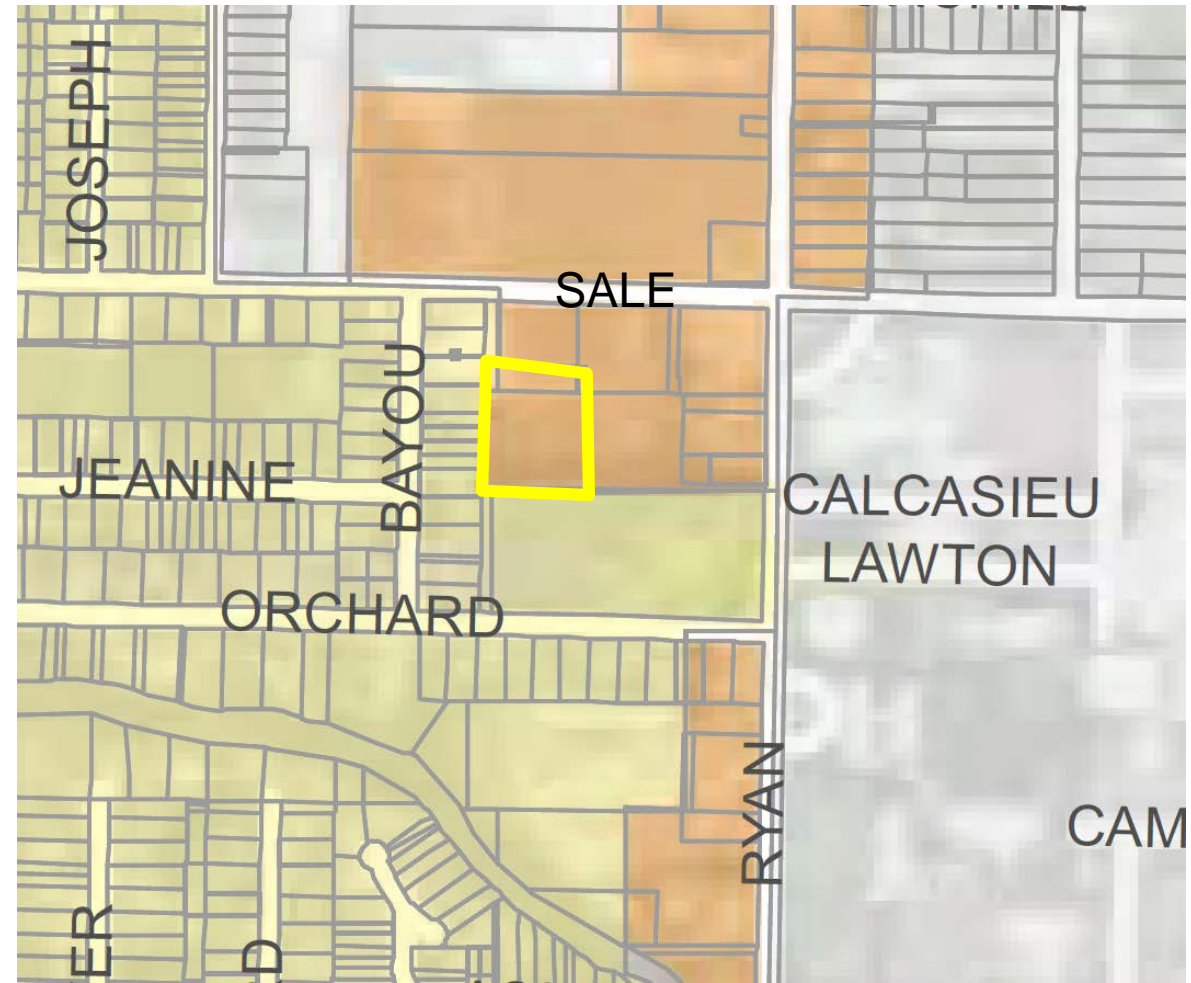
District E

 Location of proposed zoning change

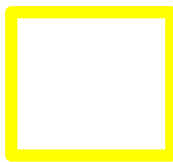
Current – Residential



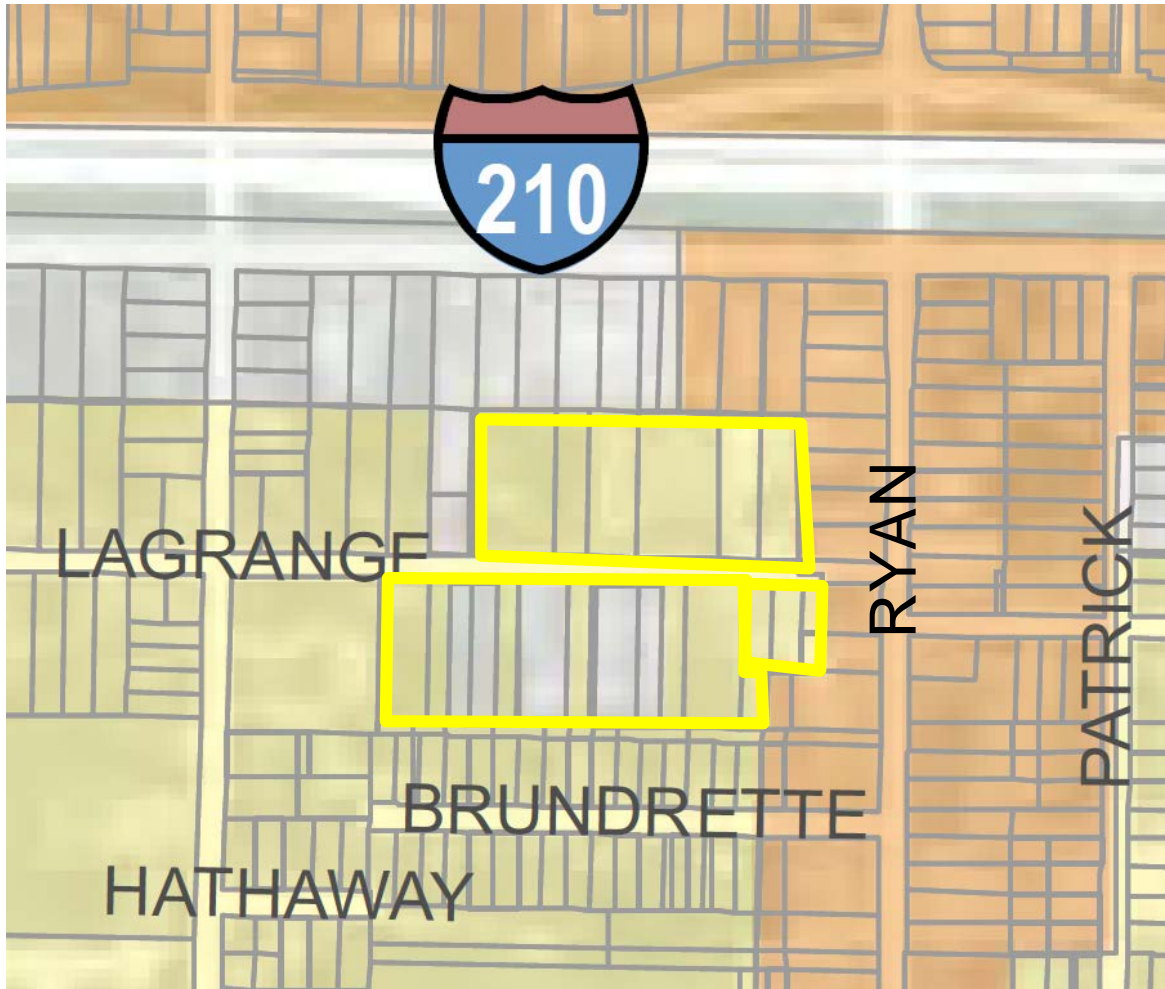
Proposed – Business



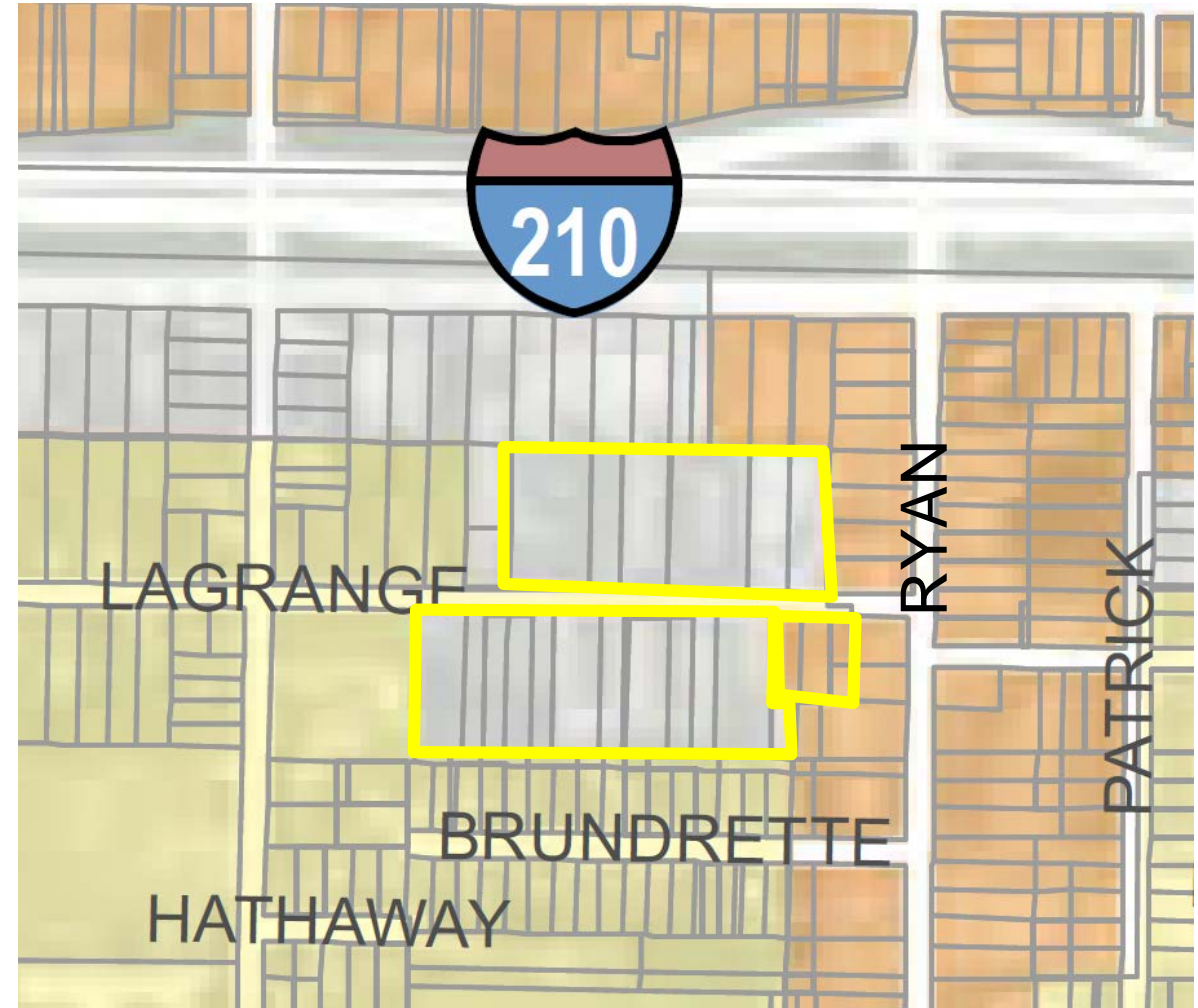
District E

 Location of proposed zoning change

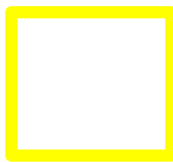
Current – Residential



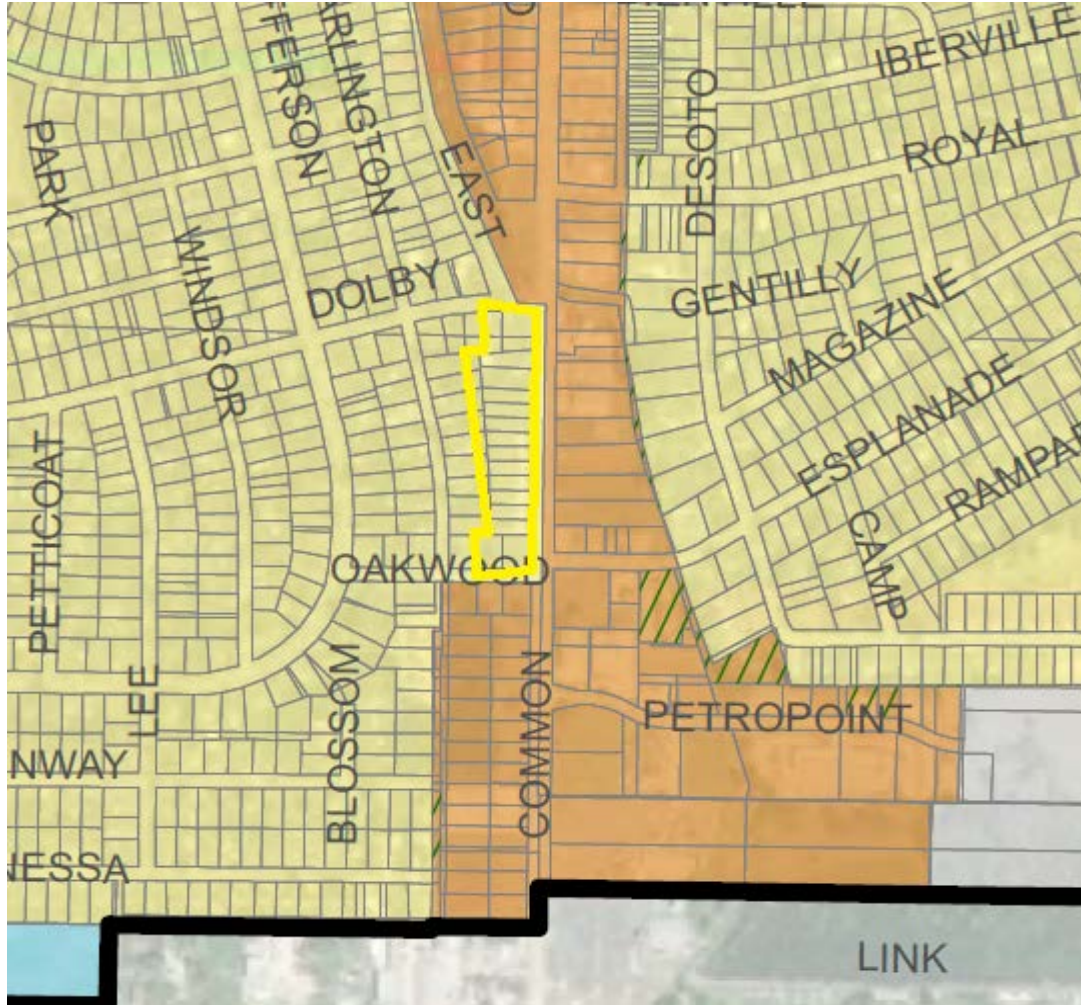
Proposed – Mixed Use & Business



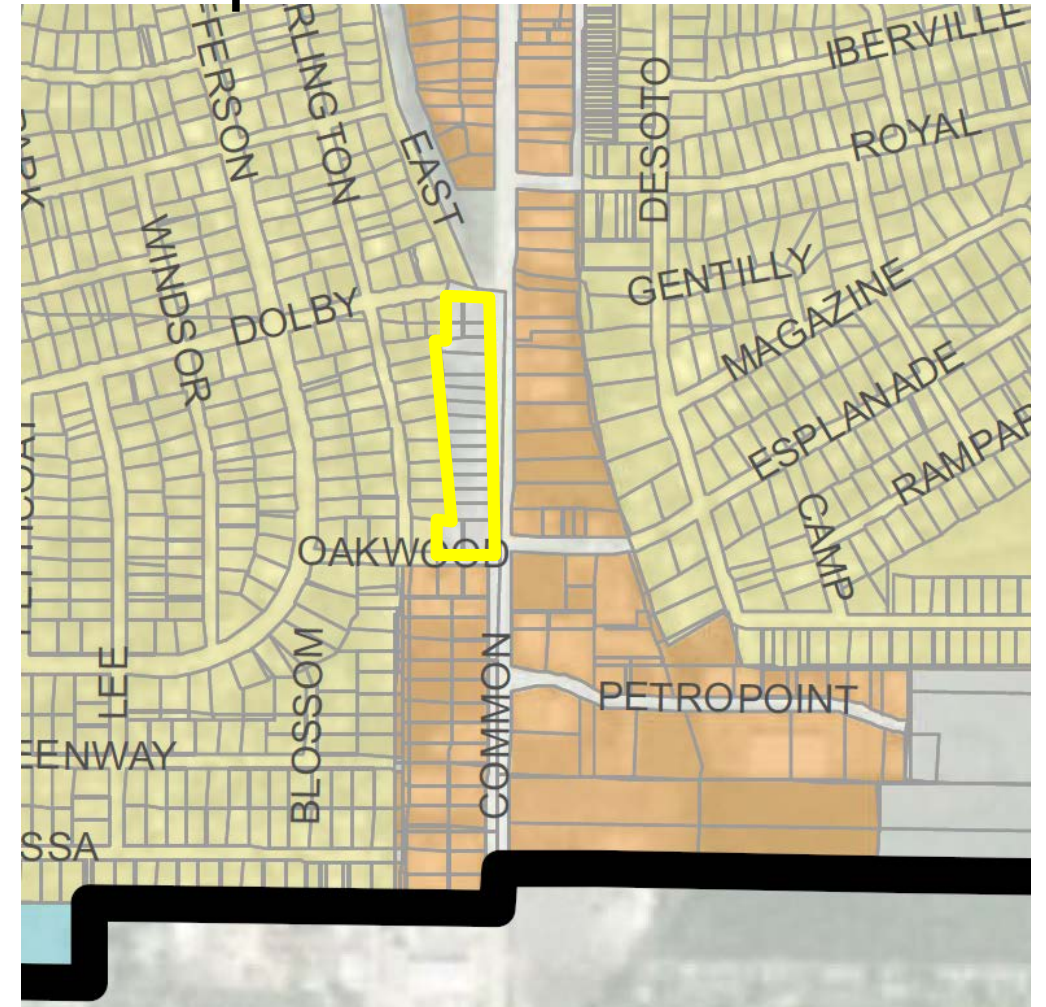
District F

 Location of proposed zoning change

Current – Residential

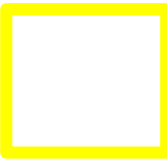


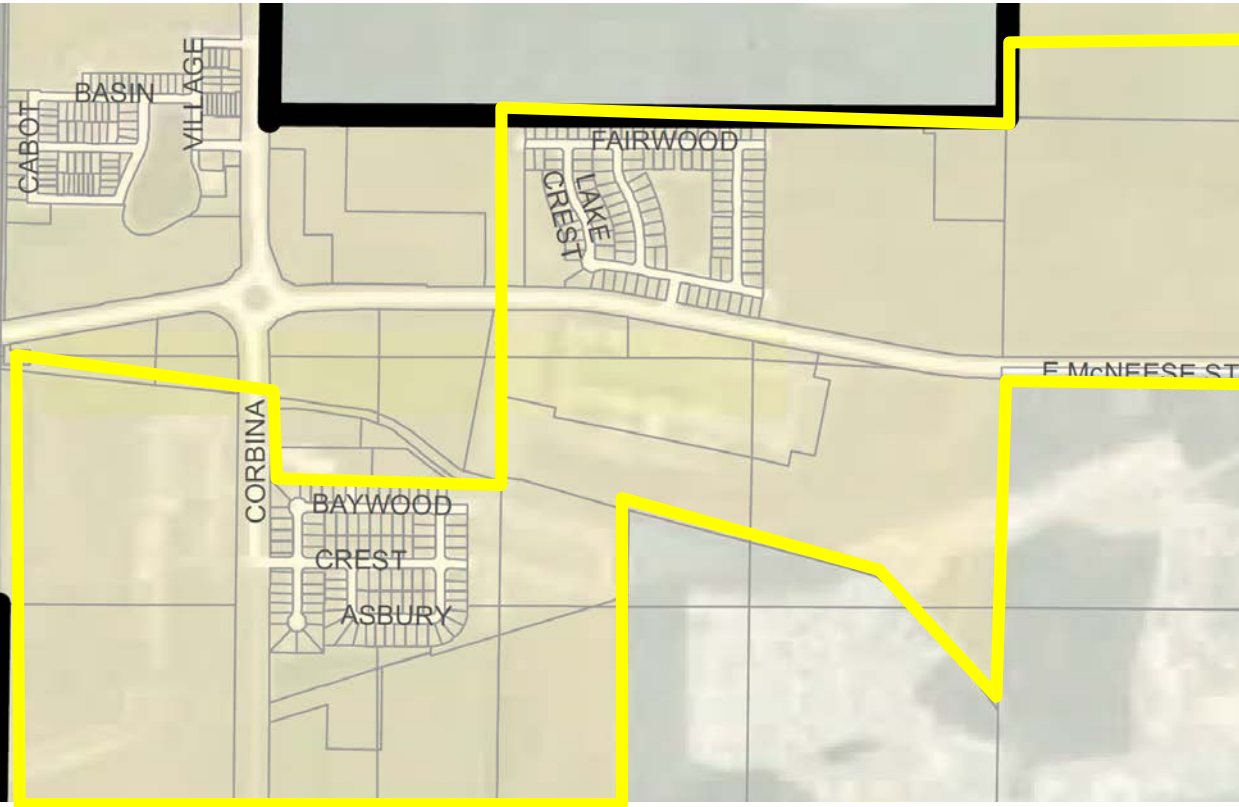
Proposed – Mixed Use



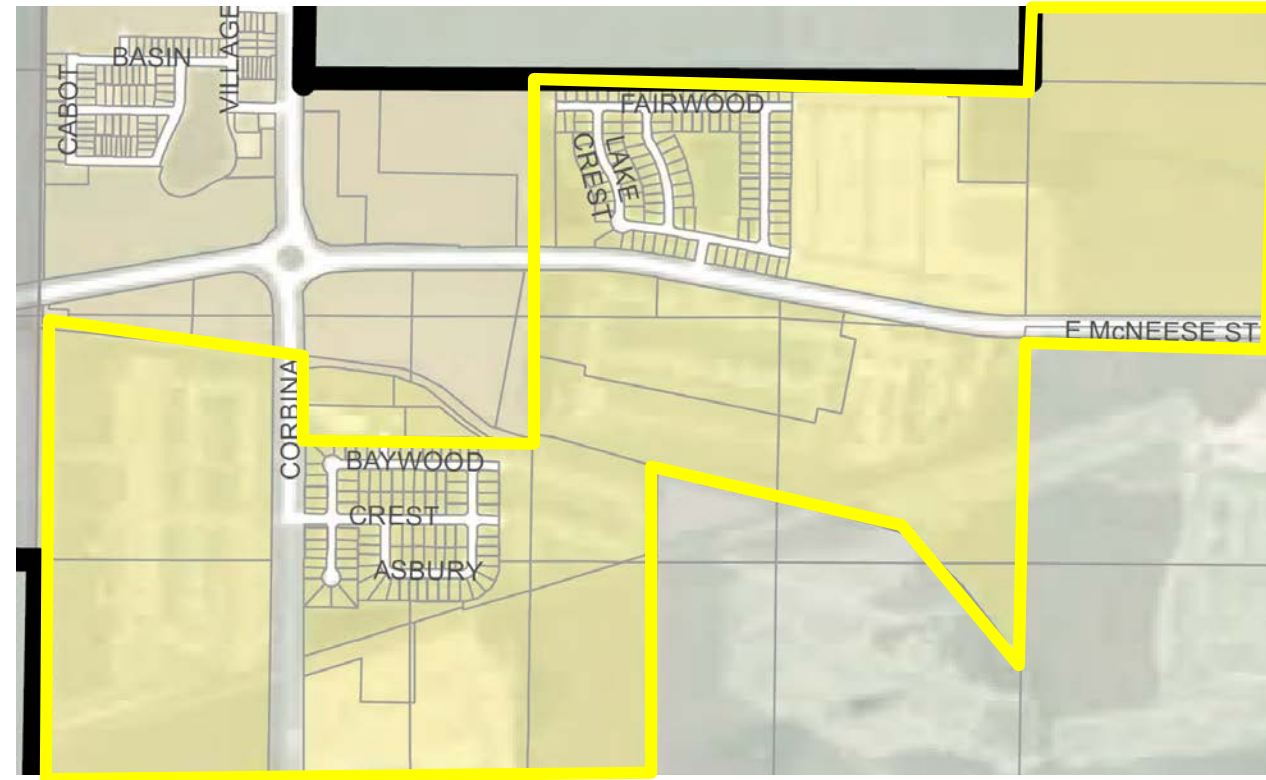
District F

Current – TND

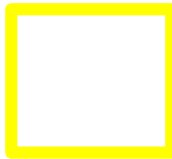
 Location of proposed zoning change

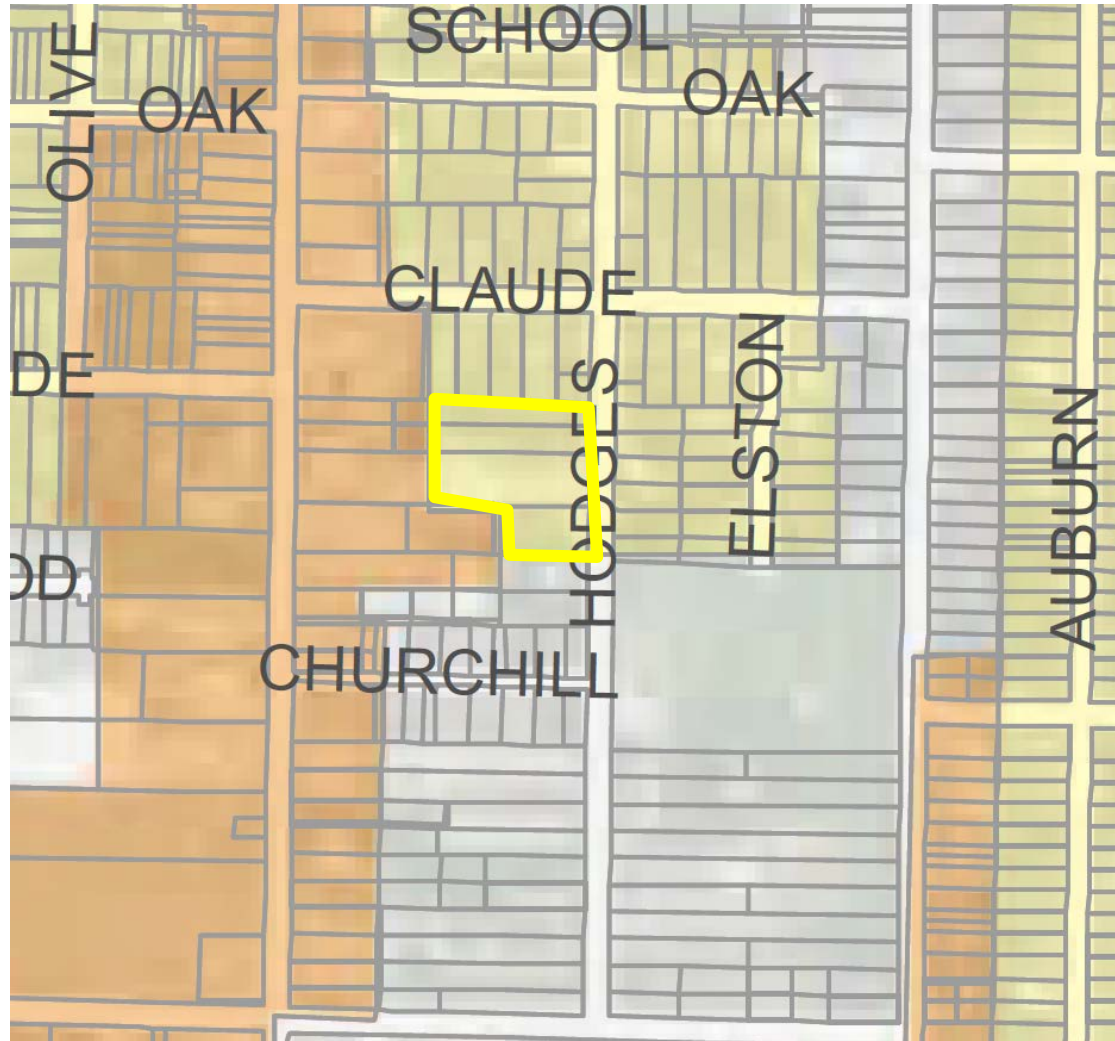


Proposed – Residential

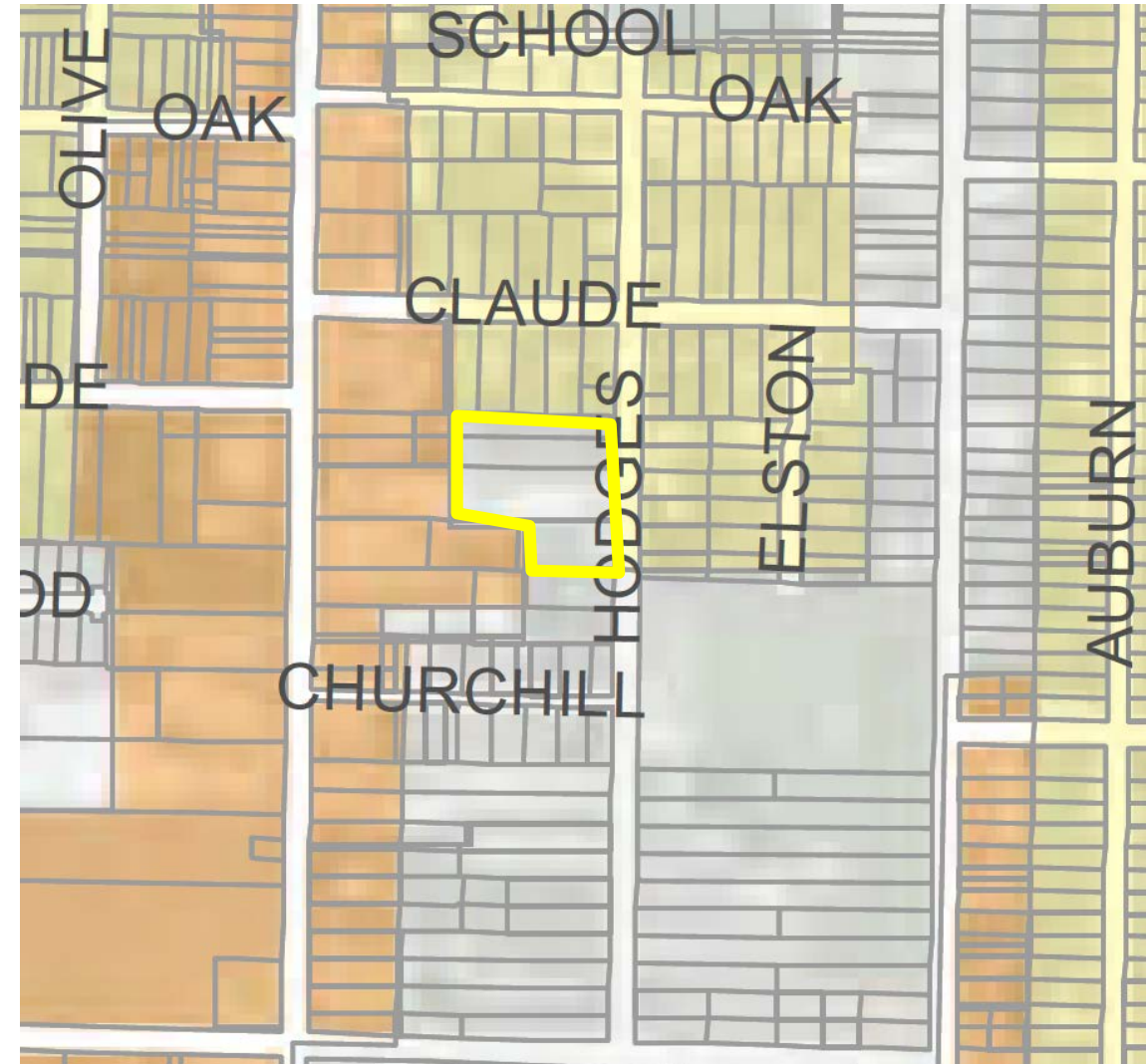


Current – Residential District F

 Location of proposed zoning change



Proposed – Mixed Use



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: _____

TOTAL FEE: \$ 500.⁰⁰

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

PROPERTY ADDRESS/LOCATION: 509 and 513 West College St.LEGAL DESCRIPTION: E 28.6 Ft Lot 24, W 29.4 Ft Lot 23 Blk 4 Plat 2 Southton (513)DESCRIPTION OF JOB: E 57 Ft Lot 23 Blk 4 Plat 2 Southton Sub (509)

WITH PLANS ATTACHED HERETO:

APPLICANT: Darby Guillory PHONE: 337 884-4523MAILING ADDRESS: 1021 Lake Oak Ln. ZIP: 70605EMAIL ADDRESS: darbyguillory@yahoo.com

OWNER OF RECORD:

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

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

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

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

4.) BASE FLOOD ELEVATION: _____ 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

Darby Guillory

DATE

11-15-23

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: 509 And 513 West College St.

LEGAL DESCRIPTION: E 28.6 Ft Lot 24, W 29.4 Ft Lot 23 Blk 4 Plat 2 Southton (#513)

DESCRIPTION OF JOB: (Build Restaurant) E 57 Ft Lot 23 Blk 4 Plat 2 Southton Sub (#509)

WITH PLANS ATTACHED HERETO:

APPLICANT: Darby Guillory PHONE: 337 884-4523

MAILING ADDRESS: 1021 Lake DAK Ln. ZIP: 70605

EMAIL ADDRESS: darbyguillory@yahoo.com

OWNER OF RECORD: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

- | | | |
|---|-----|----|
| (a) As the applicant, have you created this hardship? | Yes | No |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes | No |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | 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 _____

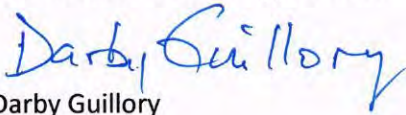
Darby Guillory
APPLICANT

11-15-23
DATE

To City of Lake Charles

I am requesting to construct a new drive thru restaurant (Famous Foods Jr.) that will be approx. 3,000 ft.

Your consideration is appreciated.


Darby Guillory

1021 Lake Oak Ln

LC Ia 70605

(South)

Charles Town
Properties

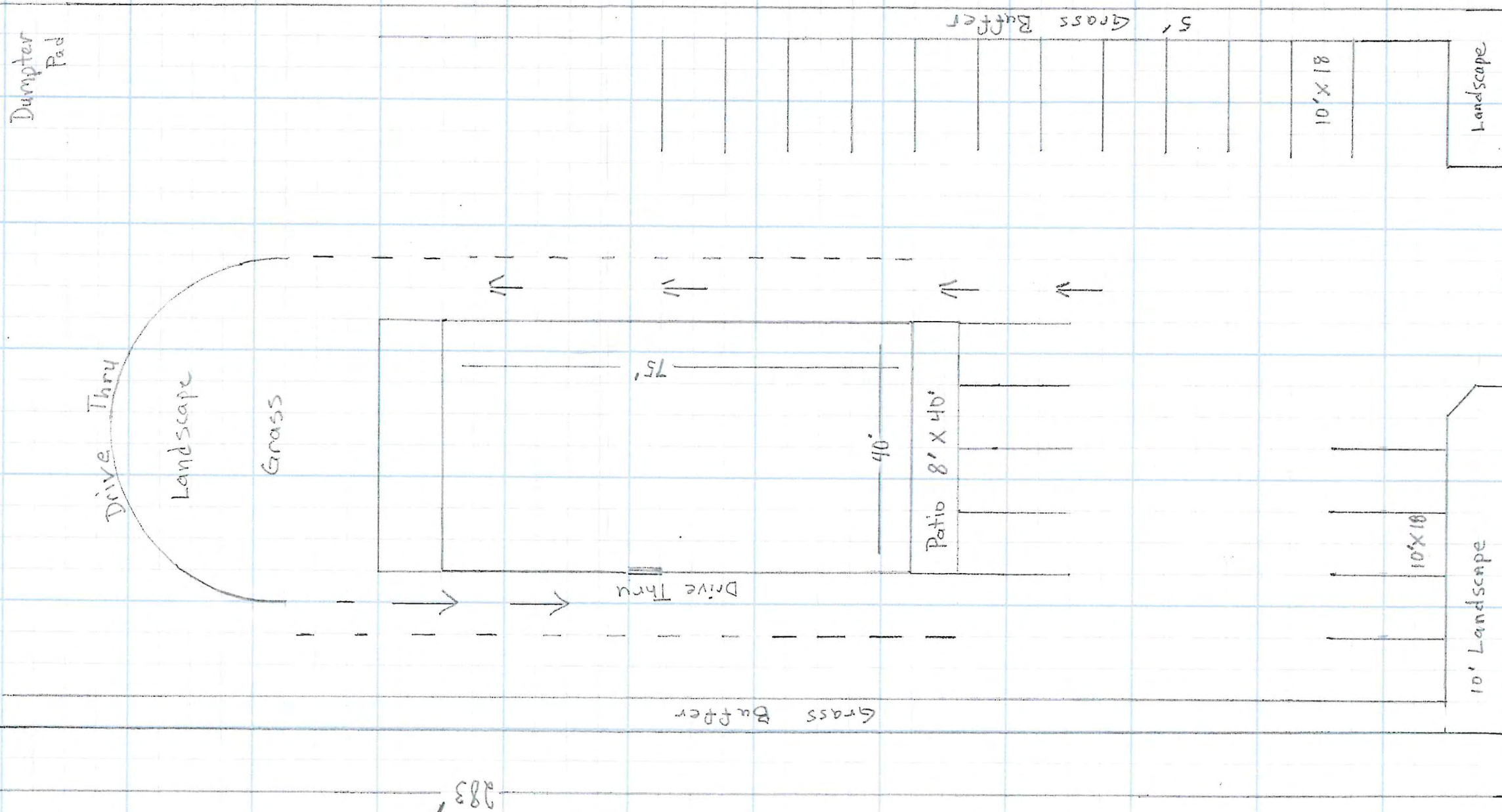
(East)
Lake Area
Prosthetics
&
Orthotics

(West)
Lee
Hoffoss
Lawyer

1" = 20'

115'

283'



Exit Entrance

509 to 513 College St.

College Street

VARIANCE APPLICATION FORM

DATE: 10/23/23

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: 212 S Grace Street

LEGAL DESCRIPTION: see Attach

DESCRIPTION OF JOB: existing fence

WITH PLANS ATTACHED HERETO:

APPLICANT: Charles Withers PHONE: 337 4381705

MAILING ADDRESS: 3171 Baywood Ave ZIP: 70607

EMAIL ADDRESS: Charleswithers@yahoo.com

OWNER OF RECORD:

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

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

REMARKS OR SPECIAL CONDITIONS:

people putting things on property

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

PLANNING DIRECTOR _____

DATE _____

Charles Withers
APPLICANT

10-23-2023
DATE

PUBLIC HEARING NOTICE
OF THE LAKE CHARLES PLANNING
AND ZONING COMMISSION
CITY OF LAKE CHARLES
CITY HALL - 328 PULD ST.
COUNCIL CHAMBERS

DATE: Tuesday, 11/20/23
TIME: 5:00 PM
LOCATION: 328 PULD ST.

TO CONSIDER THIS PROPERTY
FOR THE FOLLOWING:

ITEM: N/A
REQUEST: N/A
Please see the attached map for the location of the property.

NOV 20, 2023 at 9:36 AM

VARIANCE APPLICATION FORM

\$200.00

DATE: 11/3/23

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: 2520 19th Street LAKE Charles, La 70661

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Post Barn Building

WITH PLANS ATTACHED HERETO:

APPLICANT: Stephen Griffin

PHONE: 337-263-2983

MAILING ADDRESS: 2520 19th Street

ZIP: 70601

EMAIL ADDRESS: stepheneg25@yahoo.com

OWNER OF RECORD: Stephen + Lora Griffin

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:

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Raunen Boi
PLANNING DIRECTOR
11/3/23
DATE

Stephen Griffin
APPLICANT
11-3-2023
DATE

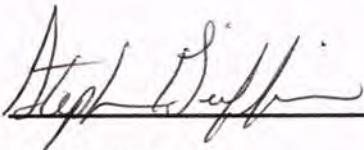
Letter of Intent

To whom it may concern

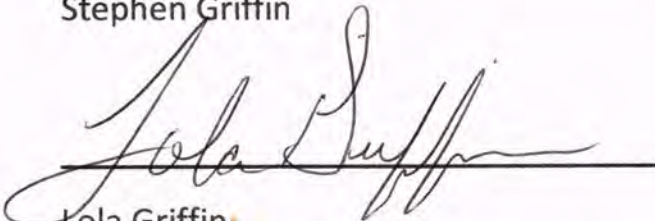
This letter of intent is to explain the reasoning as to why Stephen & Lola Griffin needs a 30x40 building with an 8ft overhang in the backyard of residence located at 2520 19th St. Lake Charles, LA. 70601.

I Stephen Griffin have Guillain Barre Syndrome, paralyzed from the waist down and depend on a wheelchair to get around daily which has been my norm since the age of 2. This building is in need as I want to make it wheelchair accessible where I can put some exercise equipment and a whirlpool inside so that I can do some much needed physical therapy and keep the spasms in my back to a minimal and relieve some of the pain I endure in my body daily. This would be most convenient and easier for me to navigate as I wouldn't have to travel to a local gym facility not to mention the facility may not have the equipment suitable for my needs. It could also potentially pose a dangerous risk to me personally as well.

I ask that this variance be granted as it's truly a need and not a want.



Stephen Griffin

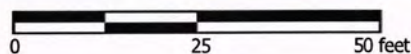


Lola Griffin

Electric + Water will Be
Added



2520 19th Street - Proposed Post Barn



Scalebar accurate at map center

Back of House

North
West + East
South

19th Street

29'9"

12'4" 12'

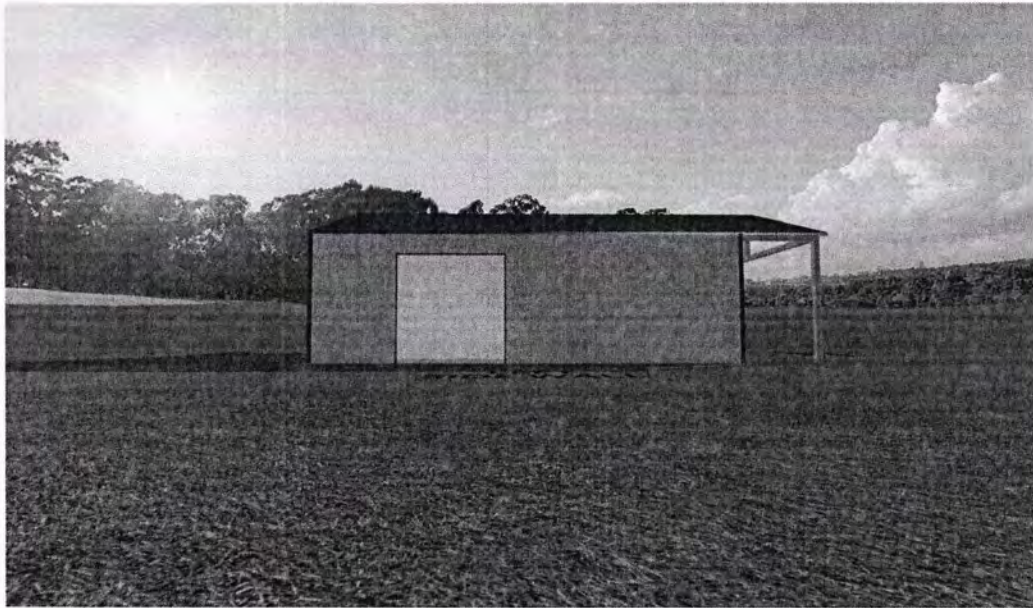
25'7" 11'4"

Driveway

21'4"

21'4"

- Back Alley -



Neighbor To Left 25ft 7in (Empty Lot)

Building Specs

Width: 30'
Length: 40'
Height: 12'
Roof Type: Gabled
Roof Pitch: 4":12"
Post Footing: Perma-Column

Walls

F Wall: Enclosed
B Wall: Enclosed
L Wall: Enclosed
R Wall: Enclosed
Enclose Gable Triangles: false

Gable Extensions

Front (30 x 8):
Cut L: 0, Cut R: 0, Height: 12,
Pitch: 4:12,

Windows & Doors

Roll Up Door Qty: 1

Item Sizes:

Walk Door Solid: w36' x h76'
Roll Up Door: w10' x h10'

Colors

Roof Color: Rustic
Wall Color: Light Stone
Trim Color: Rustic
Walk Doors: Brilliant
Large Doors: High Gloss White

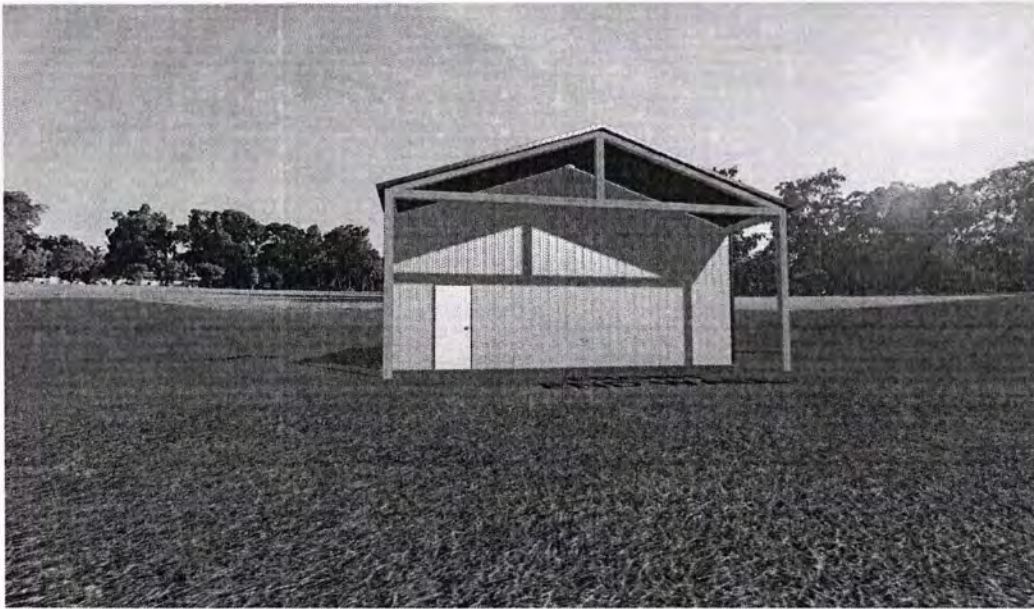
Roof Options

Lean-tos

Interior

mallettbuildings.com

(337) 214-0428



From Back of House 29 ft 9 in

Building Specs

Width: 30'
Length: 40'
Height: 12'
Roof Type: Gabled
Roof Pitch: 4":12"
Post Footing: Perma-Column

Colors

Roof Color: Rustic
Wall Color: Light Stone
Trim Color: Rustic
Walk Doors: Brilliant
Large Doors: High Gloss White

Interior

Walls

F Wall: Enclosed
B Wall: Enclosed
L Wall: Enclosed
R Wall: Enclosed
Enclose Gable Triangles: false

Roof Options

Lean-tos

Gable Extensions

Front (30 x 8):
Cut L: 0, Cut R: 0, Height: 12,
Pitch: 4:12,

Windows & Doors

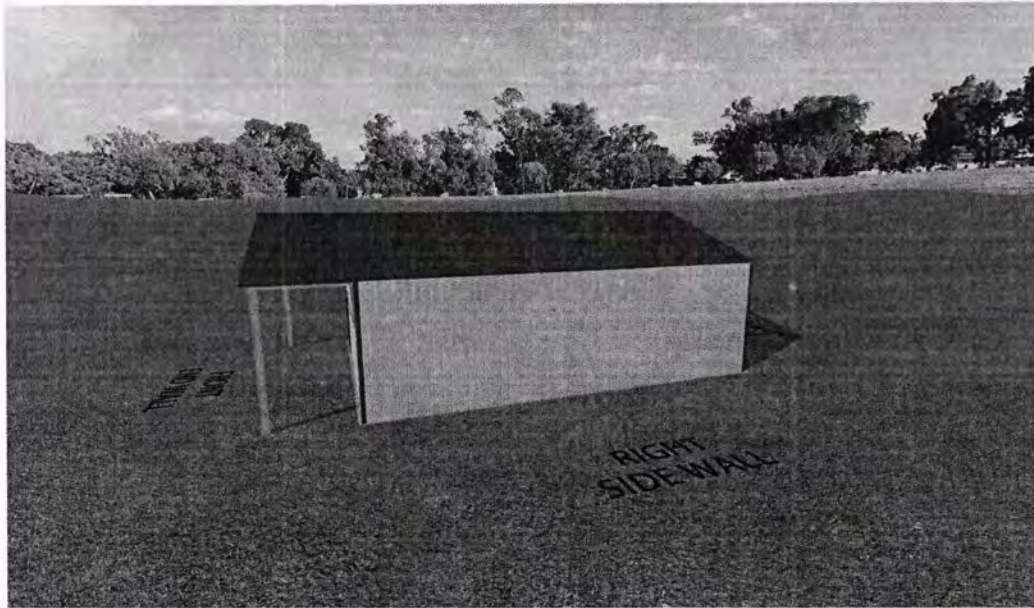
Roll Up Door Qty: 1

Item Sizes:

Walk Door Solid: w36' x h76'
Roll Up Door: w10' x h10'

mallettbuildings.com

(337) 214-0428



Neighbor To Right 12ft

Building Specs

Width: 30'
Length: 40'
Height: 12'
Roof Type: Gabled
Roof Pitch: 4":12"
Post Footing: Perma-Column

Colors

Roof Color: Rustic
Wall Color: Light Stone
Trim Color: Rustic
Walk Doors: Brilliant
Large Doors: High Gloss White

Interior

Walls

F Wall: Enclosed
B Wall: Enclosed
L Wall: Enclosed
R Wall: Enclosed
Enclose Gable Triangles: false

Roof Options

Lean-tos

Gable Extensions

Front (30 x 8):
Cut L: 0, Cut R: 0, Height: 12,
Pitch: 4:12,

Windows & Doors

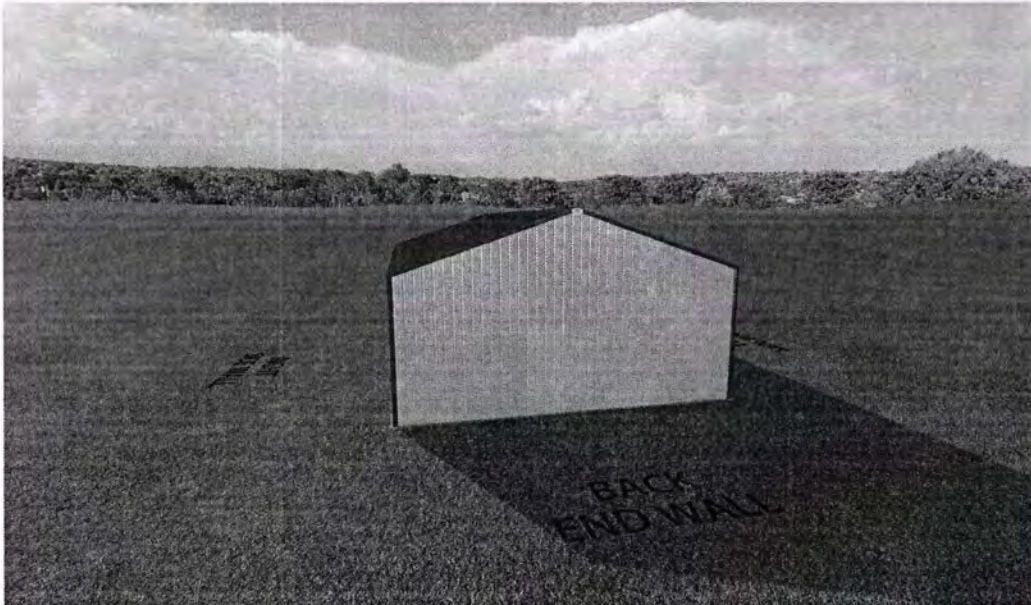
Roll Up Door Qty: 1

Item Sizes:

Walk Door Solid: w36' x h76'
Roll Up Door: w10' x h10'

mallettbuildings.com

(337) 214-0428



To Back Alley 21ft 4in

Building Specs

Width: 30'
Length: 40'
Height: 12'
Roof Type: Gabled
Roof Pitch: 4":12"
Post Footing: Perma-Column

Colors

Roof Color: Rustic
Wall Color: Light Stone
Trim Color: Rustic
Walk Doors: Brilliant
Large Doors: High Gloss White

Interior

Walls

F Wall: Enclosed
B Wall: Enclosed
L Wall: Enclosed
R Wall: Enclosed
Enclose Gable Triangles: false

Roof Options

Lean-tos

Gable Extensions

Front (30 x 8):
Cut L: 0, Cut R: 0, Height: 12,
Pitch: 4:12,

Windows & Doors

Roll Up Door Qty: 1

Item Sizes:

Walk Door Solid: w36' x h76'
Roll Up Door: w10' x h10'

mallettbldings.com

(337) 214-0428

VARIANCE APPLICATION FORM

DATE: 11-3-2023

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: 2265 NIKAL DR

LEGAL DESCRIPTION: LOT 14 NIKAL SUBDIVISION

DESCRIPTION OF JOB: RESIDENTIAL DWELLING

WITH PLANS ATTACHED HERETO:

APPLICANT: MINH NGUYEN PHONE: (337) 842-6084

MAILING ADDRESS: 1844 RHOEN RD ZIP: 70605

EMAIL ADDRESS: MDOZER708@GMAIL.COM

OWNER OF RECORD: MINH NGUYEN

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

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

REMARKS OR SPECIAL CONDITIONS:

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

PLANNING DIRECTOR

DATE

APPLICANT

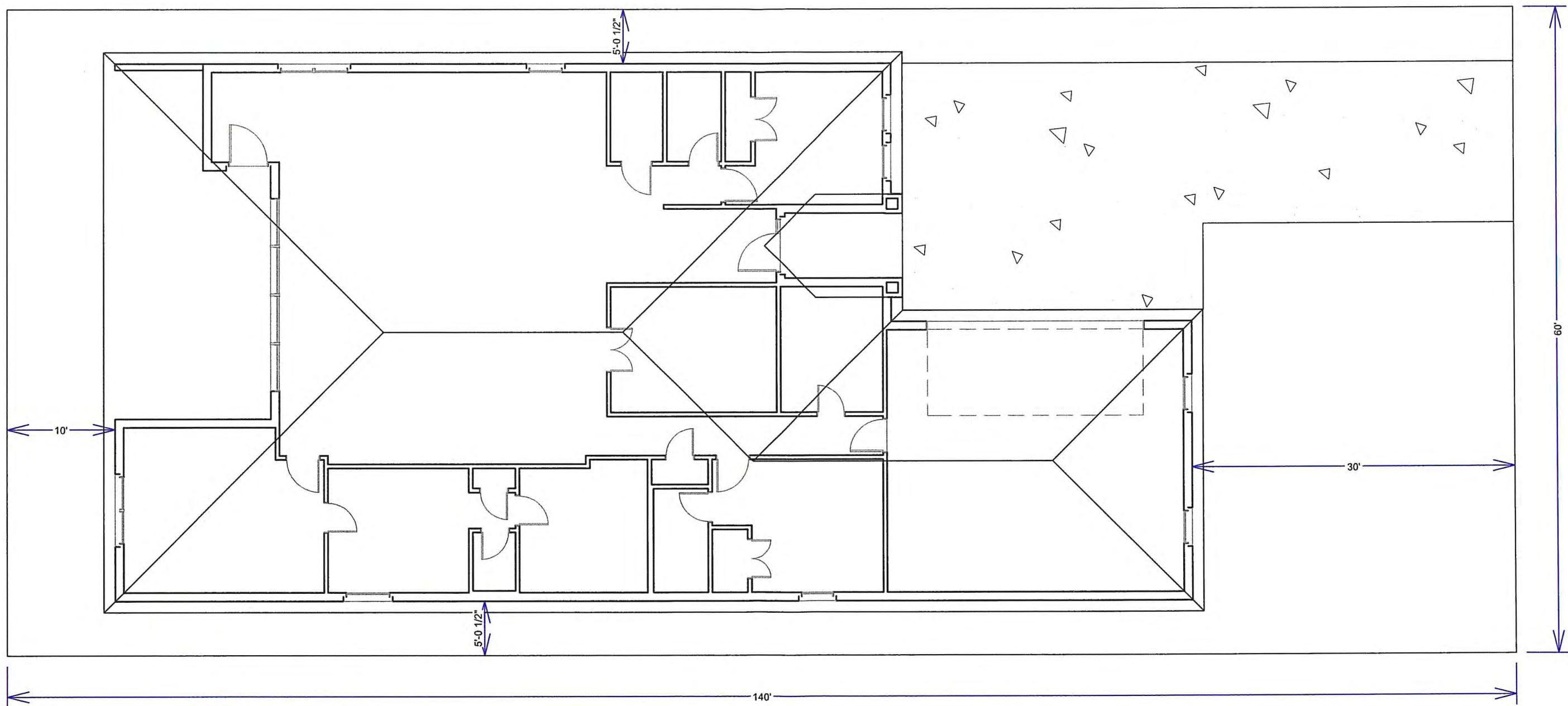
DATE

To whom it may concern,

We plan to build the house
as plan provided. This plan
exceed the 40% of lot coverage.
This plan approve with H&A
and home footprint is smaller
than home already build
in this subdivision.

Thank you

Mark Hoyer
1844 Rhorer Rd
(237) 842 6084



Plot Plan View
1" = 10' Scale

VARIANCE APPLICATION FORMDATE: 11/9/2023

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

PROPERTY ADDRESS/LOCATION: 4510 NELSON Rd., LAKE CHARLES, LA 70605LEGAL DESCRIPTION: NELSON MARKET LLC - SEE ATTACHEDDESCRIPTION OF JOB: ALLOW FOR EXIT POINT TO WILMAX ST. TO NELSON Rd

WITH PLANS ATTACHED HERETO:

APPLICANT: KAREN BUSH / JOEL DAVIDSON PHONE: 337-660-3080MAILING ADDRESS: 19563 ARCADIAN SHORES AVE, BATON ROUGE, LA ZIP: 70809EMAIL ADDRESS: KHBUSH2015@GMAIL.COMOWNER OF RECORD: KAREN BUSH

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

FLOOD PLAIN MANAGEMENT REGULATIONS:FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ FLOODWAY: ☐ IN ☒ OUT

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

- | | | |
|---|--------------------------------------|-------------------------------------|
| (a) As the applicant, have you created this hardship? | Yes | <input checked="" type="radio"/> No |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes | <input checked="" type="radio"/> No |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | <input checked="" type="radio"/> Yes | No |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | 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:

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PLANNING DIRECTOR _____

DATE _____

Karen Bush
 APPLICANT
 11/13/2023

DATE _____

Nelson Market LLC
Karen Bush, owner
19563 Arcadian Shores Ave
Baton Rouge, LA 70809

November 9, 2023

City of Lake Charles
Planning Department – Office of Zoning & Land Use
326 Pujo Street
Lake Charles, LA 70601

RE: 4510-4540 Nelson Road
Lake Charles, LA 70601
Variance Application Form

To Whom It May Concern:

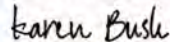
We are requesting a variance to allow for the access from Nelson Market property located at 4510-4540 Nelson Road to Wilmax Street. The access drive is in place, yet we would like to remove the existing parking lot curb that restricts vehicles from exiting onto Wilmax to allow entrance onto Nelson Road.

The reason for this request is the current ingress / egress to Nelson Road is a hazard for the public, our clients and tenants. Key points are:

- Our location to the traffic light at McNeese Rd at Nelson Rd. has heavy traffic flow
- The increased traffic count on Nelson Road since this center was built:
 - DOTD Traffic Counts – 1998 (14,908); 2004 (24,000); 2022 (26,502)
- The pedestrian traffic created by the schools located near this site.
- The ability to lease space (increase tax revenue for the city) is restricted by this issue.

Sincerely,

DocuSigned by:

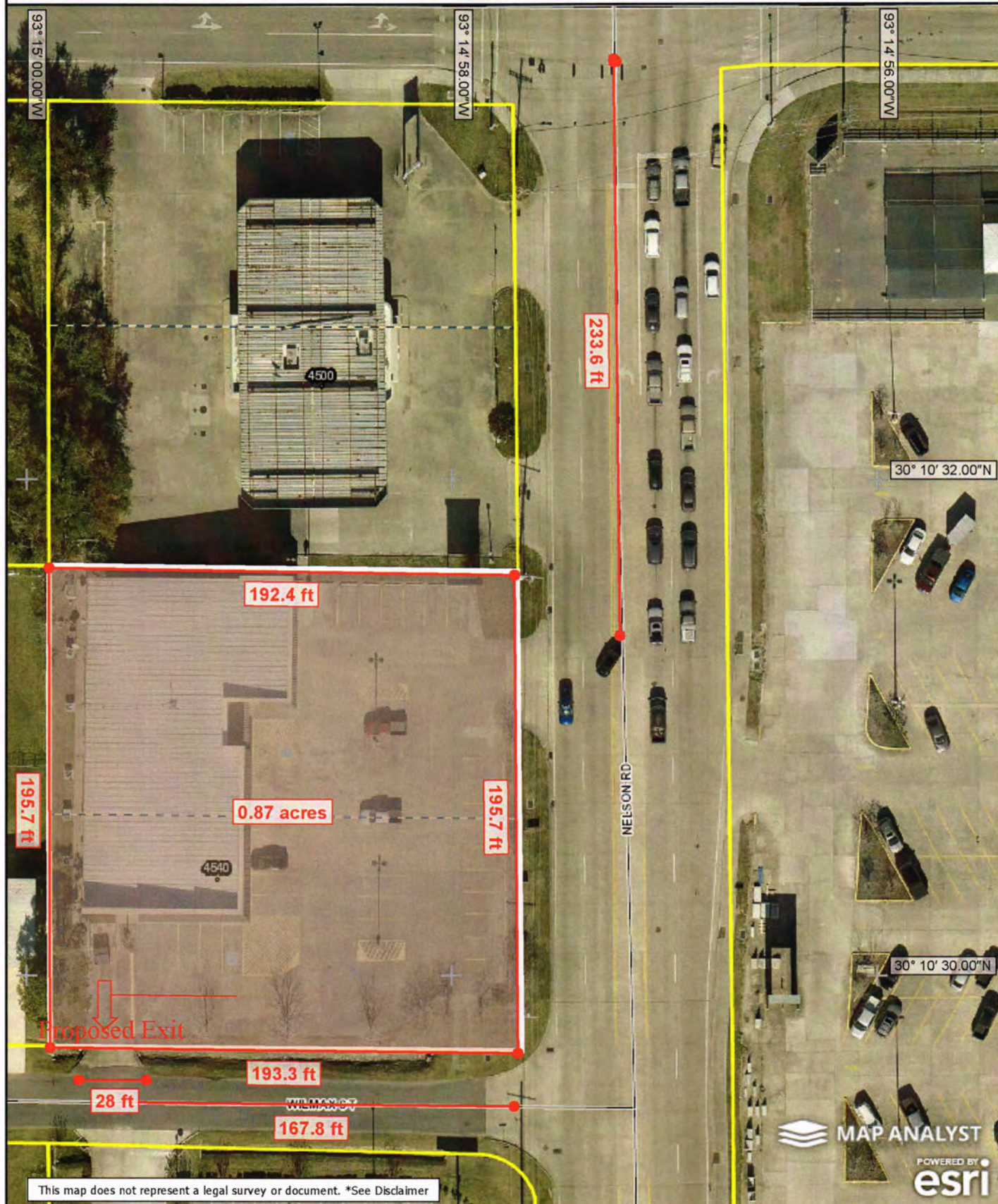


Karen Bush, Owner

Cc: File



4540-4510 Nelson Rd. - Proposed Exit to Wilmax Rd to Nelson



Joel Davidson, CCIM

0 51 102 feet

Scalebar accurate at map center

VARIANCE APPLICATION FORM

DATE: 11/23/23

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PROPERTY ADDRESS/LOCATION: 2420 Tyler Street

LEGAL DESCRIPTION: 2420 Tyler Street Lake Charles LA 70605

DESCRIPTION OF JOB: Home Addition

WITH PLANS ATTACHED HERETO:

APPLICANT: Chad Paulk Magnolia Develop PHONE: 337 9125942

MAILING ADDRESS: 4650 LAKE STREET ZIP: 70605

EMAIL ADDRESS: chad.paulk@magnolia-developer.net

OWNER OF RECORD: Joey Dressler

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 <input type="radio"/> |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
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| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
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PLANNING DIRECTOR _____

DATE _____

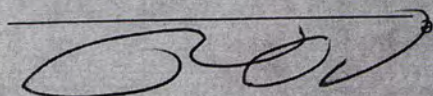
Chad Paulk
APPLICANT
11-13-23
DATE

Chad Paulk

4650 Lake Street Lake Charles La 70605

Location for development

2420 Tyler Street Lake Charles LA 70605 Weaver Park subdivision

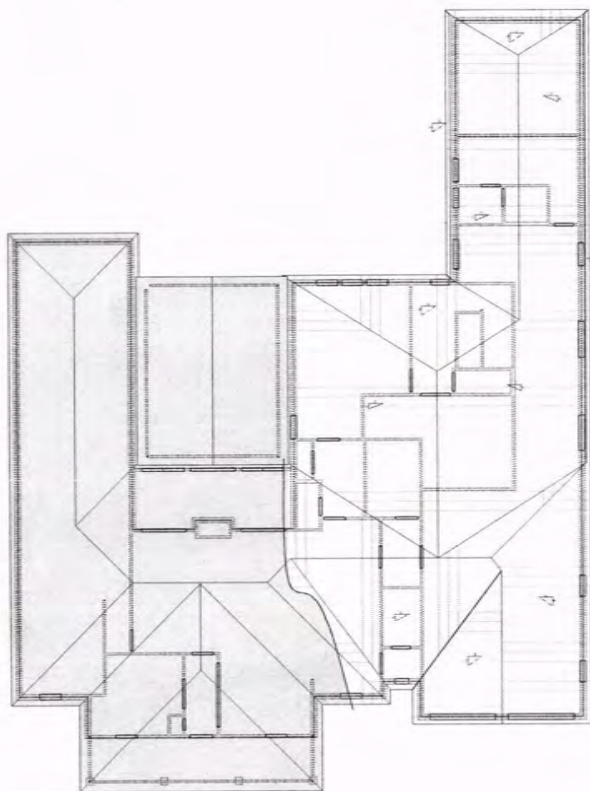
 Signature



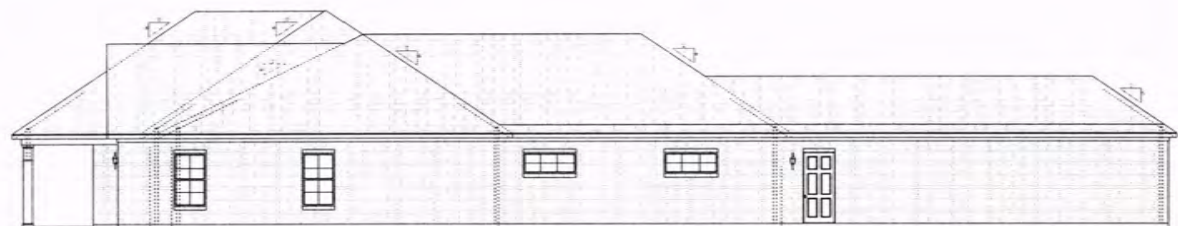
16.4 feet

0 10 20ft

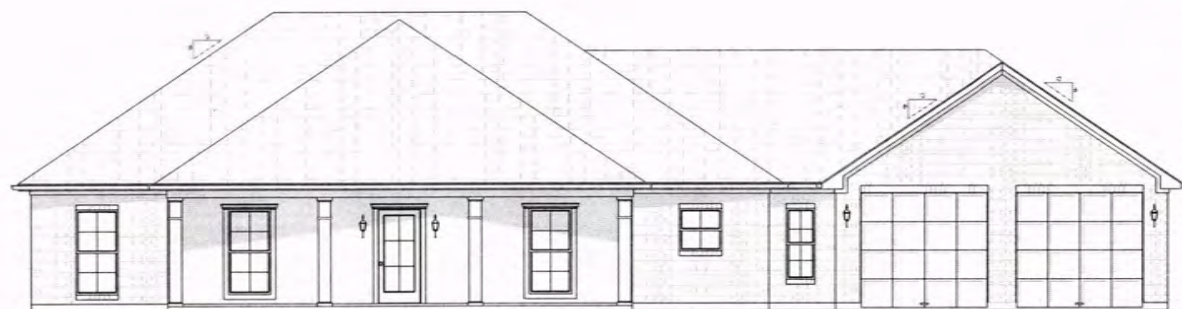




REAR ELEVATION
Scale: 1/4" = 1'-0"

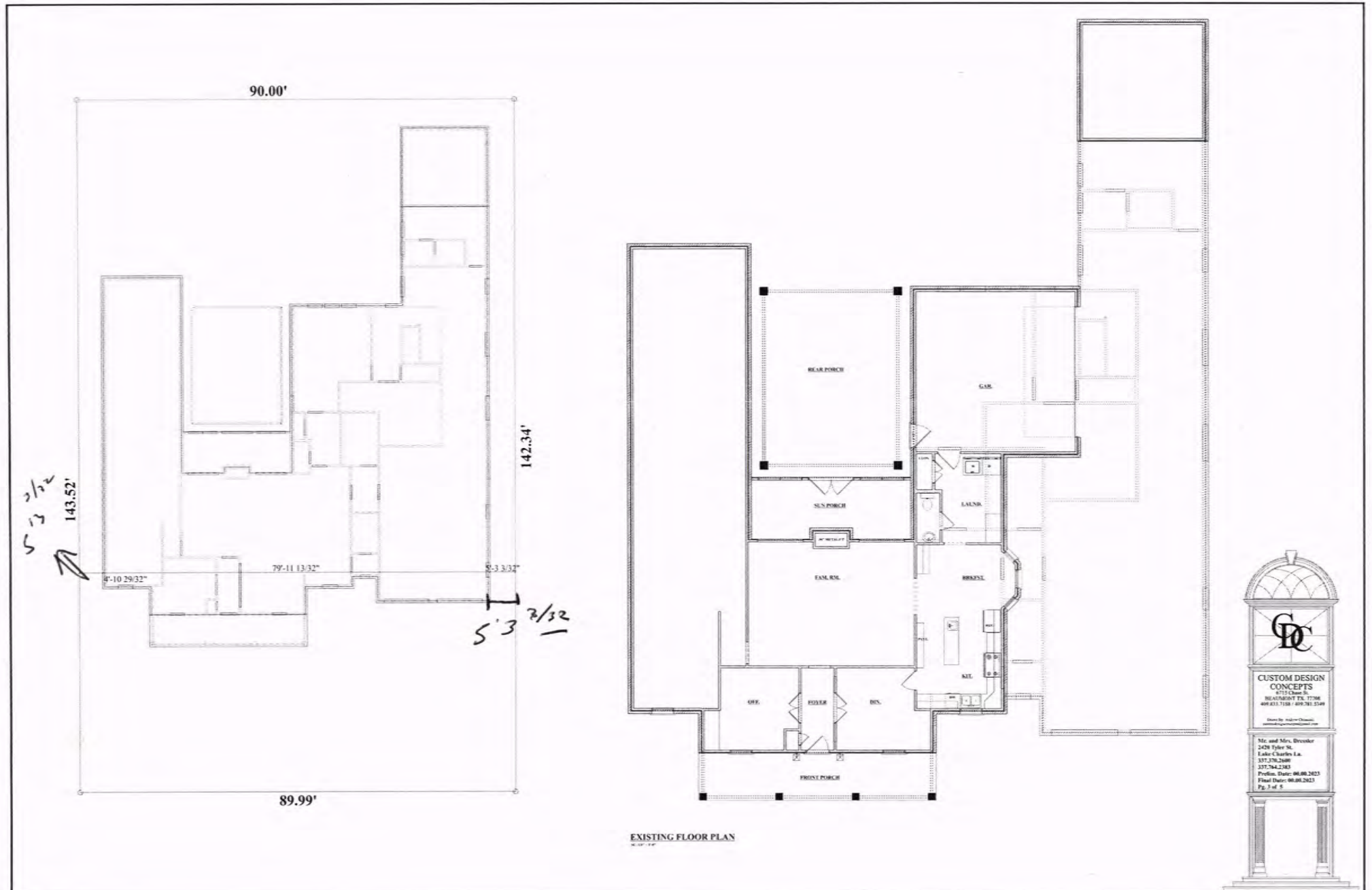


RIGHT ELEVATION
Scale: 1/4" = 1'-0"

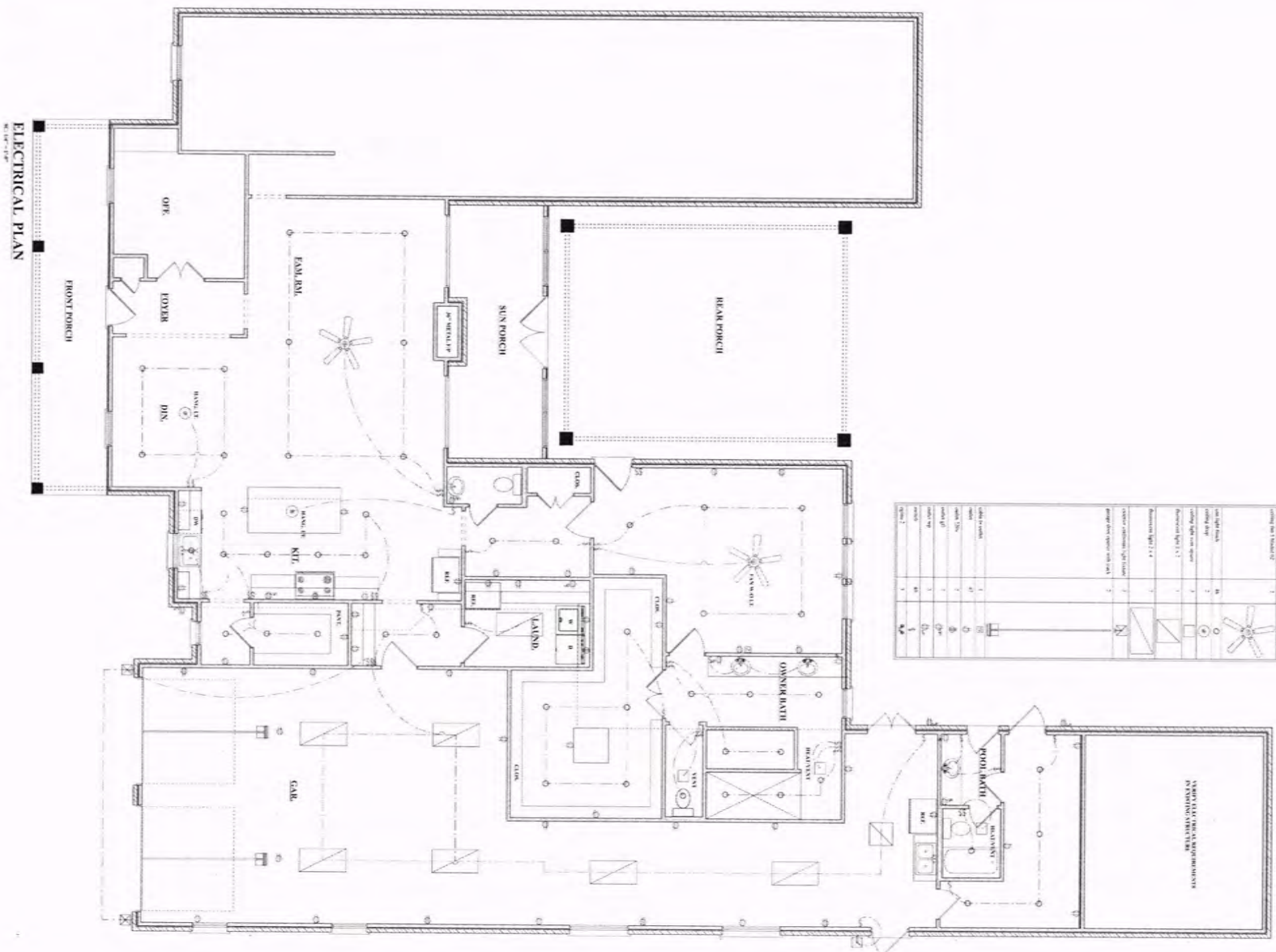


FRONT ELEVATION
Scale: 1/4" = 1'-0"






ELECTRICAL PLAN			
ITEM NO.	DESCRIPTION	QTY	UNIT
1	120V 15A GFI	1	PCB
2	120V 15A GFI	1	PCB
3	120V 15A GFI	1	PCB
4	120V 15A GFI	1	PCB
5	120V 15A GFI	1	PCB
6	120V 15A GFI	1	PCB
7	120V 15A GFI	1	PCB
8	120V 15A GFI	1	PCB
9	120V 15A GFI	1	PCB
10	120V 15A GFI	1	PCB
11	120V 15A GFI	1	PCB
12	120V 15A GFI	1	PCB
13	120V 15A GFI	1	PCB
14	120V 15A GFI	1	PCB
15	120V 15A GFI	1	PCB
16	120V 15A GFI	1	PCB
17	120V 15A GFI	1	PCB
18	120V 15A GFI	1	PCB
19	120V 15A GFI	1	PCB
20	120V 15A GFI	1	PCB
21	120V 15A GFI	1	PCB
22	120V 15A GFI	1	PCB
23	120V 15A GFI	1	PCB
24	120V 15A GFI	1	PCB
25	120V 15A GFI	1	PCB
26	120V 15A GFI	1	PCB
27	120V 15A GFI	1	PCB
28	120V 15A GFI	1	PCB
29	120V 15A GFI	1	PCB
30	120V 15A GFI	1	PCB
31	120V 15A GFI	1	PCB
32	120V 15A GFI	1	PCB
33	120V 15A GFI	1	PCB
34	120V 15A GFI	1	PCB
35	120V 15A GFI	1	PCB
36	120V 15A GFI	1	PCB
37	120V 15A GFI	1	PCB
38	120V 15A GFI	1	PCB
39	120V 15A GFI	1	PCB
40	120V 15A GFI	1	PCB
41	120V 15A GFI	1	PCB
42	120V 15A GFI	1	PCB
43	120V 15A GFI	1	PCB
44	120V 15A GFI	1	PCB
45	120V 15A GFI	1	PCB
46	120V 15A GFI	1	PCB
47	120V 15A GFI	1	PCB
48	120V 15A GFI	1	PCB
49	120V 15A GFI	1	PCB
50	120V 15A GFI	1	PCB
51	120V 15A GFI	1	PCB
52	120V 15A GFI	1	PCB
53	120V 15A GFI	1	PCB
54	120V 15A GFI	1	PCB
55	120V 15A GFI	1	PCB
56	120V 15A GFI	1	PCB
57	120V 15A GFI	1	PCB
58	120V 15A GFI	1	PCB
59	120V 15A GFI	1	PCB
60	120V 15A GFI	1	PCB
61	120V 15A GFI	1	PCB
62	120V 15A GFI	1	PCB
63	120V 15A GFI	1	PCB
64	120V 15A GFI	1	PCB
65	120V 15A GFI	1	PCB
66	120V 15A GFI	1	PCB
67	120V 15A GFI	1	PCB
68	120V 15A GFI	1	PCB
69	120V 15A GFI	1	PCB
70	120V 15A GFI	1	PCB
71	120V 15A GFI	1	PCB
72	120V 15A GFI	1	PCB
73	120V 15A GFI	1	PCB
74	120V 15A GFI	1	PCB
75	120V 15A GFI	1	PCB
76	120V 15A GFI	1	PCB
77	120V 15A GFI	1	PCB
78	120V 15A GFI	1	PCB
79	120V 15A GFI	1	PCB
80	120V 15A GFI	1	PCB
81	120V 15A GFI	1	PCB
82	120V 15A GFI	1	PCB
83	120V 15A GFI	1	PCB
84	120V 15A GFI	1	PCB
85	120V 15A GFI	1	PCB
86	120V 15A GFI	1	PCB
87	120V 15A GFI	1	PCB
88	120V 15A GFI	1	PCB
89	120V 15A GFI	1	PCB
90	120V 15A GFI	1	PCB
91	120V 15A GFI	1	PCB
92	120V 15A GFI	1	PCB
93	120V 15A GFI	1	PCB
94	120V 15A GFI	1	PCB
95	120V 15A GFI	1	PCB
96	120V 15A GFI	1	PCB
97	120V 15A GFI	1	PCB
98	120V 15A GFI	1	PCB
99	120V 15A GFI	1	PCB
100	120V 15A GFI	1	PCB



ELECTRICAL PLAN
NO. 100-1000



**CUSTOM DESIGN
CONCEPTS**

11111 11th St.
BIRMINGHAM, AL 35203
205-988-1111

Mr. and Mrs. [Name]
1111 11th St.
BIRMINGHAM, AL 35203
205-988-1111