



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, July 8, 2024

5:00 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

CIP 24-01

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CITY OF LAKE CHARLES

SUBJECT: Resolution recommending approval of the Capital Improvement Program for 2024-2029 and the succeeding five (5) year Plan for the City of Lake Charles, Louisiana.

STAFF FINDINGS: The Capital Improvement Program (CIP) for the City of Lake Charles is a 5-year plan that outlines proposed improvements to streets, drainage, recreation facilities, lakefront and downtown development, waste water and sewer systems, water system, and general public facilities. The fiscal year 2024-2029 Capital Improvement Program is for the upcoming year's budget proposal. The proposal will be presented to the Lake Charles City Council for their approval.

PREFNL 24-11

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: KMK LAW/BRITTANY OTTO (FINCHUM SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.14-acre tract of land into two (2) lots (with re-adjusted lot lines), within a Neighborhood and T-4 Urban Transect Zoning District. Location of the request is the **Northeast section of Pine Street @ Bilbo Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .14-acre tract of land into two (2) lots (with re-adjusted lot lines), within a Neighborhood and T-4 Urban Transect Zoning District. If approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works.

PREFNL 24-12

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: BLAKE WALKER (RGW SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.5-acre m/l tract of land into three (3) lots, within a Business Zoning District. Location of the request is the **Northwest corner 12th Street @ Ford Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .5-acre m/l tract of land into three (3) lots, within a Business Zoning District. If

approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works.

VAR 24-26**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: LEMOINE DISASTER RECOVERY

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to re-construct a residence with a 20' front setback vs. the required 30' front setback requirement, within a Neighborhood Zoning District. Location of the request is **1029 Carl Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to reconstruct a residence with a 20' front setback vs. the required 30' front setback required, within a Neighborhood Zoning District. Staff's review revealed other lots on Carl Street with similar and smaller setbacks.

VAR 24-27**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: BILLY NAVARRE CERTIFIED USED CAR IMPORTS, LLC

SUBJECT: Applicant is requesting to renew a previously approved Variance (Sec. 4-205) in order establish a business office in a portable building on an arterial street, within a Business Zoning District. Location of the request is **101 W. Prien Lake Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to maintain an unpermitted commercial portable building on an arterial roadway that was previously approved by VAR 23-10 on 03/13/23. The approval was amended as follows: allow portable building for a period of 18 months from the date of approval by the Planning Commission, while meeting all other development standards.

VAR 24-28**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: JOHN VIATOR

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a 40'x50' accessory structure with a 0' side and rear setback vs. the required 5' setbacks, within a Business Zoning District. Location of the request is **615 E. Prien Lake Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct a 40'x50' accessory structure with a 0' side and rear setback vs. the required 5' setbacks, within a Business Zoning District. The new accessory structure will replace smaller accessory structures currently on the property with the same 0' property line; therefore staff recommends approval.

VAR 24-29**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: GLEN WASHINGTON

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain an existing accessory structure without a principal structure, within a Residential Zoning District. Location of the request is **2713 Cline Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to maintain an accessory garage structure without a principal structure. Staff's review revealed the principal and accessory structures were significantly damaged during hurricane Laura and will require mitigation for all COLC Floodplain Management Regulation deficiencies. The principal structure was removed. If approved, the maximum square footage of accessory structure allowed below Base Flood Elevation plus one foot (BFE+1) will be limited to 600 square feet with installation of approved flood openings. No plumbing, electrical, or mechanical equipment will be allowed below this elevation. Use of areas below BFE+1 will be limited to storage. All other enclosed areas will be required to be elevated to BFE+1 foot and certified by submission of an elevation certificate or removed. All work, including the accessory garage structure will need a building permit and inspections to validate compliance with all relevant codes. Significant work is expected in order for structures to remain on the property.

VAR 24-30**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** KRAUS CONSTRUCTION**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to install an accessory awning to cover vacuum station with an 8.47' front setback vs. the required 20' setback, within a Business Zoning District. Location of the request is **3700 Ryan Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to install an accessory canvas awning structure to cover vacuum station with an 8.47' front setback vs. the required 20' setback, within a Business Zoning District. Staff could find no evidence of hardship and therefore cannot forward a position of support.**OTHER BUSINESS****ADJOURN**

**FIVE YEAR
CAPITAL
IMPROVEMENT
PLAN**

CITY OF LAKE CHARLES



CAPITAL IMPROVEMENT PLAN FY 24-25 THROUGH FY 28-29

**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
PROJECTED AVAILABLE FUNDS**

Description	Current	Subsequent Years				
	Fiscal Year	Projections				
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
Sales tax .28% revenue	\$ 7,560,000	\$ 8,260,000	\$ 7,560,000	\$ 7,560,000	\$ 7,560,000	\$ 7,560,000
2016 Sales tax .25% revenue	1,687,500	1,843,750	1,812,500	1,750,000	1,750,000	1,750,000
Hotel Occupancy Tax	816,000	832,200	848,844	865,821	883,137	900,800
Riverboat gaming tax available for Capital Projects	5,406,000	5,300,000	5,512,000	5,594,680	5,678,600	5,763,779
Interest earnings	125,000	150,000	125,000	150,000	175,000	200,000
Wastewater Fund transfer	2,000,000	3,000,000	2,000,000	3,000,000	2,000,000	3,000,000
General Fund transfer	1,250,000	2,000,000	1,500,000	2,000,000	2,000,000	2,500,000
Capital Improvement Fee - water/wastewater fee	1,060,900	1,092,727	1,125,509	1,159,274	1,194,052	1,241,814
Water Fund	750,000	-	500,000	1,000,000	1,500,000	2,000,000
Civic Center Capital Fund	250,000	-	250,000	-	250,000	-
Recreation Fund Transfer	150,000	200,000	200,000	-	-	-
Community Development Block Grant Funds	325,000	325,000	325,000	325,000	325,000	325,000
LA - Video Poker revenue	500,000	500,000	500,000	500,000	500,000	500,000
American Rescue Plan Act	-	8,320,491	-	-	-	-
Transit Fund Balance	73,500	-	-	-	-	-
LA Capital Outlay Funds	3,715,000	11,775,000	-	-	-	-
Safe Routes to School Grant	-	-	-	-	-	-
Parish Transportation Fund	1,555,200	1,555,200	-	-	1,166,400	-
Calcasieu Parish Police Jury	1,000,000	-	-	-	-	-
Donations and other miscellaneous revenue	180,000	-	-	-	-	-
HMGP	2,800,000	6,750,000				
Office of Community Development DR Grant	5,000,000	5,000,000				
Federal HUD Disaster Grant	7,600,000	7,600,000				
Water Sector Fund	15,000,000	10,000,000	5,000,000			
Loan Proceeds Department of Health & Hospitals	10,000,000	5,000,000	5,000,000	-	-	-
LC Rebound - Bond	2,500,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Loan Proceeds-Dept Environment Quality loan	5,000,000	9,000,000	8,000,000	-	10,000,000	10,000,000
Loan Proceeds - Drainage Initiative	5,000,000	10,000,000	5,000,000	-	-	-
Total	<u>\$ 81,304,100</u>	<u>\$ 108,504,368</u>	<u>\$ 55,258,853</u>	<u>\$ 33,904,775</u>	<u>\$ 44,982,190</u>	<u>\$ 45,741,394</u>

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY24-25 through FY28-29 Asphalt Overlay Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing Program - \$1,500,000				
Ongoing	\$1,500,000	Ongoing: Asphalt Overlay Program		
Ongoing	\$350,000	50% Cost Share with Calcasieu Parish	Parish Limits	City Limits
Ongoing	\$250,000	Pujo	Lakeshore	Louisiana Ave
A	\$360,000	North Railroad Avenue	1st Avenue	Bilbo
A	\$256,000	N. Grace	Opelousas Street	S. to Dead End
A	\$250,000	Preventive maintenance of asphalt streets		
A	\$168,000	North Railroad Avenue	Kirkman Street	Hodges Street
A	\$108,000	S. Prien Lake Road	Country Club	Dead End
A	\$105,000	Taimer Lane	Country Club	Dead End
A	\$104,000	Country Club Court	Country Club	S to Dead End
A	\$102,560	Clarinda Street	I-10 Service Road	North Cherry Street
A	\$84,000	Donateil Street	Carney Street	South to Dead End
A	\$84,000	South Pack Road	Dead End	Dead End
A	\$80,800	St. Dizier Street	North Bilbo Street	East to Dead End
A	\$77,600	Maynard Street	I-10 Service Road	North Cherry Street
A	\$68,000	Bayou Road	Sale Road	Orchard Drive
A	\$66,000	North Lincoln Street	Channel Street	North to Dead End
A	\$56,000	Sally Mae Street	Cessford Street	Commercial Street
A	\$54,880	Spencer Street	Clarinda Street	Jackson Street
A	\$52,400	Jackson Street	North Booker Street	North Cherry Street
A	\$42,000	Mayo Street	Griffin Street	Dead End
A	\$42,000	Wendell Street	Griffin Street	Dead End
A	\$40,950	Macy Street	N. Ford Street	Kirkman Street

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
A	\$40,950	Macy Street	N. Hodges Street	N. Moss Street
A	\$36,000	N. Railroad Avenue	Kirkman Street	N. Franklin Street
A	\$32,000	Guinn Street	Cathy Street	Carney Street
A	\$30,800	Bryant Court	3rd Avenue	West to Dead End
A	\$28,000	Carney Street	Guinn Street	Donateil Street
A	\$26,400	Dewey Street	North Junior Street	North Booker Street
A	\$18,000	North Booker Street	Ray Street	Theriot Street
A	\$12,000	Junior Street	Commercial Street	North to Dead End
B	\$2,000,000	River Road - Phase 2	Phase 1	End
B	\$250,000	Plant B/C WW - overlay interior roads		
B	\$192,000	Tallow Wood Drive N and S	Nelson Road	Nelson Road
B	\$176,000	N. Franklin Street	Gieffers Street	N. Railroad Avenue
B	\$144,000	Pear Street	Commercial Street	Gieffers Street
B	\$120,000	Common Street	Kirby Street	Cleveland
B	\$107,600	Benoit Road (Parish Participation)	South Prien Lake Road	Ogea Road
B	\$85,000	Marine Street	Shell Beach Drive	Sallier Street
B	\$85,000	Gill	Lakeshore	Ryan Street
B	\$64,320	9th Avenue	3rd Street North	Dead End
B	\$62,400	Rogers Street	Country Club	Dead End
B	\$48,720	N. Lincoln Street	Channel Street	Dead End
B	\$22,947	Franklin Street	Gieffers Street	St. John Street
B	\$21,600	Prater Street	Cline Street	Elder Street
C	\$249,600	Mill Street	Enterprise	Hodges
C	\$70,240	Booker Street	Opelousas Street	Jackson Street
C	\$55,000	Plant B/C WW - parking for employees		
C	\$34,000	Powell Lane	City Limits	Dead End

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
C	\$24,000	Van Street	Powell Lane	Dead End
C	\$14,240	Brown Street	Powell Lane	Dead End

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY24-25 through FY28-29 Street and Road Improvement Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signals	Overlay
Ongoing	\$25,000,000	Reconstruction - Arteries and Collectors *	Citywide		x		x		x	x	x	x	
Ongoing	\$30,000,000	W. Prien Lake Road (Parish Participation) *	Cove Lane	Ihles Road	x				x		x	x	
Ongoing	\$17,000,000	Sallier Street *	Broad	12th			x		x	x	x	x	
Ongoing	\$8,900,000	Enterprise Boulevard Overlay *	Kirkman Street on Contraband Bayou				x		x		x		
Ongoing	\$2,500,000	Reconstruction - 18th Street	Lake Street	Creole Street			x						
Ongoing	\$2,400,000	Bridge: Kirkman Street Rebuild	Citywide				x						
Ongoing	\$2,000,000	Bridge: 18th Street Rebuild *	Citywide				x						
Ongoing	\$1,740,000	6th Avenue	Citywide				x		x		x		
Ongoing	\$1,250,000	Ongoing: Citywide street striping	Intersection										
Ongoing	\$750,000	Ongoing: Citywide misc. Intersection Improvements	Hwy 171	Goos Boulevard	x		x			x			
Ongoing	\$400,000	Sally Mae Street (Phase II - East Side)	Sallier Street	Shell Beach Drive				x	x				x
Ongoing	\$120,000	Install left turn lane (WB) on Power Centre Parkway at Highway 14	Kirkman Street	Hodges Street						x			
Ongoing	\$75,000	Ongoing: Citywide striping - bike paths	Kirkman Street	Bank Street							x		
Ongoing	\$75,000	Intersection Improvement Study	Kirby Street	Clarence Street						x			
A	\$1,750,000	Bridge: Shell Beach Drive Rebuild											
A	\$1,500,000	Reconstruction - Ford Street	Division	Pine			x						
A	\$750,000	Install right-turn lane on Southpark Drive	McNeese Street		x					x		x	
A	\$675,000	Clement Street	Reid Street	Louisiana Street			x						
A	\$502,500	West Common	7th Street	East Street			x						
A	\$500,000	Church Street Bridge Repairs											

Ongoing: Design, bid, or construction
A-1st or 2nd year
B-3rd to 5th year
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D-contingent on external funding
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CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signals	Overlay
A	\$500,000	Opelousas Street @ Bank Street	Intersection							x			
A	\$300,000	Misc. Bridge Replacements and Repairs					x						
AD	\$4,000,000	Southpark Roundabout @ Red Davis McCollister								x			
AD	\$4,000,000	Ryan Street at Sallier/12th Street	Intersection							x		x	
AD	\$2,500,000	Bridge: Louisiana Avenue Rebuild	Louisiana Avenue @ Contraband Bayou				x						
AD	\$2,400,000	Bridge: Henderson Bayou Road Rebuild	Henderson Bayou Bridge				x						
B	\$4,125,000	Shell Beach Drive	Lake Street	West to Dead End				x	x				
B	\$3,500,000	Sale Road	Ryan	Common Street			x						
B	\$2,400,000	Barbe Street	Sallier Street	Shell Beach Drive			x		x				x
B	\$2,100,000	Hodges Street	12th Street	Alamo Street			x		x				
B	\$1,516,275	Orchid Street	4th Avenue	7th Avenue			x						
B	\$1,512,000	North Adams Street	North Woodard Street	Medora Street				x	x		x		x
B	\$1,008,000	North Lyons Street	St. John	Jackson				x	x		x		x
B	\$1,000,000	N. Lyons Street	Jackson	Opelousas				x	x				x
B	\$882,000	Mary Street	Highway 171	East to Dead End				x	x		x		x
B	\$805,000	Mill Street	Kirkman Street	Hodges Street			x						
B	\$800,000	Opelousas Street	Kirkman Street	Bank Street			x		x				
B	\$800,000	Reid Street	Kirby Street	Clarence Street									
B	\$792,000	Mary Street	Graham Street	Highway 171				x	x		x		x
B	\$765,063	1st Avenue	See Street	Dead End			x						
B	\$755,550	14th Street	5th Avenue	7th Avenue			x						
B	\$750,000	Lakeshore Drive @ Broad Intersection Improvements								x			

Ongoing: Design, bid, or construction
A-1st or 2nd year
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CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signals	Overlay
B	\$738,875	18th Street	4th Avenue	7th Avenue			x						
B	\$721,240	Hagan Street	Highway 171/MLK	Graham Street	x			x	x				
B	\$715,000	Install street lights on Nelson Road extension bridge											
B	\$685,975	10th Street	Common Street	Bilbo Street			x		x				
B	\$540,000	North Grace Street	Medora	Poe				x	x		x		
B	\$508,875	Drew Street	Kirkman Street	Moss Street			x						
B	\$500,000	Install right-turn lane on Sale Road at Nelson	Intersection							x			
B	\$433,800	N. Grace Street	Medora	Poe				x	x				
B	\$403,800	Commercial Street	Lincoln Street	N. Malcolm Street				x	x				
B	\$316,250	10th Street	Hodges Street	Bilbo Street			x		x				
B	\$134,000	Ann St connection to I-10 service road	Intersection			x				x			
BD	\$15,000,000	Reconstruction - Kirkman Street	Prien Lake Road	Broad Street			x		x				
BD	\$14,010,450	E. Prien Lake	Ryan Street	Hwy 14			x		x	x	x		
BD	\$12,000,000	W. Prien Lake Road Widening	Cove Lane	Nelson	x		x	x	x	x	x		
BD	\$12,000,000	Ihles Road (Parish Participation)			x	x			x	x	x		
BD	\$6,348,000	Enterprise Boulevard Reconstruction	12th Street	Prien Lake Road			x		x		x		
BD	\$6,075,000	Ernest Street	Sale Road	18th Street			x		x				
BD	\$2,512,750	Lakeshore Drive	Clarence Street	Broad Street			x		x		x		
BD	\$2,010,000	4th Avenue	6th Street	Broad Street			x						
BD	\$1,000,000	Bridge: W. Sale Road Rehabilitation	East Fork of Contraband Bayou				x						
C	\$9,315,000	Reconstruction - 5th Avenue	McNeese Street	Prien Lake Road			x		x		x		
C	\$9,200,000	Reconstruction - Louisiana Avenue	McNeese Street	Prien Lake Road			x		x		x		

Ongoing: Design, bid, or construction
A-1st or 2nd year
B-3rd to 5th year
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CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signals	Overlay
C	\$8,372,000	Reconstruction - Prien Lake Road	Kirkman Street	5th Avenue			x		x		x		
C	\$6,060,000	Reconstruction - Common Street	Prien Lake	Kirby			x		x		x		
C	\$1,800,000	Reconstruction - 18th Street	Ryan Street	Creole Street			x		x		x		

Ongoing: Design, bid, or construction
A-1st or 2nd year
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CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY24-25 through FY28-29 Water and Wastewater Projects

CIP Category	Estimated Project Cost	Project
Water Projects		
Ongoing	\$40,000,000	SE - New 6.0 MGD Water Plant *
Ongoing	\$12,000,000	SE - New 6.0 MGD Water Plant Distribution Lines *
Ongoing	\$5,000,000	GW - Convert to 480 volt power
Ongoing	\$2,000,000	Ongoing: Citywide Water System Improvements
Ongoing	\$1,300,000	SW WTP - Replace backup generator and ATS *
Ongoing	\$1,100,000	Water - Ham Reid Waterline
Ongoing	\$1,000,000	GW - Chemical feed system improvements*
Ongoing	\$1,000,000	SW - Chemical feed system improvements*
Ongoing	\$1,000,000	Upgrade electrical equipment at plants
Ongoing	\$1,000,000	CH/CE - Overhaul filter media beds
Ongoing	\$500,000	Ongoing - Extend Water Services
Ongoing	\$300,000	Repair water main at Hwy 14 and Prien Lake Road
Ongoing	\$200,000	Upgrade Water Systems' SCADA System
A	\$1,500,000	GW - Transmission Lines Phase II
A	\$1,250,000	SW - Replace water well
A	\$1,000,000	CW - Overhaul filter media beds
A	\$1,000,000	McN - Overhaul filter media beds
A	\$400,000	GW - Install new Distribution office building and facilities
A	\$200,000	Water - Country Club Waterline
AD	\$570,000	Extend water to parish area along Big Lake Road, Lafanette Area, and Nelson
B	\$2,000,000	Corb - New Corbina Plant Waterlines
B	\$1,650,000	CH - Install new Water Tower
B	\$1,500,000	Upgrade water service lines in Henry Heights area (Harvard, Center, Auburn)

Ongoing: Design, bid, or construction
A-1st or 2nd year
B-3rd to 5th year
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CIP Category	Estimated Project Cost	Project
B	\$1,500,000	Upgrade water service lines in Enterprise area (9th, 10th, 11th: 1st Ave to Kirkman)
B	\$600,000	GW - Backwash recovery system improvements
B	\$600,000	SW - Backwash recovery system improvements
B	\$450,000	GW - Demolition of abandoned clearwell and HSPS
BD	\$16,030,000	Corb - New Corbina Road Water Plant
BD	\$5,000,000	Water - Assume Port of LC Water Tower
BD	\$3,300,000	Water - New Tower on Ham Reid Road
BD	\$2,590,000	McN - Install Water Tower
BD	\$1,500,000	W. Prien Lake and Sallier Water Loop
BD	\$700,000	Water - Big Lake Waterline
C	\$2,000,000	SW - Relocate Elevated Storage Tank
C	\$650,000	GW - Chlorine Containment
C	\$650,000	Center - Chlorine Containment
C	\$500,000	Install alternate water supply to River Road
C	\$220,000	CH - Demo plant and tower
C	\$210,000	McN - Enlarge lines to new water tower
C	\$200,000	CW - Demo Plant
C	\$100,000	CE - Demo Plant
CD	\$15,000,000	Expansion of Southwest Water Treatment Plant from 20 MGD to 27 MGD
Wastewater Projects		
Ongoing	\$28,000,000	Install Southern Loop WW extension *
Ongoing	\$11,000,000	Plant A Service Area - Trunk line Lining *
Ongoing	\$8,000,000	Plant B/C - Solids Processing Facility *
Ongoing	\$3,300,000	Sarver Street LS: rebuild/expand *
Ongoing	\$3,000,000	Plant A Service Area - Upgrade electrical service to lift stations *
Ongoing	\$2,600,000	Plant D - Chlorine Retrofit *

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project
Ongoing	\$2,500,000	Ongoing: Plant A Basin Rehabilitation
Ongoing	\$2,500,000	University Place Basins: sewer line rehabs
Ongoing	\$2,500,000	Hollyhill Sewer Lift Station Rebuild *
Ongoing	\$2,200,000	Morganfield lift station upgrade
Ongoing	\$1,850,000	Lift Stations - Backup Power Generators *
Ongoing	\$1,500,000	18th Street - Line sewerage trunk lining
Ongoing	\$1,400,000	Esplanade LS: re-build/expand
Ongoing	\$1,000,000	Ongoing: Citywide sewer collection rehab
Ongoing	\$500,000	Ongoing: Extend Sewer Services
A	\$1,340,000	Lake Street - Line sewerage trunk
A	\$1,000,000	Event Center Sewer Upgrades
A	\$790,000	Graywood Parkway Sanitary Sewer Extension
B	\$5,000,000	Chennault Sewage Diversion
B	\$5,000,000	Reroute Chennault and Broad Street lift stations to Southern Loop
B	\$3,000,000	East Prien Lake Road: Upgrade
B	\$1,000,000	Install sewerage: along Country Club Road
B	\$250,000	Plant B/C - Equipment Storage Building
BD	\$85,000,000	Plant A - Rebuild Plant to new standards
BD	\$750,000	Timberly Terrace sewage improvements
C	\$1,000,000	Install sewerage in Westridge Subdivision
C	\$1,000,000	Install sewerage in Lafanette Road area
C	\$600,000	Extend sewerage to west end Lisle Peters
C	\$275,000	Install sewerage in Kara Bay subdivision
C	\$150,000	Install sewerage in Turnberry, Fairway Lane area
CD	\$35,000,000	Plant D - Expansion

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project
CD	\$10,000,000	Sewerage transport line extensions and capacity increases
CD	\$1,500,000	Reroute force main from Ryan Street to Front Street
Water/Wastewater Projects		
AD	\$1,100,000	W. Prien Lake Road Lift Station and Wastewater/Water Extension
B	\$2,500,000	Extend water and sewerage to LNG area
C	\$260,000	Adrienne Lane - Install water and sewerage

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

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY24-25 through FY28-29 Drainage Improvement Projects

CIP Category	Estimated Project Cost	Project
Ongoing	\$1,000,000	Ongoing: Citywide CCTV work on stormwater drains
Ongoing	\$3,125,000	6th Street Drainage, Morgan, Shaw, and Grien
Ongoing	\$7,500,000	Drainage Rehabilitation
Ongoing	\$1,000,000	Ongoing: Citywide misc. drainage improvements
Ongoing	\$750,000	Meadow Lane and Summerdale Alley Drainage Study
Ongoing	\$650,240	Inspection and Cleaning of Drainage Lines - Zone 12
Ongoing	\$548,880	Inspection and Cleaning of Drainage Lines - Zone 9
Ongoing	\$500,000	Ongoing: Citywide Ditch and Drainage Lateral Maintenance
Ongoing	\$500,000	Ongoing: Detention Ponds, Drainage Initiatives
Ongoing	\$500,000	Ongoing - Detention Pond Maintenance
Ongoing	\$458,800	Drainage rehab - E. Prien Lake Road and 5th Avenue Area
Ongoing	\$450,000	Legendre Street Drainage Phase 3
Ongoing	\$440,500	Drainage rehab - Prien Lake Road Phase 2
Ongoing	\$416,100	Drainage rehab - Elm Street
Ongoing	\$416,100	Drainage rehab - Lake and Sallier Street
Ongoing	\$414,200	Drainage rehab - 5th Avenue, Bancroft Street, and Alameda Street
Ongoing	\$300,000	Goos Blvd and Mill Street Drainage Study
Ongoing	\$275,000	Improve drainage on River Lane
Ongoing	\$259,000	Drainage rehab - Sale and Hodges Street Area
Ongoing	\$223,700	Drainage rehab - Miscellaneous Outfalls
Ongoing	\$213,100	Drainage rehab - Ford at 6th Street Outfalls
Ongoing	\$150,000	Outfall Improvements for Henderson Bayou near Prien Lake Road (\$50k City)
Ongoing	\$126,200	Drainage rehab - Terrace Subdivision
Ongoing	\$125,000	Drainage rehab - Belden Street South of Broad
Ongoing	\$100,000	BRIC Drainage Study
Ongoing	\$97,000	Drainage rehab - Sale and Ernest Area
Ongoing	\$74,000	Drainage rehab - Deaton Street
Ongoing	\$62,300	Drainage rehab - Alamo and Common Street Area
Ongoing	\$59,600	Drainage rehab - Opelousas and Jackson Street Area
A	\$250,000	Rose and Tulip Drainage
A	\$890,600	Drainage rehab - Ford at 6th Street
A	\$400,000	Kirkman Street Drainage Outfall Study and Repairs

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project
A	\$400,000	Opelousas Outfall
A	\$400,000	W. Oak Lane Drainage Phase 2
A	\$371,800	Enterprise Blvd Drainage - Phase 2
A	\$200,000	Barbe Street Drainage Rehabilitation
A	\$21,500	Drainage rehab - Liles Peters Road
AD	\$870,000	Muirfield Drive Drainage Phase 2
B	\$750,000	Prien Lake Road Drainage Improvements
B	\$750,000	E and W Roosevelt Drainage Improvements
B	\$750,000	Legendre Street Drainage Improvements
B	\$750,000	Cactus Drive
B	\$350,000	Michael Debakey Drive at Griffith Coulee lateral crossing
B	\$321,100	Enterprise Blvd Drainage - Phase 3
B	\$150,000	Install catch basins at Touchy and Lake Street
BD	\$750,000	Repair Missouri-Pacific Lateral Erosion
C	\$2,357,500	3rd Avenue and 2nd Street - 11th Street
C	\$1,600,800	3rd Street
C	\$250,000	7th Avenue

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN**

FY24-25 through FY28-29 Downtown, Civic Center, Lakefront, Beautification, Quality of Life Projects

CIP Category	Estimated Project Cost	Project
Ongoing	\$2,600,000	Lakefront Boardwalk Phase 2 *
Ongoing	\$4,500,000	Downtown Streetscaping - Broad Street
Ongoing	\$2,000,000	Event Center Improvements
Ongoing	\$2,000,000	Lakefront and Downtown Improvements
A	\$1,687,500	Arena 1st Floor Locker Rooms with Shower
A	\$1,500,000	Arena 1st Floor Green Room
A	\$400,000	Extend fiber along Lakefront Boardwalk (North Beach Area)
A	\$350,000	Christmas lighting for Downtown
A	\$350,000	Lakefront Signage
A	\$250,000	Upgrade Rosa Hart Theatre lighting to LED
A	\$250,000	Streetscape around City Hall
A	\$250,000	Downtown Streetscaping - Bollards
AD	\$4,000,000	Lakefront Boardwalk Phase 3
B	\$4,000,000	Additional Downtown Streetscaping Projects
B	\$3,300,000	Event Center Westside Festival Plaza -Bord du Lac Blvd.
B	\$750,000	Lakeshore Drive Traffic Calming (Phase 1): Re-striping, signals
B	\$100,000	Landscaping - Median at University streets
BD	\$25,000,000	Bayou Greenbelt
BD	\$8,500,000	Event Center - Exterior Improvements
BD	\$4,950,000	Exhibit Hall - Renovated Meeting Spaces/Storage
BD	\$4,500,000	Downtown Streetscaping - Ryan Street
BD	\$3,960,000	Arena 1st Floor Renovated Concourse with Food/Beverage

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project
BD	\$3,780,000	Arena 2nd Floor Renovated Concourse with Food/Beverage
BD	\$3,300,000	Exhibit Hall - Renovated Hall Entrance and Lobby
BD	\$3,000,000	Downtown Streetscaping - Kirby Street
BD	\$2,835,000	Exhibit Hall - Renovated Administrative Offices/Storage
BD	\$2,000,000	Chennault Water Extension
BD	\$1,500,000	Raise Elevation on Pinnacle Tract
BD	\$1,100,000	Chennault Infrastructure Contribution
BD	\$750,000	Marina at Parking Garage
BD	\$400,000	Community Incubator in NLC
C	\$2,200,000	Lakeshore Drive Traffic Calming (Phase 2): Beautification - medians, turn lanes, lights
C	\$500,000	Event Center Eastside Entrance - lighting, landscaping, fountain upgrade, irrigation
CD	\$30,000,000	Multipurposed Parking Garages Downtown
CD	\$20,000,000	New 3 Story Façade with Lakeside Arena Entrance and Lobby
CD	\$20,000,000	New 3 Story Façade with Streetside Arena Entrance and Lobby

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY24-25 through FY28-29 Pedestrian and Misc. Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Trail and Sidewalk Projects				
Ongoing	\$1,200,000	Ongoing: Sidewalks new construction - citywide		
Ongoing	\$600,000	Lisle Peters Road sidewalks - Phase 2	E. St. Charles	west to end of road
Ongoing	\$500,000	Power Center Sidewalks	Hwy 14	E. Prien
Ongoing	\$400,000	Ongoing: Sidewalk repairs - citywide		
Ongoing	\$350,000	Safe Routes Program - Barbe Elementary	Barbe Elementary	Creole Street
Ongoing	\$350,000	E. McNeese Street (North Side)		
Ongoing	\$321,480	Kirkman St West Side	Prien Lake	Walters St
Ongoing	\$308,595	Lake Street	Country Club Road South (east side)	Windsor Court
Ongoing	\$50,000	Ongoing: Install, restripe street pedestrian crossings		
A	\$5,000,000	W. Prien Lake Road Pedestrian Bridge	Lake	Contraband Parkway
A	\$200,000	Pedestrian Crossings - Kirkman, Misc Streets		
A	\$138,150	Alamo Street North Side	Common Street	Enterprise Boulevard
A	\$130,050	Crestwood Street East Side	Overhill Drive	Avalon Street
A	\$90,000	Barbe Street West Side	Sallier Street	Barbe Court
A	\$87,750	Charvais Drive East Side	Sallier Street	Dead End
A	\$84,375	Beauregard Street West Side	Greenway Street	Overhill Drive
A	\$83,250	Weaver Road West Side	Sale Road	Stoneybrook Lane
A	\$52,650	12th Street South Side	Gerstner Memorial Drive	Russell Street
A	\$50,400	Hillcrest Drive South Side	Russell Street	Dead End
A	\$35,325	Overhill Drive North Side	Beauregard Street	East Central Parkway
A	\$35,100	Western Street West Side	Michael Debakey Drive	Sallier Street
A	\$30,375	Lee Street West Side	Vanessa Avenue	Jefferson Drive

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

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
A	\$22,947	Fruge St. South Side	Malcolm St	Hwy 14
A	\$20,250	Contour Street North Side	East Parkway	Common Street
A	\$13,578	VE Washington Ave West Side	I-10 Service Road	Belden St
A	\$13,500	Avalon Street East Side	Archwood Street	Greenway Street
B	\$800,000	W. McNeese Street Drainage and Sidewalks - S. Side	Weaver	Nelson
B	\$500,000	Church Street Bridge		
B	\$160,200	1st Avenue West Side	Oak Park Boulevard	12th Street
B	\$120,150	Vanessa Avenue North Side	Crestwood Street	Dead End
B	\$112,500	East Central Parkway East Side	University Drive	University Park
B	\$105,750	Locke Lane East Side	Henderson Bayou Road	West Prien Lake Road
B	\$105,750	Common Street West Side	12th Street	17th Street
B	\$67,500	Barbe Street East Side	Shell Beach Drive	Sallier Street
B	\$55,125	Henderson Bayou Road North Side	Henderson Bayou Bridge	West Prien Lake Road
B	\$50,850	Texas Street West Side	Arkansas Street	Buddy Prejean Park
B	\$46,125	Mignonette Lane South Side	Nelson Road	Alma Lane
B	\$44,100	Henderson Bayou Road South Side	Locke Lane	Henderson Bayou Bridge
B	\$36,000	Kennedy Street West Side	Michael Debakey Drive	Sallier Street
B	\$33,750	Dolby Street North Side	Jefferson Drive	East Parkway
B	\$32,400	Clooney Street West Side	Louie Street	Rosalie Street
B	\$31,050	Brentwood Avenue East Side	Illinois Street	Dead End
B	\$31,050	Briarfield Lane West Side	Illinois Street	Dead End
B	\$31,050	West Walton Street East Side	Illinois Street	South Walton Street
B	\$29,700	Ohio Street North Side	Arkansas Street	Texas Street
B	\$12,375	Blossom Lane East Side	East Greenway Street	Dead End

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

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
BD	\$31,050	Fourden Lane West Side	Illinois Street	South Walton Street
C	\$175,500	Greenway Street South Side	East Central Parkway	Dead End
C	\$120,600	West Parkway West Side	McNeese Street	Dolby Street
C	\$72,000	Morningside Drive North Side	East Central Parkway	Jefferson Drive
C	\$47,700	Heather Street North Side	Crestwood Street	East Central Parkway
C	\$44,550	Petticoat Lane East Side	Jefferson Drive	Dolby Street
C	\$44,100	Alma Lane West Side	Sale Road	Mignonette Lane
C	\$31,050	East Walton Street West Side	Illinois Street	South Walton Street
C	\$24,750	Briartrail Drive West Side	Hillcrest Drive	Dead End
CD	\$45,000	East Parkway East Side	McNeese Street	Contour Street
CD	\$23,400	South Walton Street North Side	East Walton Street	West Walton Street
Misc. Projects				
Ongoing	\$100,000	Transit Passenger Shelters		
CD	\$100,000,000	Phased Underground Infrastructure Plan		
CD	\$5,000,000	Upgrade Street Network to Create Campus Environment at Sowela		

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

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY24-25 through FY28-29 Recreation Projects

CIP Category	Estimated Project Cost	Project
Ongoing	\$3,050,000	Purple Heart Gym Repair
Ongoing	\$1,400,000	North Beach - Replace Restrooms and Lighting
Ongoing	\$600,000	New park near Anita Drive, partner with Ward 3 and Housing Authority *
Ongoing	\$550,000	Lock Park Restrooms
Ongoing	\$500,000	Riverside Park Erosion
Ongoing	\$450,000	Ongoing: Recreation facility renovations & improvements
Ongoing	\$83,000	Partners in Parks
A	\$1,180,000	North Beach Walking Path and Sand Regrade
A	\$1,080,000	North Beach Lights/Parking Lot Improvements
A	\$800,000	OD Johnson Complex Land Purchase for Parking Expansion
A	\$350,000	Mallard Golf 12 Bay Hitting Area
A	\$300,000	Central School Auditorium Improvements
A	\$300,000	Buddy Prejean Concession Stand Redesign
A	\$250,000	Goosport Splash Pad Redesign
A	\$250,000	Drew Park Walking Path Resurfacing and Parking
A	\$150,000	Buddy Prejean Decorative Fencing Around Fields
A	\$100,000	Mallard Golf Club Cart Barn Extension
A	\$90,000	Goosport Parking Improvements/Additions
A	\$60,000	Drew Park Parking Expansion
A	\$60,000	College Oaks Parking Lot Expansion and Redesign
A	\$45,000	Mallard Courtyard Expansion
AD	\$1,500,000	Ballfield Fencing, Canopies, Lighting

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project
AD	\$750,000	Anita Park - Community Center Expansion
B	\$950,000	North Beach Improvements (sand)
B	\$500,000	Bord du Lac Enhancements
B	\$500,000	Buddy Prejean Concrete Removal and Flat Field
B	\$450,000	Mallard Golf Club Coaching Facility
B	\$300,000	Hillcrest Football Field and Parking Lot Expansion
B	\$200,000	Veteran's Memorial Park - Brick Pavers
B	\$200,000	Buddy Prejean Bike Park Path
B	\$100,000	Central School Parking Expansion
B	\$100,000	Veteran's Memorial Park Grounds Upgrades
B	\$100,000	Lock Park Parking Lot Expansion
B	\$75,000	General Moore Park - Install new restrooms
B	\$42,400	Tuten Park - overlay parking lot
BD	\$1,500,000	New Park - Lake @ 18th
BD	\$500,000	North Beach Amenities
BD	\$100,000	Penn Street Kayak Launch
C	\$1,500,000	Riverside Bird Observatory Path
C	\$650,000	Goosport Swimming Pool
C	\$620,000	Tuten Park Walking Path Upgrades and Pond Expansion
C	\$400,000	OD Johnson Complex Playground Build
C	\$360,000	Henry Heights Concession Stand and Bathroom Redesign
C	\$270,000	Penn/Lake HUD Kayak Launch
C	\$250,000	Riverside Rec Center - outdoor deck
C	\$240,000	Nellie Lutchter Annex Community Pavillion

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

CIP Category	Estimated Project Cost	Project
C	\$120,000	Columbus Circle Basketball Court and Pavillion
C	\$120,000	Grace Medora Basketball Pavillion
C	\$100,000	OD Johnson Complex Overhead Safety Netting

FY23-24 through FY27-28 City Buildings, Fire, Police

CIP Category	Estimated Project Cost	Project
Ongoing	\$25,000,000	Public Works Complex Rebuild and Relocation *
Ongoing	\$16,000,000	New Fire Training Facility *
Ongoing	\$5,200,500	Police Annex *
Ongoing	\$3,100,400	Police Swat Building *
Ongoing	\$1,500,000	Ongoing: Fire equipment purchases
Ongoing	\$1,500,000	Repair Warning Sirens *
Ongoing	\$1,000,000	Ongoing City technology upgrades
Ongoing	\$1,000,000	Office Furniture - Annex, SWAT, Public Works, Fire Training
Ongoing	\$250,000	Misc. Fire Station Improvements
Ongoing	\$250,000	Misc. City Hall Improvements
Ongoing	\$250,000	Ongoing: Public Works complex improvements
A	\$2,250,000	Fire Station - Morganfield
A	\$150,000	Transit Surveillance and Security Equipment
B	\$2,250,000	Fire Station - Ham Reid Road
B	\$1,700,000	Fire Station Expansion - Enterprise Blvd
B	\$750,000	Replace City Hall Elevators
B	\$450,000	Records Storage Facility - Police
C	\$2,500,000	Fire station - NLC + Land
C	\$2,250,000	Fire station - Southpark area
C	\$250,000	Purchase new fire station site on Hwy 171

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY24-25 through FY28-29 Bond Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing	\$50,000,000	Country Club Road (City \$15M)*	Ihles Road	Lake Street
Ongoing	\$30,000,000	Enterprise Boulevard (complete extension)		
Ongoing	\$26,000,000	Lakefront Amphitheatre and Millennium Park Upgrades *		
Ongoing	\$26,000,000	W. Sallier and 12th Street Reconstruction*	Lake	Enterprise
Ongoing	\$14,000,000	Highway 14 Beautification (City 4M) *	Power Center Parkway	Hwy 90
Ongoing	\$12,000,000	Sale Road Reconstruction *	Lake	Ryan
Ongoing	\$10,000,000	Park Upgrades (Riverside, Lock, Veterans Memorial Park, 9/11 Memorial, Mary Belle Williams, College Oaks, Huber Park Rec Center, Weaver Park Ballfields) *		
Ongoing	\$10,000,000	Nellie Lutcher Parkway Streetscape*	Broad	Pryce
Ongoing	\$5,000,000	Riverside Park Connection to Prien Lake Park *	Riverside Park	Downtown LC
Ongoing	\$4,000,000	Ryan Street Beautification *	Sallier Street	I-210
Ongoing	\$4,000,000	Prien Lake Road Streetscape*	Ryan	Hwy 14
Ongoing	\$3,000,000	Flight School at Sowela *		
Ongoing	\$2,750,000	Two Youth Centers *		
Ongoing	\$2,500,000	Upgrades to Region 5 STEM Center *		
Ongoing	\$2,500,000	Citywide Sidewalk and Median Repairs *	Citywide	
Ongoing	\$2,000,000	Dormitory for unhoused population *		
Ongoing	\$1,000,000	Mid-City Enterprise Beautification *	W. Prien	12th Street
Ongoing	\$1,000,000	Mid-City 5th Avenue Beautification*	W. Prien	12th Street
Ongoing	\$1,000,000	Louisiana Avenue / Enterprise Boulevard Intersection Improvements *		
Ongoing	\$500,000	3D Projection Mapping *		
Ongoing	\$250,000	Kayak and Walking Park	Hollyhill Road	S. of Sale Road

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

**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN**

FY24-25 through FY28-29 Major Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
CD	\$100,000,000	Phased Underground Infrastructure Plan		
Ongoing	\$50,000,000	Country Club Road (City \$15M)*	Ihles Road	Lake Street
Ongoing	\$40,000,000	Enterprise Boulevard (complete extension)		
Ongoing	\$40,000,000	SE - New 6.0 MGD Water Plant *		
Ongoing	\$30,000,000	W. Prien Lake Road (Parish Participation) *	Cove Lane	Ihles Road
Ongoing	\$28,000,000	Install Southern Loop WW extension *		
Ongoing	\$26,000,000	Lakefront Amphitheatre and Millennium Park Upgrades *		
Ongoing	\$26,000,000	W. Sallier and 12th Street Reconstruction*	Lake	Enterprise
Ongoing	\$25,000,000	Reconstruction - Arteries and Collectors *	Citywide	
Ongoing	\$25,000,000	Public Works Complex Rebuild and Relocation *		
Ongoing	\$17,000,000	Sallier Street *	Broad	12th
Ongoing	\$16,000,000	New Fire Training Facility *		
Ongoing	\$14,000,000	Highway 14 Beautification (City 4M) *	Power Center Parkway	Hwy 90
Ongoing	\$12,000,000	SE - New 6.0 MGD Water Plant Distribution Lines *		
Ongoing	\$12,000,000	Sale Road Reconstruction *	Lake	Ryan
Ongoing	\$11,000,000	Plant A Service Area - Trunk line Lining *		
Ongoing	\$10,000,000	Park Upgrades (Riverside, Lock, Veterans Memorial Park, 9/11 Memorial, Mary Belle Williams, College Oaks, Huber Park Rec Center, Weaver Park Ballfields) *		
Ongoing	\$10,000,000	Nellie Lutcher Parkway Streetscape*	Broad	Pryce
Ongoing	\$8,900,000	Enterprise Boulevard Overlay *	Kirkman Street on Contraband Bayou	
Ongoing	\$8,000,000	Plant B/C - Solids Processing Facility *		
Ongoing	\$7,500,000	Drainage Rehabilitation		
Ongoing	\$5,200,500	Police Annex *		
Ongoing	\$5,000,000	GW - Convert to 480 volt power		
Ongoing	\$5,000,000	Riverside Park Connection to Prien Lake Park *	Riverside Park	Downtown LC

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing	\$4,500,000	Downtown Streetscaping - Broad Street		
Ongoing	\$4,000,000	Ryan Street Beautification *	Sallier Street	I-210
Ongoing	\$4,000,000	Prien Lake Road Streetscape*	Ryan	Hwy 14
Ongoing	\$3,300,000	Sarver Street LS: rebuild/expand *		
Ongoing	\$3,125,000	6th Street Drainage, Morgan, Shaw, and Grien		
Ongoing	\$3,100,400	Police Swat Building *		
Ongoing	\$3,050,000	Purple Heart Gym Repair		
Ongoing	\$3,000,000	Plant A Service Area - Upgrade electrical service to lift stations *		
Ongoing	\$3,000,000	Flight School at Sowela *		
Ongoing	\$2,750,000	Two Youth Centers *		
Ongoing	\$2,600,000	Plant D - Chlorine Retrofit *		
Ongoing	\$2,600,000	Lakefront Boardwalk Phase 2 *		
Ongoing	\$2,500,000	Reconstruction - 18th Street	Lake Street	Creole Street
Ongoing	\$2,500,000	Ongoing: Plant A Basin Rehabilitation		
Ongoing	\$2,500,000	University Place Basins: sewer line rehabs		
Ongoing	\$2,500,000	Hollyhill Sewer Lift Station Rebuild *		
Ongoing	\$2,500,000	Upgrades to Region 5 STEM Center *		
Ongoing	\$2,500,000	Citywide Sidewalk and Median Repairs *	Citywide	
Ongoing	\$2,400,000	Bridge: Kirkman Street Rebuild	Citywide	
Ongoing	\$2,200,000	Morganfield lift station upgrade		
Ongoing	\$2,000,000	Bridge: 18th Street Rebuild *	Citywide	
Ongoing	\$2,000,000	Ongoing: Citywide Water System Improvements		
Ongoing	\$2,000,000	Event Center Improvements		
Ongoing	\$2,000,000	Lakefront and Downtown Improvements		
Ongoing	\$2,000,000	Dormitory for unhoused population *		
A	\$5,000,000	W. Prien Lake Road Pedestrian Bridge	Lake	Contraband Parkway

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
A	\$2,250,000	Fire Station - Morganfield		
AD	\$4,000,000	Southpark Roundabout @ Red Davis McCollister		
AD	\$4,000,000	Ryan Street at Sallier/12th Street	Intersection	
AD	\$4,000,000	Lakefront Boardwalk Phase 3		
AD	\$2,500,000	Bridge: Louisiana Avenue Rebuild	Louisiana Avenue @ Contraband Bayou	
AD	\$2,400,000	Bridge: Henderson Bayou Road Rebuild	Henderson Bayou Bridge	
B	\$5,000,000	Chennault Sewage Diversion		
B	\$5,000,000	Reroute Chennault and Broad Street lift stations to Southern Loop		
B	\$4,125,000	Shell Beach Drive	Lake Street	West to Dead End
B	\$4,000,000	Additional Downtown Streetscaping Projects		
B	\$3,500,000	Sale Road	Ryan	Common Street
B	\$3,300,000	Event Center Westside Festival Plaza -Bord du Lac Blvd.		
B	\$3,000,000	East Prien Lake Road: Upgrade		
B	\$2,500,000	Extend water and sewerage to LNG area		
B	\$2,400,000	Barbe Street	Sallier Street	Shell Beach Drive
B	\$2,250,000	Fire Station - Ham Reid Road		
B	\$2,100,000	Hodges Street	12th Street	Alamo Street
B	\$2,000,000	River Road - Phase 2	Phase 1	End
B	\$2,000,000	Corb - New Corbina Plant Waterlines		
BD	\$85,000,000	Plant A - Rebuild Plant to new standards		
BD	\$25,000,000	Bayou Greenbelt		
BD	\$16,030,000	Corb - New Corbina Road Water Plant		
BD	\$15,000,000	Reconstruction - Kirkman Street	Prien Lake Road	Broad Street
BD	\$14,010,450	E. Prien Lake	Ryan Street	Hwy 14
BD	\$12,000,000	W. Prien Lake Road Widening	Cove Lane	Nelson
BD	\$12,000,000	Ihles Road (Parish Participation)		

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
BD	\$8,500,000	Event Center - Exterior Improvements		
BD	\$6,348,000	Enterprise Boulevard Reconstruction	12th Street	Prien Lake Road
BD	\$6,075,000	Ernest Street	Sale Road	18th Street
BD	\$5,000,000	Water - Assume Port of LC Water Tower		
BD	\$4,950,000	Exhibit Hall - Renovated Meeting Spaces/Storage		
BD	\$4,500,000	Downtown Streetscaping - Ryan Street		
BD	\$3,960,000	Arena 1st Floor Renovated Concourse with Food/Beverage		
BD	\$3,780,000	Arena 2nd Floor Renovated Concourse with Food/Beverage		
BD	\$3,300,000	Water - New Tower on Ham Reid Road		
BD	\$3,300,000	Exhibit Hall - Renovated Hall Entrance and Lobby		
BD	\$3,000,000	Downtown Streetscaping - Kirby Street		
BD	\$2,835,000	Exhibit Hall - Renovated Administrative Offices/Storage		
BD	\$2,590,000	McN - Install Water Tower		
BD	\$2,512,750	Lakeshore Drive	Clarence Street	Broad Street
BD	\$2,010,000	4th Avenue	6th Street	Broad Street
BD	\$2,000,000	Chennault Water Extension		
C	\$9,315,000	Reconstruction - 5th Avenue	McNeese Street	Prien Lake Road
C	\$9,200,000	Reconstruction - Louisiana Avenue	McNeese Street	Prien Lake Road
C	\$8,372,000	Reconstruction - Prien Lake Road	Kirkman Street	5th Avenue
C	\$6,060,000	Reconstruction - Common Street	Prien Lake	Kirby
C	\$2,500,000	Fire station - NLC + Land		
C	\$2,357,500	3rd Avenue and 2nd Street - 11th Street		
C	\$2,250,000	Fire station - Southpark area		
C	\$2,200,000	Lakeshore Drive Traffic Calming (Phase 2): Beautification - medians, turn lanes, lights		
C	\$2,000,000	SW - Relocate Elevated Storage Tank		
CD	\$100,000,000	Phased Underground Infrastructure Plan		

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
CD	\$35,000,000	Plant D - Expansion		
CD	\$30,000,000	Multipurposed Parking Garages Downtown		
CD	\$20,000,000	New 3 Story Façade with Lakeside Arena Entrance and Lobby		
CD	\$20,000,000	New 3 Story Façade with Streetside Arena Entrance and Lobby		
CD	\$15,000,000	Expansion of Southwest Water Treatment Plant from 20 MGD to 27 MGD		
CD	\$10,000,000	Parking Garage for the DT/Civic Center area		
CD	\$10,000,000	Sewerage transport line extensions and capacity increases		
CD	\$7,500,000	Autonomous Vehicle Transit Services		
CD	\$5,000,000	Seawall Extention		
CD	\$5,000,000	Civic Center Festival Plaza		
CD	\$5,000,000	W. Prien Lake Road Pedestrian Bridge	Lake	Contraband Parkway
CD	\$5,000,000	Upgrade Street Network to Create Campus Environment at Sowela		
CD	\$4,500,000	Install traffic circle at E. Prien and Derek Drive	Intersection	
CD	\$4,000,000	Southern Gateway Into Chennault		
CD	\$2,500,000	W. Prien Lake Sidewalks	Cove Lane	W. End Sallier Street
CD	\$2,500,000	Recreation Facility for Southwest Lake Charles		
CD	\$2,407,500	Bank Street	7th Street	Broad Street

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

*-ongoing and contingent on external funding

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

DATE: _____

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

1. NAME OF SUBDIVISION: Bilbo and Ann Lawrence Subdivision - Need New
2. NAME OF APPLICANT: Brittany Otto / KMK Law
ADDRESS: One East Fourth Street, Cincinnati, Ohio ZIP 45202 PHONE (513) 562-1451
3. NAME OF AUTHORIZED AGENT: Brittany Otto
ADDRESS: (see above) ZIP _____ PHONE _____
4. OWNER OF RECORD: Tab Damon Finchum and Misty Leigh Finchum
ADDRESS: 401 Pine Street, Lake Charles, LA ZIP 70601 PHONE _____
5. ENGINEER (and/or Land Surveyor): Morrison Surveying, Inc.
ADDRESS: 480 N. Cities Service Hwy, Sulphur, LA ZIP 70663 PHONE (337) 625-1050
6. ATTORNEY: KMK Law
ADDRESS: One East Fourth Street, Cincinnati, Ohio ZIP 45202 PHONE (513) 562-1451
7. SUBDIVISION LOCATION: Lot K of Block 3
8. TOTAL ACREAGE BEING SUBDIVIDED: Approx. 0.14 acres
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: T4
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: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
Tab Damon Finchum and Misty Leigh Finchum: 401 Pine Street, Lake Charles, LA 70601
Cintas Corporation No. 2: 6800 Cintas Blvd., Mason, Ohio 45140
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.

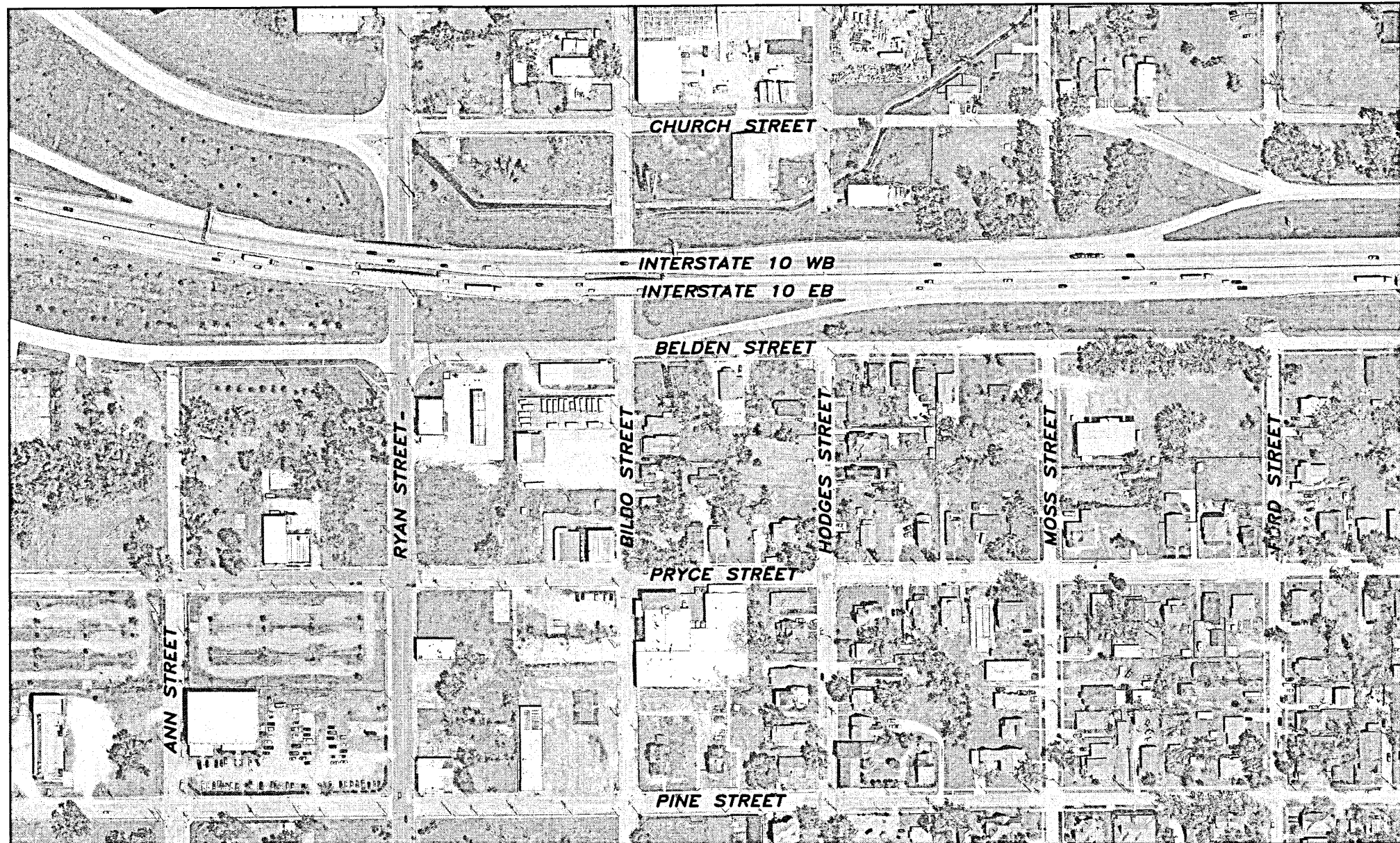
I, Brittany Otto HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: _____

SIGNATURE OF APPLICANT

DATE: _____

5/23/24



VICINITY SKETCH
SCALE: N. T. S.

TITLE COMMITMENT DESCRIPTION:

LEGAL DESCRIPTION TRACTS 1 & 2

TRACT 1: LOT IN BLOCK THREE (3) OF THOMAS BILBO AND ANN LAWRENCE SUBDIVISION, OF THE CITY OF LAKE CHARLES, LOUISIANA, ON THE NORTH SIDE OF PINE STREET; COMMENCING 120 FEET EAST OF BILBO STREET, THENCE EAST 60 FEET, THENCE NORTH 200 FEET, THENCE WEST 60 FEET, THENCE SOUTH 200 FEET TO POINT OF COMMENCEMENT.

AND

TRACT 2: BEGINNING AT THE SOUTHEAST CORNER OF ABOVE DESCRIBED TRACT, THENCE EAST 20 FEET ALONG THE NORTH LINE OF PINE STREET, THENCE NORTH 80 FEET, THENCE WEST 20 FEET, THENCE SOUTH 80 FEET TO POINT OF COMMENCEMENT.

LEGAL DESCRIPTION TRACT 3

TRACT 3: LOT "K" OF BLOCK 3 OF BILBO AND ANN LAWRENCE SUBDIVISION, A SUBDIVISION LOCATED IN SECTION 31, TOWNSHIP 9 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA.

NOTES:

- BEARINGS AND DISTANCES SHOWN HEREON ARE GRID BEARINGS AND DISTANCES REFERENCED TO NAD 83 LOUISIANA SOUTH ZONE PER O.P.U.S. SOLUTION AT MSI NETWORK.
- TITLE RESEARCH INFORMATION WAS FURNISHED TO SURVEYOR BY FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA, DATED JANUARY 10, 2024, UNDER FILE NO.: 24-005936-960.
- DATES OF FIELD SURVEY: APRIL 9-10 & 19, 2024.
- ONLY THOSE UTILITIES EVIDENT FROM A CAREFUL VISUAL INSPECTION OF THE SITE ARE SHOWN AND MAY NOT REPRESENT ALL UTILITIES PRESENT.
- HEREIN DESCRIBED TRACT IS LOCATED IN FLOOD ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE (OR 500-YEAR FLOOD) FLOOD) AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 22019SC04807, EFFECTIVE DATE, FEBRUARY 18, 2011. VERIFICATION OF FLOOD ZONE SHOULD BE PERFORMED BY THE LOCAL AGENCY IN CHARGE.
- ADJACENT OWNERSHIP PER CALCASIEU PARISH POLICE JURY WEB SITE: WWW.CPPJ.NET
- MUNICIPAL ADDRESSES: 411 PINE STREET LAKE CHARLES, LOUISIANA 70601
- NO EASEMENT, RIGHTS-OF-WAY OR SERVITUDE DOCUMENTS FROM TITLE COMMITMENT, UNDER FILE NO.: 24-005936-960, WERE FURNISHED TO THE SURVEYOR.
- O - REPRESENT SET 3/4" REBAR UNLESS NOTED OTHERWISE.

TITLE COMPANY'S NOTES:

- THE PROPERTY HAS ACCESS (DIRECT VIA CURB CUT EASEMENT) TO PINE STREET AND BILBO STREET (PUBLIC RIGHT OF WAY).
- IT IS ASSUMED THE PROPERTY HAS ACCESS TO UTILITY FACILITIES (EITHER DIRECT OR INDIRECT VIA EASEMENT), INCLUDING WATER SERVICE, ELECTRICAL POWER SERVICE, NATURAL GAS SERVICE, SANITARY SEWER, TELEPHONE SERVICE, AND STORM WATER DRAINAGE, SINCE IT ABUTS A PUBLIC RIGHT-OF-WAY. THE TITLE COMMITMENT DID NOT FURNISH ANY UTILITY INFORMATION, PUBLIC OR PRIVATE.
- THE PROPERTY SHOWN ON THE DRAWING CONSISTS OF ALL OF THE PROPERTY IDENTIFIED AS AUDITOR'S PARCEL NO. 00604593 AND NO OTHER LAND, AS PER CALCASIEU PARISH POLICE JURY WEB SITE.
- THE PROPERTY SHOWN ON THE DRAWING IS CONTIGUOUS TO ADJOINING LAND ALONG THE COMMON BOUNDARY LINES, WITH NO APPARENT GAPS, GORES OR OVERLAPS, ACCORDING TO DESCRIPTIONS FROM CALCASIEU PARISH POLICE JURY WEB SITE: WWW.CPPJ.NET
- THE PROPERTY SHOWN ON THE DRAWING IS THE SAME AS THE PROPERTY IDENTIFIED IN FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA COMMITMENT NO. 24-005936-960.
- AT THE TIME THE SURVEY WAS COMPLETED, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. (NON OBSERVED)
- AT THE TIME THE SURVEY WAS COMPLETED, THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAYS. (NON OBSERVED)

CERTIFICATION:

I HEREBY CERTIFY TO:

KMK LAW
UNITED TITLE OF LOUISIANA, INC.
CINTAS CORPORATION NO. 2, A NEVADA CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, EFFECTIVE FEBRUARY 23, 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 13, 14, 16 (NONE OBSERVED), 17 (NONE OBSERVED) AND 18, IN THE AMOUNT OF \$1,000,000.00 / \$2,000,000.00, OF TABLE A THEREOF; THE FIELD WORK WAS COMPLETED ON APRIL 19, 2024.

DAVID MATTE, PLS
LA. REG. NO. 5329

DATE:



PRELIMINARY

SYMBOLS LEGEND

- EXISTING POWER POLE
- EXISTING POWER DROP
- EXISTING OVERHEAD POWER LINE
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING SEWER CLEANOUT
- EXISTING MAILBOX

CINTAS CORPORATION #2
PARCEL 00556343

CINTAS CORPORATION
OF LOUISIANA

PINKLY PROPERTIES LLC

SHEARMAN REAL ESTATE LLC

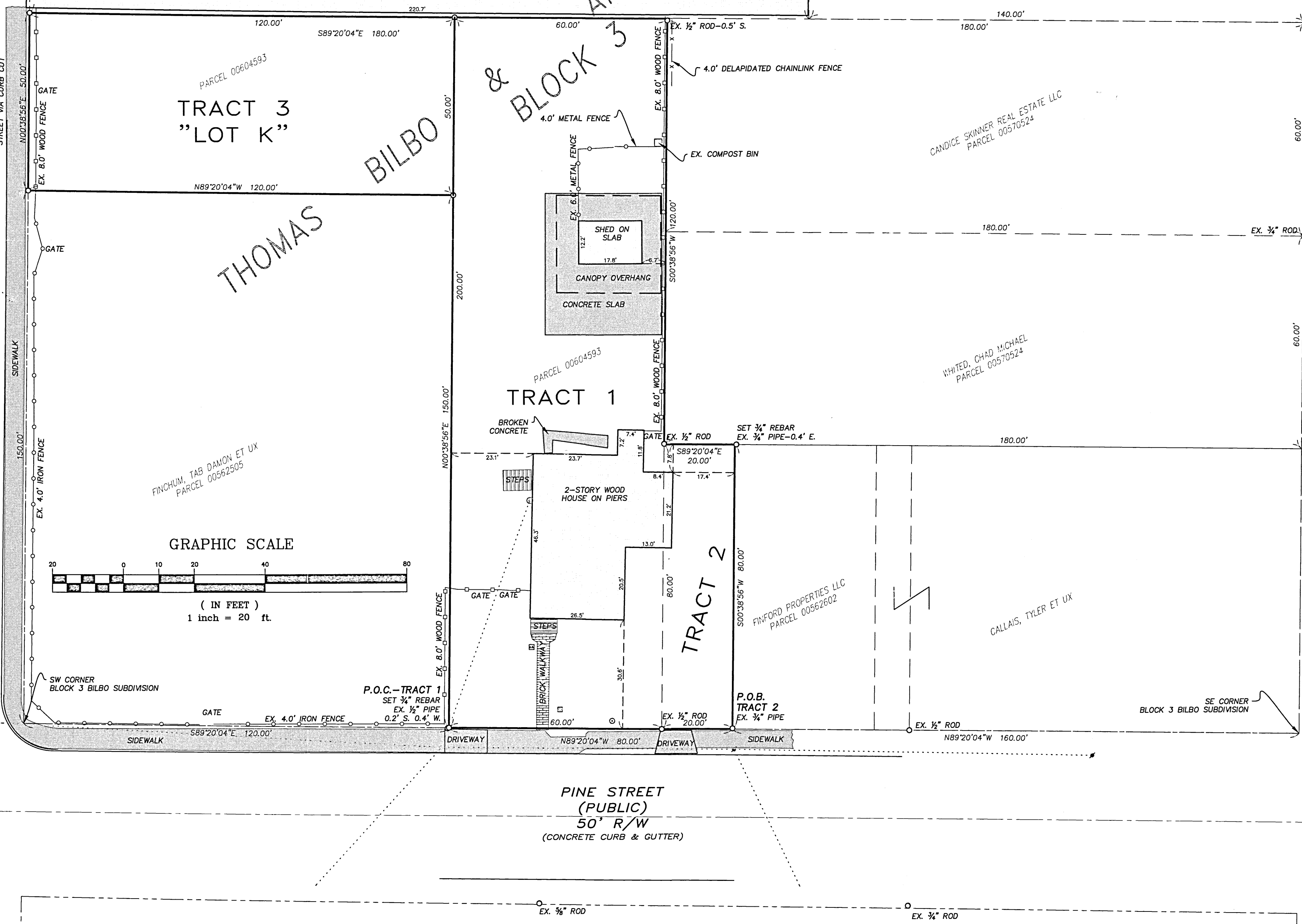
SHEARMAN CORPORATION

ROCKIN' RENTALS LLC

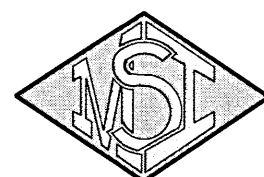
CANDICE SKINNER REAL ESTATE LLC
PARCEL 00670524

WHITED, CHAD MICHAEL
PARCEL 00570524

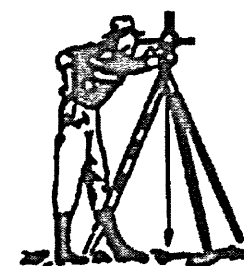
CALLAIS, TYLER ET UX



DESIGNED: DESIGNER
DRAWN: BOM
CHECKED: DOM
APPROVED: DOM
F.B. No.: FIELD_BOOK_No



PREPARED BY
MORRISON SURVEYING, INC.
G.P.S., BOUNDARY, TOPOGRAPHIC, SUBDIVISION,
INDUSTRIAL, HYDROGRAPHIC AND PIPELINE SURVEYS
P.O. BOX 71 SULPHUR, LA 70664-0071
480 N. CITIES SERVICE HWY. SULPHUR, LA 70663
PHONE: (337) 625-1050
E-MAIL: jdm@morrisonlsi.com



ALTA / NSPS LAND TITLE SURVEY
FOR
KMK
IN
BLOCK 3 OF THOMAS BILBO AND ANN LAWRENCE SUBDIVISION
LAKE CHARLES, LOUISIANA

BY	REVISIONS	DATE

PROJECT NO.: 240410	DATE: MAY 1, 2024
SCALE: 1" = 20'	SHEET: 1 OF 1

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

DATE: 6/11/24

APPLICATION FEE: \$
PLAT FILING FEE: \$

430.00 total

1. NAME OF PROPOSED SUBDIVISION: RGW Subdivision
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Blake Walker
ADDRESS: P.O. Box 165 Lake Charles LA ZIP 70602 PHONE (337) 526-9973
3. NAME OF AUTHORIZED AGENT: same (blake.walker@homevestors.com)
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: First Serve Investments, LLC
ADDRESS: _____ ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): Oneal Hebert
ADDRESS: _____ ZIP _____ PHONE 337 794 4711
6. ATTORNEY: Darrell Alston
ADDRESS: 921 Ryan St Ste. B ZIP 70601 PHONE 337 433 6328
7. SUBDIVISION LOCATION: NW corner of 12th St and Ford St
8. TOTAL ACREAGE BEING SUBDIVIDED: ~ 0.5 acres
NO. OF LOTS: 3
9. ZONING CLASSIFICATION: B
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: changes made by oneal hebert that have been submitted.
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, Blake Walker HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: BW

DATE: 6/11/24

RGW SUBDIVISION

A RE-SUBDIVISION OF THE FOLLOWING TRACTS

A re-subdivision of Lots 11 and 12 of Block 2 of the Amelia Cormier Subdivision, being a subdivision of a portion of Section 5, Township 10 South, Range 8 West of the City of Lake Charles, Louisiana.

AND

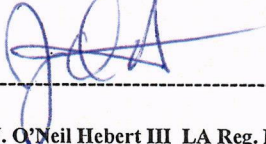
The abandoned West 5 feet of Ford Street along the East line of Lot 12, Block 2 of the Amelia Cormier Subdivision, being a subdivision of a portion of Section 5, Township 10 South, Range 8 West of the City of Lake Charles, Louisiana, as per Conveyance Book 579, page 478 of the records of Calcasieu Parish, Louisiana.


NOTES:

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

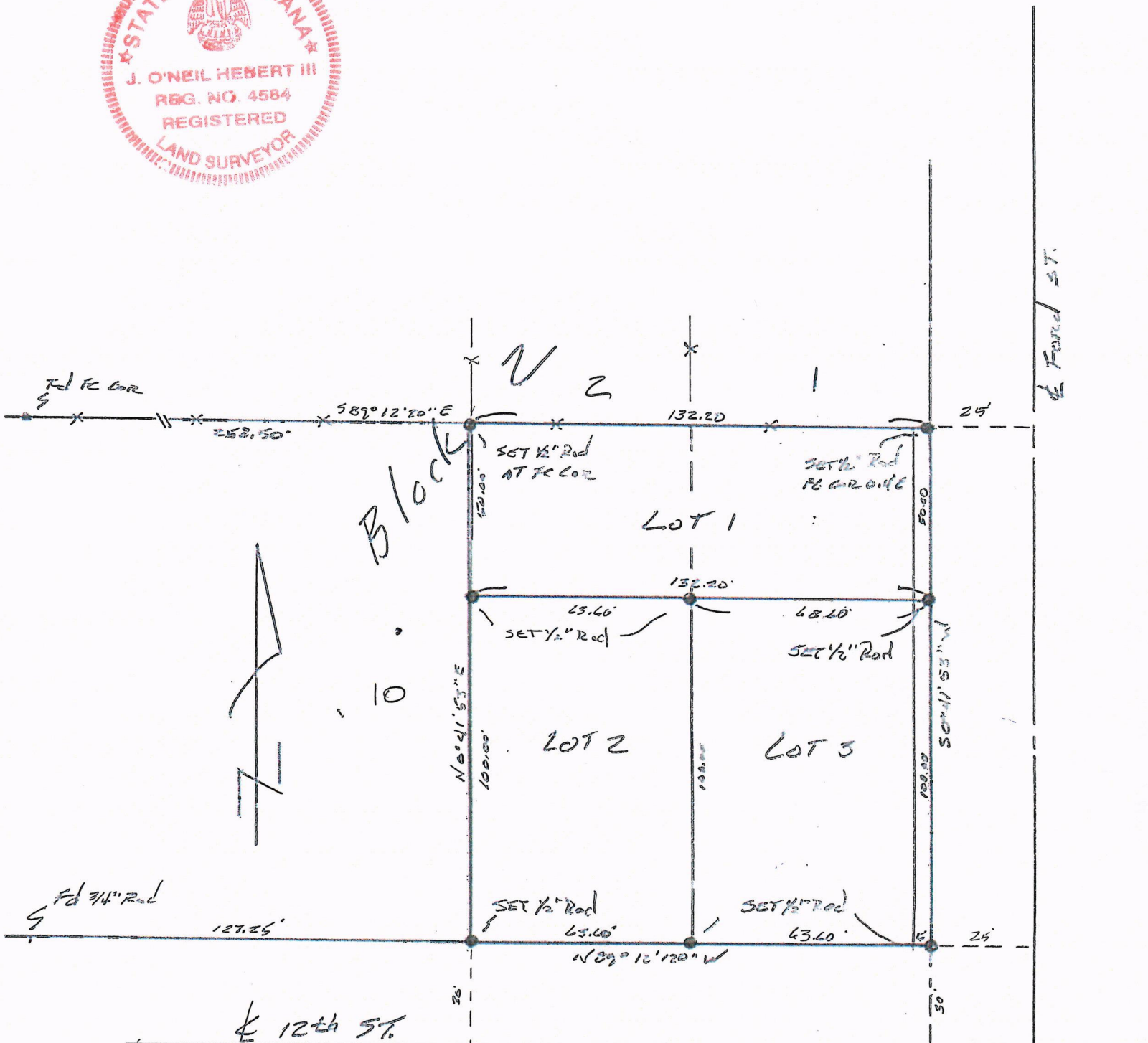
Scale: 1" = 40'

Survey Date: June 8, 2024


J. O'Neil Hebert III LA Reg. No. 4584


Owner: Blake Walker

J. O'Neil Hebert III - La. Reg. No. 4584
Hebert Professional Services
712 Newton St. Lake Charles, LA 70607
oneil@calcasieu.gov Phone: 337-794-4711



APPLICATION FOR PUBLIC HEARING**CITY OF LAKE CHARLES, LOUISIANA**DATE: 5/22/24TOTAL FEE: \$ 200.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, 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: 1029 Carl Street, Lake Charles LA 70601LEGAL DESCRIPTION: E 1/2 LOTS 3, 4 W E CLINE SUB OF BLK 18 K B MOELING SUBDESCRIPTION OF JOB: Restore LA Demo/Rebuild

WITH PLANS ATTACHED HERETO:

APPLICANT: Lemoine Disaster RecoveryPHONE: 832-794-8966MAILING ADDRESS: 1906 Eraste Landry Rd. #200, Lafayette LAZIP: 70605-70506EMAIL ADDRESS: alexandra.pallis@llemoine.comOWNER OF RECORD: Bertha Simon (Cassandra Simon)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/VARIANCE/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

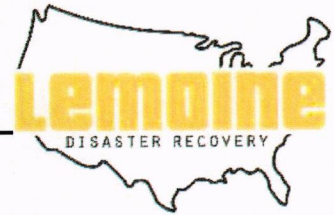
REMARKS OR SPECIAL CONDITIONS:

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 Alexandra Pallis5/22/2024
DATE



Lemoine Disaster Recovery

To: City of Lake Charles

From: Alexandra Pallis

RE: Variance for 1029 Carl Street, Lake Charles, LA 70601

Date: 05/22/2024

To Whom it may Concern,

Lemoine Disaster Recovery would like to request a Variance to reduce the front setback from 30' to 20' for the property located at 1029 Carl Street in Lake Charles, Louisiana. We will be removing the existing home and building a new home on behalf of the Restore Louisiana Program. The new home (Dogwood Floorplan) will be placed in the same vicinity as the existing home. Please note the existing home is currently 6.8' over the front build line. The new home will be elevated 3' on pilings.

Thank you,

Alexandra Pallis

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6/3/24TOTAL FEE: \$ 200.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, 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: 101 W. Pine Lake Road, Lake Charles, LA 70607LEGAL DESCRIPTION: see attachedDESCRIPTION OF JOB: Used Vehicle lot

WITH PLANS ATTACHED HERETO:

APPLICANT: Billy Navarre Certified Used Car Imports LLC PHONE: 337-310-6653MAILING ADDRESS: 310 E College St. Lake Charles, LA ZIP: 70607EMAIL ADDRESS: vsayby@navarrechassis.comOWNER OF RECORD: Ryan Navarre - RBG Navarre Holdings, LLCZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☒ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

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

SPECIAL EXCEPTION/VARIANCE/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:

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 W. NavarreDATE 5/24/2024



May 23, 2024

Doug Burguières
City of Lake Charles
326 Pujo St.
Lake Charles, LA 70602-0900

Dear Mr. Burguières,

We are submitting an exception to extend the use of the modular building at 101 W Prien Lake Road for another 18 months. This location will be used to operate Billy Navarre Certified Used Car Imports, LLC dba Navarre Premium Select. The previous building was destroyed by Hurricane Laura and we have had issues finding management. We are still working with Jesco Environment and the DEQ on the buried fuel tank issues which is also holding up new construction.

I'm also sending you a rendering of how the future building will look. We will have a showroom floor with offices.

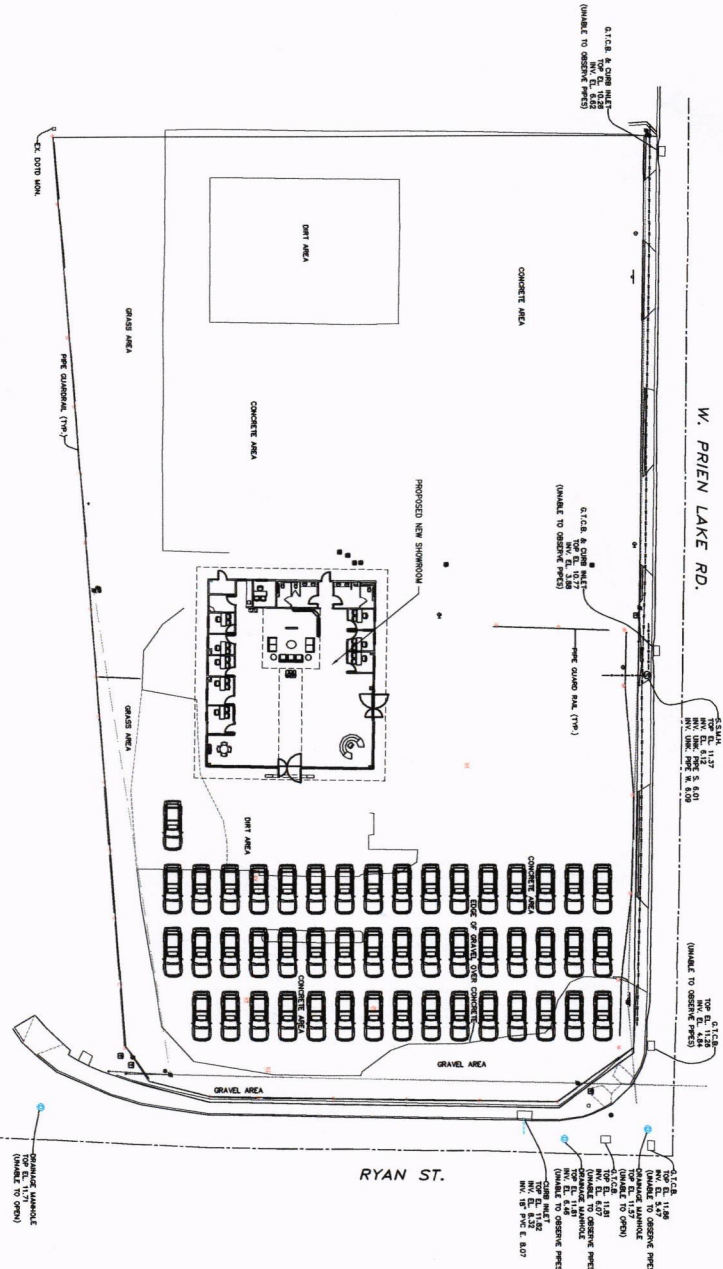
Thank you

A handwritten signature in blue ink, appearing to read "Ryan Navarre", is written over the printed name and title.

Ryan Navarre
Owner/Manager
RBG Navarre Holdings, LLC

1 PROPOSED NEW SHOWROOM
SCALE: 1/8" = 1'-0"

I-210 ON RAMP



SHEET
A-1
OF
1
PROJECT # 1000

APPROVED FOR CONSTRUCTION
FOR REVIEW & COMMENT ONLY

V&G Architects
VINCENT / SHOWS / GAUTREUX, APALLC
1502 South Huntington Street
Sulphur, Louisiana 70663
(337) 527-8137
vs architects.com

PROPOSED NEW SHOWROOM
FOR NAVARRRE PRE-OWNED CARS
LAKE CHARLES, LA
SITE PLAN

DATE 06-23-2024
DRAWN BY JAS
CHKD. BY JCV
REVISIONS:

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6-7-24TOTAL FEE: \$ 200.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, 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: 615 E. PRIEN LAKE RD LAKE CHARLES, LA 70601LEGAL DESCRIPTION: SEE ATTACHEDDESCRIPTION OF JOB: BUILD STORAGE BUILDING

WITH PLANS ATTACHED HERETO:

APPLICANT: JOHN VIATOR PHONE: 337-912-5702MAILING ADDRESS: 5875 E. BROOKETOWN CIR ZIP: 70605EMAIL ADDRESS: John@Southernbicycle.comOWNER OF RECORD: DAKE PROPERTIES OF LOUISIANA, LLCZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☒ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☒ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

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

SPECIAL EXCEPTION/VARIANCE/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:

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 5-7-24

OAKE Properties of Louisiana LLC

615 E. Prien lake Rd

Lake Charles, la 70601

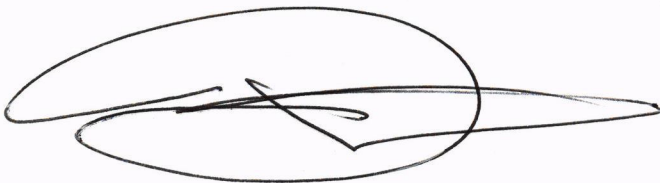
I John Viator Owner of Oake Properties of Louisiana, would like to build a permanent storage building on my property at 615 E. Prien Lake Road Lake Charles, La 70601. I also own and operate the business Southern Bicycle Company which leases this building from my property company Oake Properties of Louisiana. The proposed engineered metal building will be a red iron structure and the proposed size will be 40' x 50'. The building will be located at the back of the property on the north side. Please see the legal description, the survey, and a hand drawn map showing measurements etc.

Best,

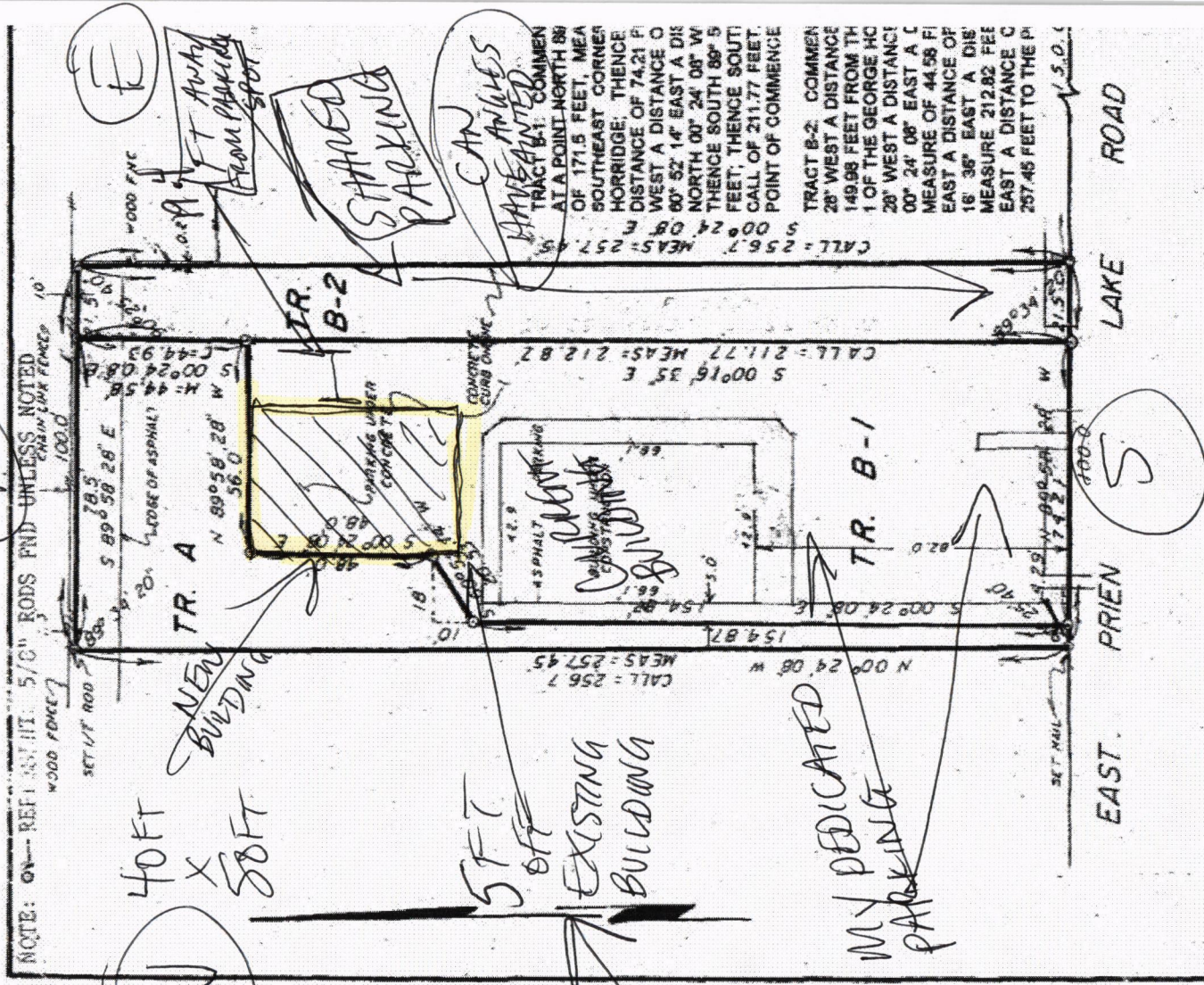
John Viator – Owner

5875 E. Brookeflower Circle

Lake Charles, La 70605

A handwritten signature in dark ink, consisting of a large, loopy 'J' followed by a stylized 'V' and a horizontal line extending to the right.

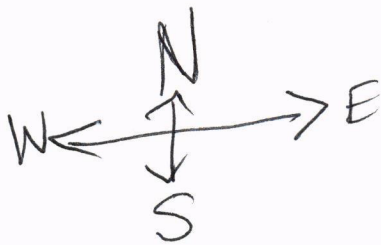
2



STADS /
on property
line - 5-10 ft
depending on
property line

I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:1X 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 AND NO ENVIRONMENTAL ISSUES OR SERVICITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW. NORTH ORIENTATION IS PER MAGNETIC UNLESS OTHERWISE STATED.

I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X OF THE H.I.D. C



NORTH PROPERTY LINE
w/ HOTEL PARKING

MCDONALD'S
TRASH

WEST PROPERTY LINE
w/ HOTEL PARKING

19.4 FT FROM
BACK OF
PARKING SPACE
(CAN HAVE
ANGLED SPOTS
PAINTED
IF NEEDED)

5 FT
B/T BUILDINGS
DEPENDS ON
PROPERTY LINE.
5-10 depending

(ALSO ARE
PROPERTY LINE)
(CONCRETE
EDGE TO
LANDSCAPE
BEDS. BORDER
BUILDING)

MY CURRENT
DEDICATED
PARKING



40 FT X 50 FT

SHARED
PARKING SPOTS
w/ MCDONALD'S

EAST
PROPERTY
LINE

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6-11-24TOTAL FEE: \$ 200.00

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PROPERTY ADDRESS/LOCATION: 2713 ClineLEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: Glen WashingtonPHONE: 337-513-9872MAILING ADDRESS: 2713 Cline St.ZIP: 70601EMAIL ADDRESS: naOWNER OF RECORD: Glen Edward WashingtonZONING 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/VARIANCE/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:

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 Glen WashingtonDATE 6-11-24

Glen Washington

2713 Clive St LAKE Charles LA
70601

Use for personal use

Use to help family with there

car problems,

need air for the heat

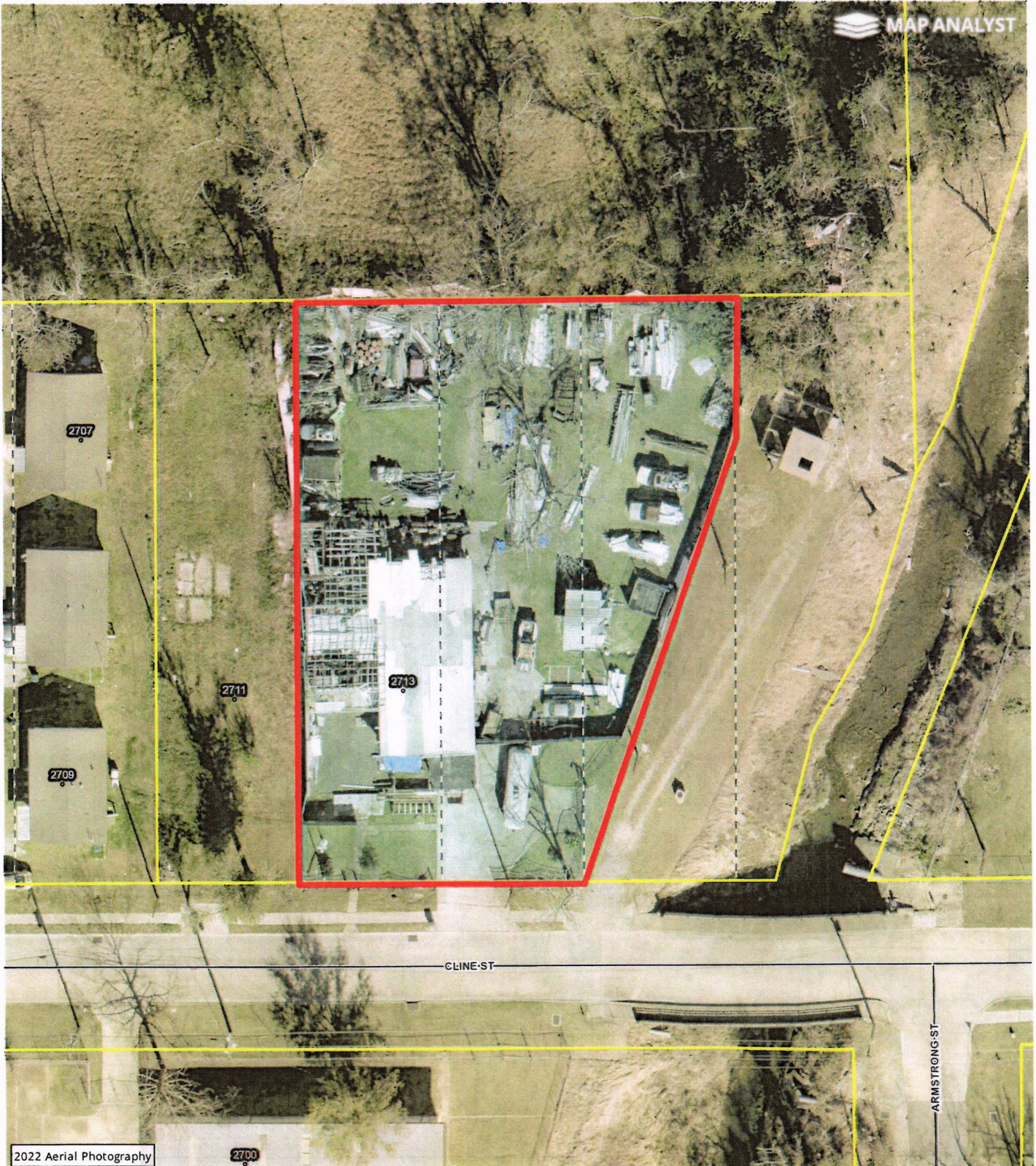
use for oxygen machine C pack use

need Rig for meds

need Elcd. for garage door

Glen
Washington





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DATE: 06-11-2024TOTAL FEE: \$ 200.00

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PROPERTY ADDRESS/LOCATION: 3700 Ryan Street Lake Charles, LA 70601

LEGAL DESCRIPTION: @181008-0000-240000102 0000 TRACT IN NW SE 18.10.8 DESC AS-COM SW COR INTER OF SCHOOL AND RYAN ST, TH W 270 FT ALONG S/S SCHOOL ST, S 135 FT PARL TO W/S RYAN ST ETC-.84 ACS IMPS 89/CB-CI - CAR WASH REF1- DOMINICK DONALD BRUNO AND MARY ET AL B 2024 P 419-87 REF2- DOMINICK DONALD BRUNO AND MARY B 2166 P 451-89

DESCRIPTION OF JOB: Install new canvas awning w/ structural columns +/- 5 feet from the East property line

WITH PLANS ATTACHED HERETO:

APPLICANT: Kraus Construction, Inc.PHONE: 337-377-5588MAILING ADDRESS: P.O. Box 7456 Lake Charles, LAZIP: 70606EMAIL ADDRESS: khourykraus11@yahoo.comOWNER OF RECORD: D-Omega Enterprises, LLC

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

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

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PLANNING DIRECTOR _____

DATE _____

APPLICANT  _____DATE 6/11/2024



KRAUS CONSTRUCTION, INC.

MICHAEL R. KRAUS

*P.O. Box 7456
Lake Charles, LA 70606-7456*

Phone (337) 377-5588

Applicant Letter of Intent:

Kraus Construction, Inc.
P.O. Box 7456
Lake Charles, LA 70606

Attention Zoning:

We are applying to obtain a variance on the East property line of Don's Carwash at 3700 Ryan Street, Lake Charles, LA 70601. The owners of Don's are requesting a variance for a 5-foot setback off the East property line in lieu of 20-foot required setback. Their plan is to add 3 vacuum stations with a canvas awning and structural columns to support the awning. The dimensions of the canvas awning overhang are approximately 50'x 15' (rough drawing is attached).

Sincerely,

Khoury Kraus, Vice President
Kraus Construction, Inc.

Site Plan



Measure

Distance	Area
----------	------

Units & Options

<input checked="" type="checkbox"/> Clear All Measures
--

- ▶ Length: 63.98 ft
- ▶ Length: 8.47 ft
- ▶ Length: 130.86 ft

Canvas awning over hang: $\pm 50' \times 15'$
 variance request off of property line: $5'$
 distance btwn awning & building: $\pm 60'$

x	1
x	1
x	1



Tutorial

