



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, April 14, 2025

5:00 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

ANX 25-03

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JIN AN ZOU/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting annexation approval of 2.48-acres M/L, and generally described as the **Eastside 3500 Blk. Knight Lane (3521)**.

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

ANXZON 25-03

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JIN AN ZOU/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting a zoning classification of Business Zoning District of 2.48-acres M/L, and generally described as the **Eastside 3500 Blk. Knight Lane (3521)**.

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

PREFNL-VAR 25-05 LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: AZUCENA MADRIGAL (MADRIGAL SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .18-acre tract of land M/L into two (2) development lots including Variances in order to 1) reduce lot size requirement (4,000sq.ft. each vs. 5,000sq.ft.) and 2) create side setback property line encroachment, within a Mixed Use Zoning District. Location of the request is the **Southeast corner of N. Shattuck Street @ Commercial Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to subdivide a .18 acre tract of land into two development lots including Variances in order to 1) reduce the lot size requirement and 2) create a side setback property line encroachment, within a Mixed Use Zoning District. Both of the existing

structures on the property have current Unsafe Structure cases open and the commercial building has an active demolition permit. Staff cannot forward a position of support due to the commercial redevelopment of these individual subdivided properties will make it challenging to adhere to the development standards. Sec 4-205(5)(a)(ii) of the Zoning Ordinance states Variances should not be granted which would permit the creation of a lot or parcel that cannot be developed in compliance with this ordinance and other regulations applicable thereto.

**PREFNL
25-09**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: LINDSEY PRIOLA (PRIOLA'S POWELL PLACE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 1.12-acre tract of land M/L into four (4) residential lots, within a Residential Zoning District. Location of the request is **5100 Powell Lane**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to re-subdivide a 1.12-acre tract of land M/L into four (4) residential lots, within a Residential Zoning District. The subdivision request meets the minimum lot size for development, therefore staff finds the request reasonable.

**PREFNL
25-10**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: TANNER MILLER (BILBO ACRES)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 0.272-acre tract of land M/L into two (2) residential lots, within a Mixed Use Zoning District. Location of the request is **1810 Bilbo Street thru to W. Bilbo Alley**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to re-subdivide a 0.272-acre tract of land M/L into two (2) residential lots, within a Mixed Use Zoning District. The subdivision request meets the minimum lot size for development, therefore staff finds the request reasonable.

SPC 25-02

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: MARTIN TOVREA, MULTISTUDIO

SUBJECT: Applicant is requesting a Special Exception (Sec. 24-4-206) in order to re-construct a non-conforming use (health clinic) and maintain existing non-conforming parking spaces, within a Mixed Use Zoning District. Location of the request is **2000 Opelousas Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to re-construct a non-conforming use (health clinic) and maintain existing non-conforming parking spaces, within a Mixed Use Zoning District. The applicant is requesting to maintain the existing non-conforming parking along both Opelousas Street and North Prater Street which does not meet the required 15' landscaped buffer from the property line to buffer the parking and a parking spot reduction of 200 spaces vs the required 284. The property is bordered to the North by residential properties and a church, to the East and West by residential properties and to the South by school property.

VAR 24-42(2) CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: SIGN WORLD

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order construct a 40ft. in height sign vs. the required monument style sign and maximum height of 10ft., within a Business Zoning District. Location of the request is **3030 Legion Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to maintain an installed sign that does not meet the monument sign

requirements according to the new design standards for signage. Previously approved for a height variance of 40' vs the required 15', the sign will be 40' wide and 40' tall with a 24' monument base.

VAR 25-14**CHAPTER 24- LAKE CHARLES ZONING ORDINANCE**

APPLICANT: MARTIN TOVREA, MULTISTUDIO

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to re-construct a non-conforming use (health clinic) with a height of 45ft. vs. required maximum 35ft., within a Mixed Use Zoning District. Location of the request is **2000 Opelousas Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to increase the building height limitation to 45' from the required 35' to accommodate the proposed three-story building.

VAR 25-15**CHAPTER 24- LAKE CHARLES ZONING ORDINANCE**

APPLICANT: WADE WILSON

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to 1) reduce required front landscape bufferyard from 15ft. to 7.23ft.; and 2) allow reduction of required landscape islands within parking area, within a Business Zoning District. Location of the request is **5100 Common Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct a new shopping center with variances in order to 1) reduce required front landscape bufferyard from 15ft. to 7.23ft.; and 2) allow reduction of required landscape islands within parking area, within a Business Zoning District.

OTHER BUSINESS**ADJOURN**

PETITION FOR ANNEXATION

I/We, the undersigned property owners and registered voters of properties within the attached description of properties to be annexed and delineated on the attached map, do hereby request annexation within the corporate limits of the City of Lake Charles and thereby request any and all benefits relative thereunder. Respectfully submitted:

Signature



Print Name

~~JEAN ANDREU~~
JEAN AN 2016

Address

Knight Ln
Avelson Rd. Lake Charles



PARCEL LOCATION(S)

NELSON RD

PARCEL OWNER(S)

K & J REAL ESTATE LTD

CONTACT INFORMATION

K & J REAL ESTATE LTD
3525 GERSTNER MEMORIAL DR
LAKE CHARLES LA 70607

917-365-8885

ASSESSED VALUES AND STATUS

ASSESSMENT STATUS: ACTIVE

ASSESSED VALUE	102,340.00
HOMESTEAD EXEMPTION	0.00
TAXABLE VALUE	102,340.00

VALUATIONS

DESCRIPTION	TOTAL VALUE	TAXABLE VALUE
COMMERCIAL SUBDIVISION LOT	102,340.00	102,340.00
TOTALS	102,340.00	102,340.00

PARISH TAXES

TAX DISTRICT	MILLAGE	TAX DUE
001 PAR TXMT(12345678,8I)	4.13	\$422.66
004 CONSTSCHOOL MT(ALL)	5.06	\$517.84
005 SPECIAL SCHOOL (ALL)	11.94	\$1,221.94
008 ROAD MAINT MT (ALL)	4.06	\$415.50
009 CAL-LC HEALTH MT(ALL)	2.48	\$253.80
010 JUV DET MT (ALL)	3.49	\$357.17
012 MOSQ CONT MT(ALL)	2.27	\$232.31
013 ASSESSOR MT (ALL)	1.25	\$127.92
017 CRIMINAL JUST MT(ALL)	2.98	\$304.97
019 SCHOOL #34 (*3,*3L)	0.8	\$81.87
020 FIRE DIST #2 MT (*3)	11.45	\$1,171.79
042 LIBRARY MT (ALL)	5.99	\$613.02
045 AIRPORT MT (3,3L,*4)	0.59	\$60.38
047 LCHT(*13,3L*4*4S4W*6)	2.48	\$253.80
062 LAW ENF #1 MT(ALL)	7.09	\$725.59



PARISH TAXES		
TAX DISTRICT	MILLAGE	TAX DUE
067 COLISEUM MT (ALL)	1.5	\$153.51
072 REC DIST#1 WD3 (3,3L)	6.84	\$700.01
074 GR#2E(1,2,3,3L,8,8I)	5.75	\$588.46
086 CHENLT AUTH MT(ALL)	5.38	\$550.59
087 CRTHSE JAIL MT(ALL)	3.27	\$334.65
090 LAW ENF #2 MT(ALL)	5.62	\$575.15
TOTALS		\$9,662.93

FIRM PANEL AND EFF DATE	
VALUE	DESCRIPTION
Panel and Date	FIRM PANEL: 22019C0459F, EFF DATE: 2/18/2011

FLOOD ZONES	
VALUE	DESCRIPTION
Zone X	AREAS OUTSIDE THE 0.2% ANNUAL CHANCE (OR 500-YEAR FLOOD) FLOOD.
Zone x	BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2% ANNUAL CHANCE (OR 500-YEAR) FLOOD.

PARISH ZONES	
VALUE	DESCRIPTION
C2	(C2) GENERAL COMMERCIAL

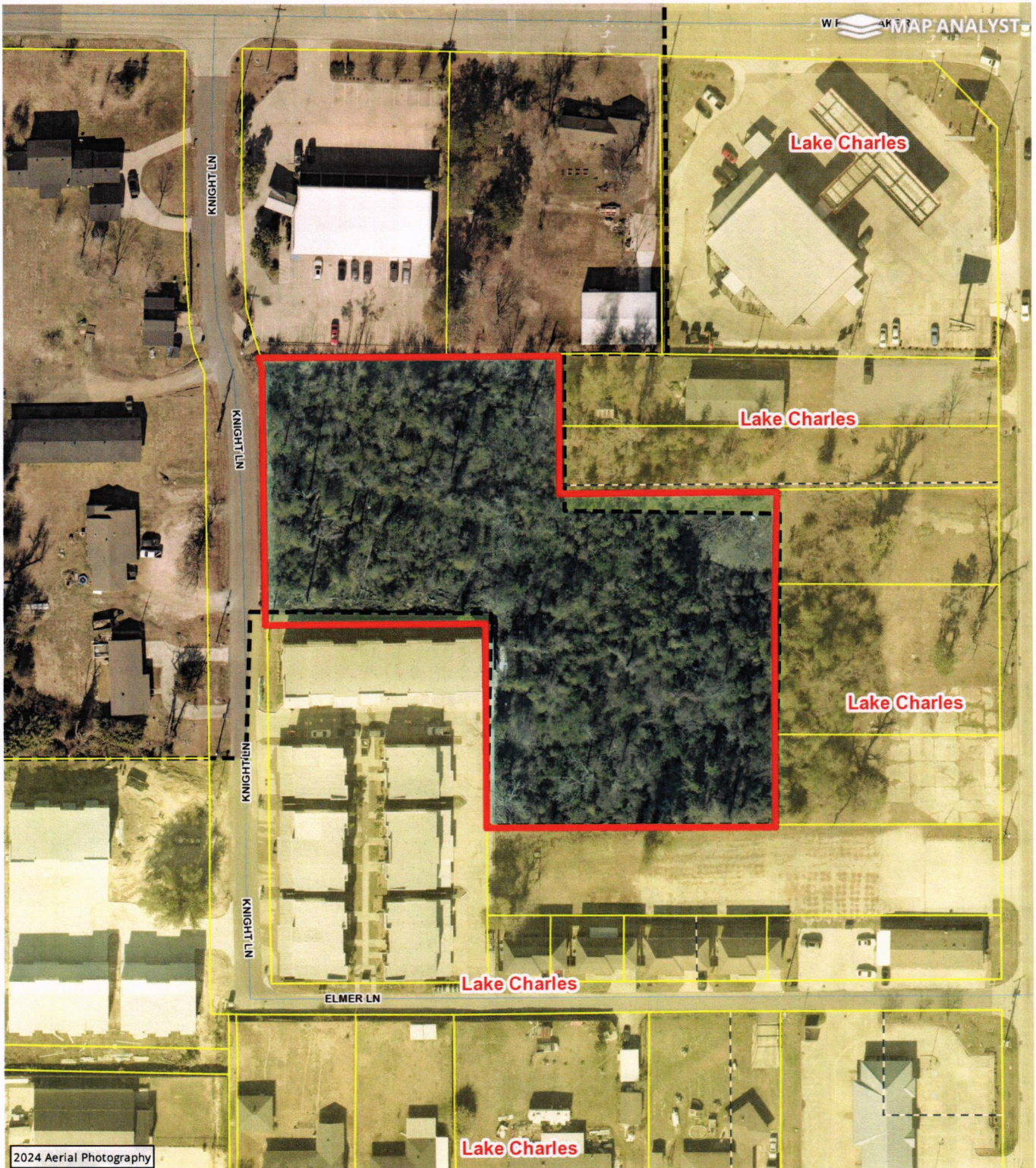
POLICE JURY DISTRICTS	
VALUE	DESCRIPTION
District 5	JUROR: BRIAN ABSHIRE, ADDRESS: 2038 ST. JOSEPH AVE., LAKE CHARLES, LA 70601, PHONE: 337-302-7416

LEGAL DESCRIPTION	
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@141009-0000-120001001 0000 COM 30 FT W AND 369.9 FT S OF NE COR SE NE 14.10.9, S 258 FT M/L TO PROP OF ALFRED NELSON AS CORRECTED IN 1958 IN B 676 P 90 (1992 ASSESSED CECIL PERRON) W 429 FT M/L TO E/L PROP OF ELDEN LANDRY (1992 ASSESSED CARL BENNETT) N 160 FT M/L TO NE COR PROP OF ELDEN LANDRY, W 224 FT M/L TO AN OLD FENCE LINE, N 212.5 FT M/L TO S LINE OF PROP OF MR AND MRS TEX BUTLER, E 274 FT M/L TO PT 400 FT W OF E LINE SE NE 14.10.9 S 109 FT M/L TO SE COR PROP OF ERNEST NELSON, E 370 FT TO PT OF COM, LESS 118 FT BY 200 FT LESS PARTS INSIDE CITY LIMITS (COML IMPS ASSESSED DOROTHY AVERY - PARCEL 00945781) REF1-JODIE DONIE DORSEY B 2356 P 274-92



SHAPEFILE ATTRIBUTES	
FIELD	VALUE
ASSESSMENT	00064513
NAME	K & J REAL ESTATE LTD
ADDRESS1	3525 GERSTNER MEMORIAL DR
ADDRESS2	LAKE CHARLES LA 70607-0000
SHAPE.STAREA()	12873.712364
SHAPE.STLENGTH()	548.950194
WARD	3
_PINS	141009-0000-120-0010-01



CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

\$ 830⁰⁰

DATE: 1/31/25

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

1. NAME OF PROPOSED SUBDIVISION: Madrigal
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Azucena Madrigal
ADDRESS: 12314 New Brunswick ZIP 77089 PHONE 832 692 9609
Houston TX
3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Same
ADDRESS: _____ ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Corner N Shattuck St and Comercial Street
8. TOTAL ACREAGE BEING SUBDIVIDED: _____
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: _____
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

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

BY: Azucena Madrigal
SIGNATURE OF APPLICANT

DATE: 1/31/25

BASIS OF BEARINGS:
BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM RTK GPS OBSERVATIONS PERFORMED ON 10/7/2024.

REFERENCE PLAT:

- PLAT OF WILLIAMS SUBDIVISION
- DATED 07/18/1904
- RECORDED ON PAGE 10, PLAT BOOK 61, RECORDS OF CALCASIEU PARISH, LOUISIANA

LEGEND

- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- ⊙ SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED.

PLAT OF BOUNDARY SURVEY

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

PROPERTY DESCRIPTION:

TRACT 3A

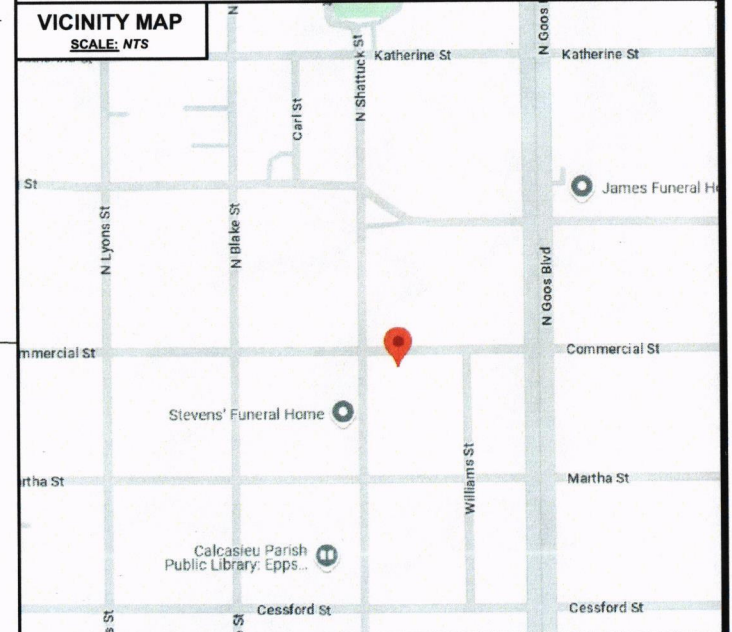
A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 9 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST HALF OF LOT 3 OF WILLIAMS SUBDIVISION, BEING A SUBDIVISION OF BLOCK 9 OF MOELING SUBDIVISION, AS PER PLAT RECORDED ON PAGE 10 OF PLAT BOOK 61, RECORDS OF CALCASIEU PARISH, LOUISIANA;
CONTAINING 0.09 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

TRACT 3B

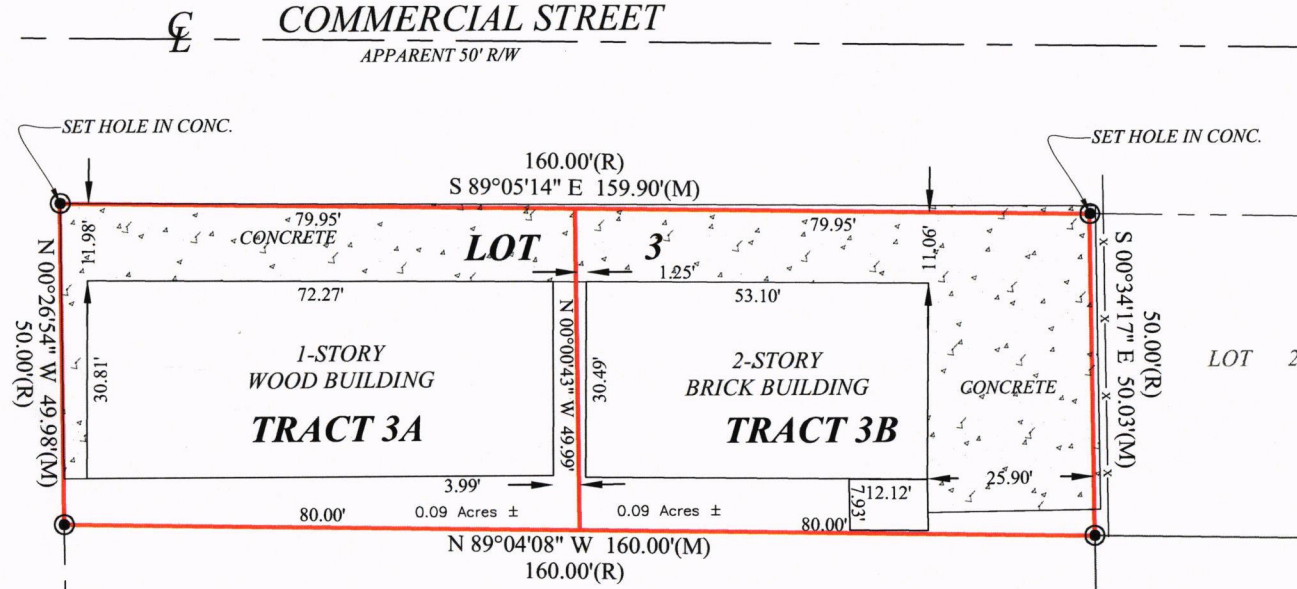
A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 9 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EAST HALF OF LOT 3 OF WILLIAMS SUBDIVISION, BEING A SUBDIVISION OF BLOCK 9 OF MOELING SUBDIVISION, AS PER PLAT RECORDED ON PAGE 10 OF PLAT BOOK 61, RECORDS OF CALCASIEU PARISH, LOUISIANA;
CONTAINING 0.09 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

VICINITY MAP

SCALE: NTS



N. SHATTUCK ST.
APPARENT 60' R/W



E. LEO REDDOCH III, P.L.S.
PROFESSIONAL LAND SURVEYOR
NO. 4446 STATE OF LOUISIANA



REDDOCH LAND SURVEYING, INC.

In the field since 1981.

2125 Hodges Street,
Lake Charles, LA 70601

(337)491-9520

reddochlandsurveying@yahoo.com

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE (LAC) TITLE 46, PART LXI, CHAPTER 29, AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA.

GENERAL NOTES:

1. THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY.
2. NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE, AND NO ENVIRONMENTAL ISSUES, EASEMENTS, OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW BY THE CLIENT.
3. NO ATTEMPT HAS BEEN MADE BY E. LEO REDDOCH III, 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 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.
4. THE SURVEYOR RESERVES THE RIGHT TO SUPPLEMENT AND/OR EDIT THIS PLAT IF NEW INFORMATION IS DISCOVERED.

FLOOD ZONE NOTE:

DETERMINED BY GRAPHICAL METHODS ONLY. THE ABOVE PROPERTY LIES WITHIN **ZONE X** OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP NO. 22019C 0480 F, WHICH BEARS AN EFFECTIVE DATE OF 02/18/2011. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MUNICIPAL ADDRESS: 1701 COMMERCIAL STREET, LAKE CHARLES, LA 70601

DRAWN BY:

JDG

APPROVED BY:

ELR

SCALE:

1" = 30'

DATE OF PLAT: OCTOBER 7, 2024

SURVEY PERFORMED FOR:

AZUCENA MADRIGAL

PROPERTY LOCATED IN:

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

REV. DATE: OCTOBER 10, 2024

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

DATE: 02/01/2025

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

1. NAME OF PROPOSED SUBDIVISION: Priola's Powell Place
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Lindsey Priola
ADDRESS: 19413 Hwy 90, Iowa, La ZIP 70647 PHONE 337-391-9988
3. NAME OF AUTHORIZED AGENT: N/A
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Lionel Peshier
ADDRESS: _____ ZIP _____ PHONE 337-607-5424
5. ENGINEER (and/or Land Surveyor): N/A
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: Tom Gayle
ADDRESS: 713 Kirby St, Lake Charles, La ZIP 70601 PHONE 337-494-1220
7. SUBDIVISION LOCATION: ~~3415 Pontiac Dr~~, Lake Charles, LA
8. TOTAL ACREAGE BEING SUBDIVIDED: 1.12 acres
NO. OF LOTS: 4
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: No
11. DATE OF PRELIMINARY PLAT APPROVAL: N/A
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
1. Tony & Winona Comeaux - 4613 Powell Ln 4. Anthony Miller - 921 Ardmore Dr
2. Nicholas Newsome - 514 Julius St
3. Mathew Rozas - 920 Ardmore Dr
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

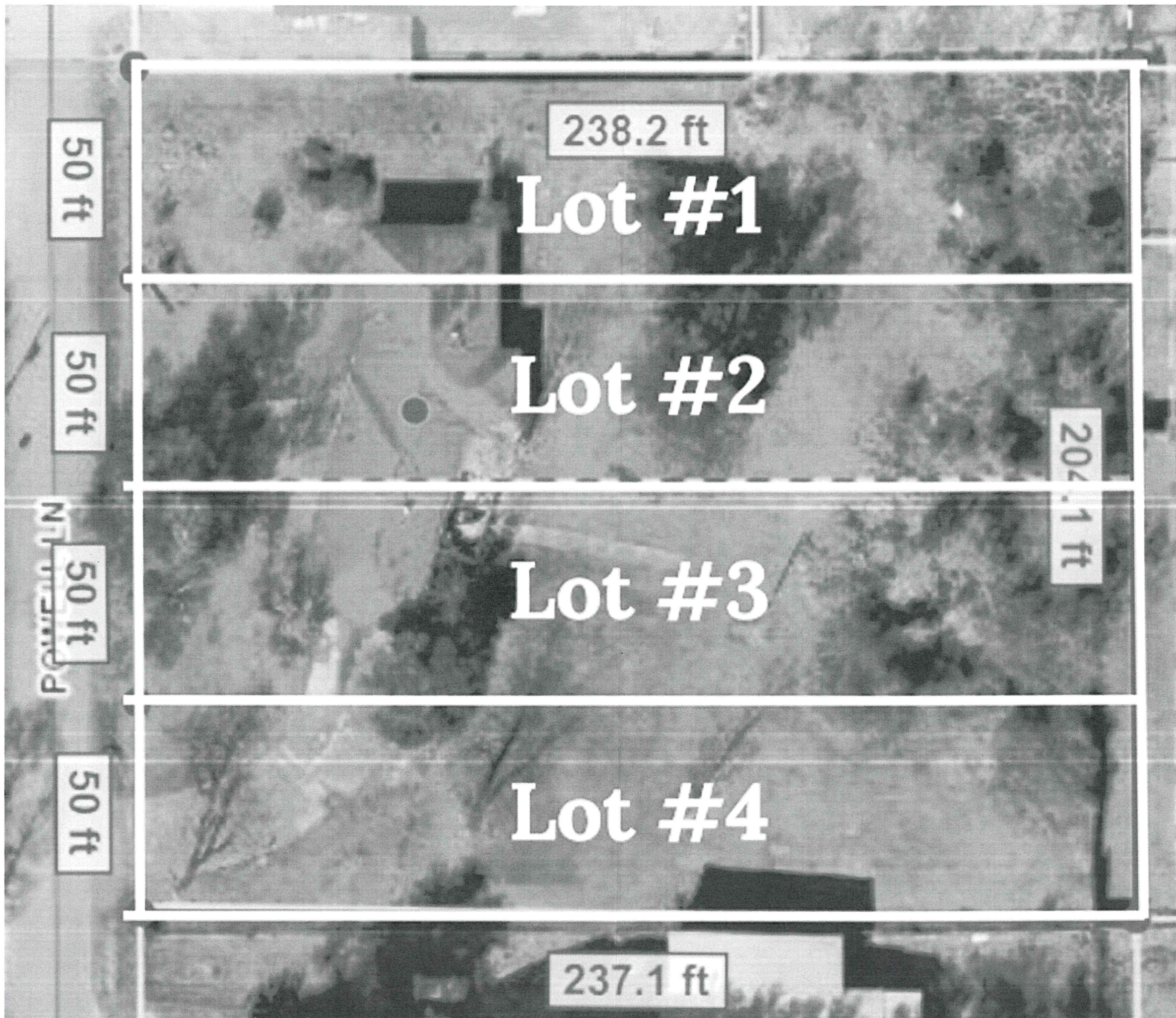
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, Lindsey Priola 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: 02/01/2025

5100 Powell Ln



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

DATE: 3-5-2025

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

1. NAME OF SUBDIVISION: Bilbo Acres
2. NAME OF APPLICANT: Tanner Miller
ADDRESS: 200 Dorion St. Ste2 Sulphur ZIP 70663 PHONE (337)476-5112
3. NAME OF AUTHORIZED AGENT: Tanner Miller
ADDRESS: 200 Dorion St. Ste2 Sulphur ZIP 70663 PHONE (337)476-5112
4. OWNER OF RECORD: Lake Cox Properties
ADDRESS: 723 Broad St. Lake Charles ZIP 70601 PHONE (337)436-6611
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: Tommy Gayle
ADDRESS: 713 Kirby Street Lake Charles, LA ZIP 70601 PHONE (337)343-9802
7. SUBDIVISION LOCATION: (Khoury Subdivision) -- 1810 Bilbo St. Lake Charles, LA 70601
8. TOTAL ACREAGE BEING SUBDIVIDED: 0.272
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Mixed Use
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:
(GUILLORY, JOHN RODNEY) - 1806 Bilbo St, Lake Charles, LA 70601 (JOSHUA C. VIDRINE)-1808 Bilbo St, Lake Charles, LA 70601
(LAKE COX PROPERTIES LLC) -1807/1809 Bilbo St, Lake Charles, LA 70601 (RABALAIS, JESSICA)-1812 Bilbo St, Lake Charles, LA 70601
(WHITE, JENNIFER LEAH)-1201 Five Oaks Dr, Lake Charles, LA 70605 (CHARLES TOWN PROPERTIES OF LOUISIANA, LLC)- 1809 Ryan St, Lake Charles, LA 70601
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

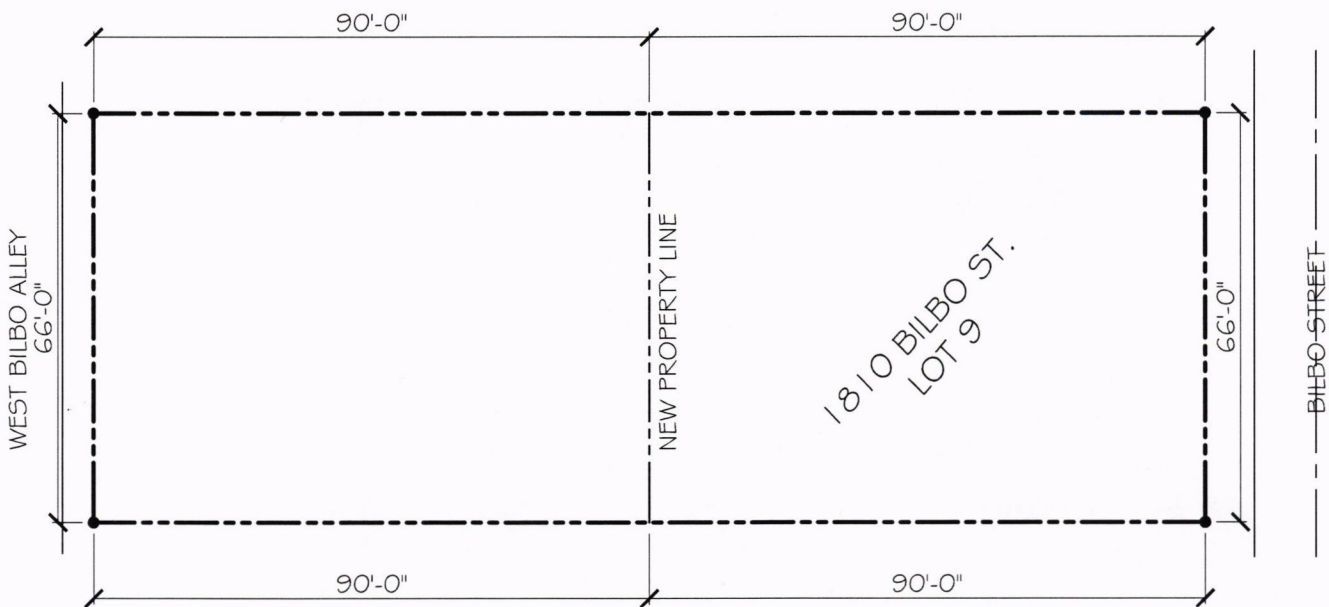
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, _____ 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: 3-5-2025

PROPOSED DEVELOPMENT
1810 BILBO STREET
LAKE CHARLES, LA. 70601



1

PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



SWLA
CONSTRUCTORS & DEVELOPMENT

CONTACT:
SWLA CONSTRUCTORS & DEVELOPMENT LLC
200 DOIRON STREET
SULPHUR, LA. 70663
337-476-5112
PROJECT NO.: 2025 - 09

APPLICATION FOR PUBLIC HEARING**CITY OF LAKE CHARLES, LOUISIANA**DATE: February 27, 2025TOTAL FEE: \$ 600.00

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: 2000 Opelousas Street, Lake Charles, LA 70601LEGAL DESCRIPTION: See Attached ExhibitDESCRIPTION OF JOB: new health clinic on existing SWLA Center for Health Services campus (former West Building location)

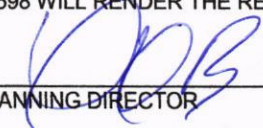
WITH PLANS ATTACHED HERETO:

APPLICANT: Martin Tovrea, MultistudioPHONE: 504.553.3379MAILING ADDRESS: 1501 Religious Street, Suite A, New Orleans, LAZIP: 70130EMAIL ADDRESS: martin.tovrea@multi.studioOWNER OF RECORD: SWLA Center for Health ServicesZONING 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: 24-5-303(2)(a)(v) CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: 12/2025 EXPECTED COMPLETION: 12/2026 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: N/A MSL**REMARKS OR SPECIAL CONDITIONS:**reference letter of intent for height variance and parking exceptions

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


APPLICANT2/27/2025
DATE

SWLA Center for Health Services – Letter of Intent (Applicant)

February 26, 2025

City of Lake Charles
326 Pujo Street
P.O. Box 900
Lake Charles, LA 70602-0900
Email: dburguires@cityoflc.us

Subject: Letter of Intent (Applicant), SWLA Center for Health Services – New Building
VIA: email

Dear Mr. Burguires,

This letter serves as the intent for our project to construct a new building on the existing SWLA Center for Health Services campus located at 2000 Opelousas Street in Lake Charles. The new facility will be a three-story, approximately 59,000 square feet building which houses the entire breadth of SWLA services existing prior to Hurricane Laura—pharmacy, lab, dental, specialty (i.e. GI, Podiatry), behavioral, women's health, pediatric, and general medical services in addition to administrative support. The new facility will be located in approximately the same general area as the former west building, which was destroyed in the wake of Hurricane Laura in 2020, and will serve as a single home for SWLA's services by combining the pre-hurricane campus of three buildings into one. In order to make way for the increased building capacity, our work will include the demolition of the existing foundation and shafts to provide a new structure capable of the increased load.

As part of this application to the City of Lake Charles, we are requesting a variance and exception as follows:

- Variance
 - Per Sections 5-302 for Neighborhood Districts and Section 5-303 for Multi-Use Districts, we are restricted in height to 35' (per Figures 2 and 3, respectively). We are asking for a variance to increase this building height limitation to 45' to accommodate the three-story building, which is set back on the property so as not to create an obstruction on immediate street frontage.
- Exception
 - Per Section 5-209(4)(a)(i), there is a requirement for a 15' bufferyard from the edge of the property to the edge of parking. We are seeking to maintain the existing non-conforming parking along both Opelousas Street and North Prater Street as existing to remain to serve the reimagined building.
 - Per Section 5-208(2)(a), Business and Professional offices require 1 space for every 300 square feet of building, equating to approximately 194 spaces for the new building and 90 spaces for the existing CITGO (East) building to remain—a grand total of 284 spaces. However, based on the known volume of the facility's use, we are requesting a reduction to 200 parking spaces.

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 8-8-24TOTAL 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: 3030 LEGION ST.LEGAL DESCRIPTION: ATTACHED DESCRIPTIONDESCRIPTION OF JOB: installation of ^{monument} ~~pylons~~ sign

WITH PLANS ATTACHED HERETO:

APPLICANT: Sign WorldPHONE: 337-515-4339MAILING ADDRESS: 2421 Hwy 14ZIP: 70601EMAIL ADDRESS: kduusaysigns@aol.comOWNER OF RECORD: John JavaZONING 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 ABRÖGATE 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 [Signature]DATE 8/8/24



2421 Hwy. 14
Lake Charles, LA 70601
Phone: 337-528-9390 Fax: 337-528-9391

Letter of Intent

To Whom It May Concern,

Applicant is Sign World, located at 2421 Highway 14 in Lake Charles, that requests permission to install a ^{monument} pylon sign at the Mitsubishi dealership located at 3030 Legion St. The proposed sign would be located on the I-210 corridor. The request is that the sign be installed at a height of 40' due to visibility issues created by overpass crossing the train tracks to the south and Legion Street to the north.

Regards,
Kemp Dousay

To Whom It May Concern,

I, John Java, do hereby authorize Kemp Dousay with Sign World to construct a sign at the Mitsubishi dealership located at 3030 Legion St. Sign to be constructed at I-210 Frontage.

Regards,
John Java

A handwritten signature in black ink, appearing to read "John Java", written in a cursive style.

210 Frontage Rd

Mitsubishi Dealership

South

Property Line



Property Line



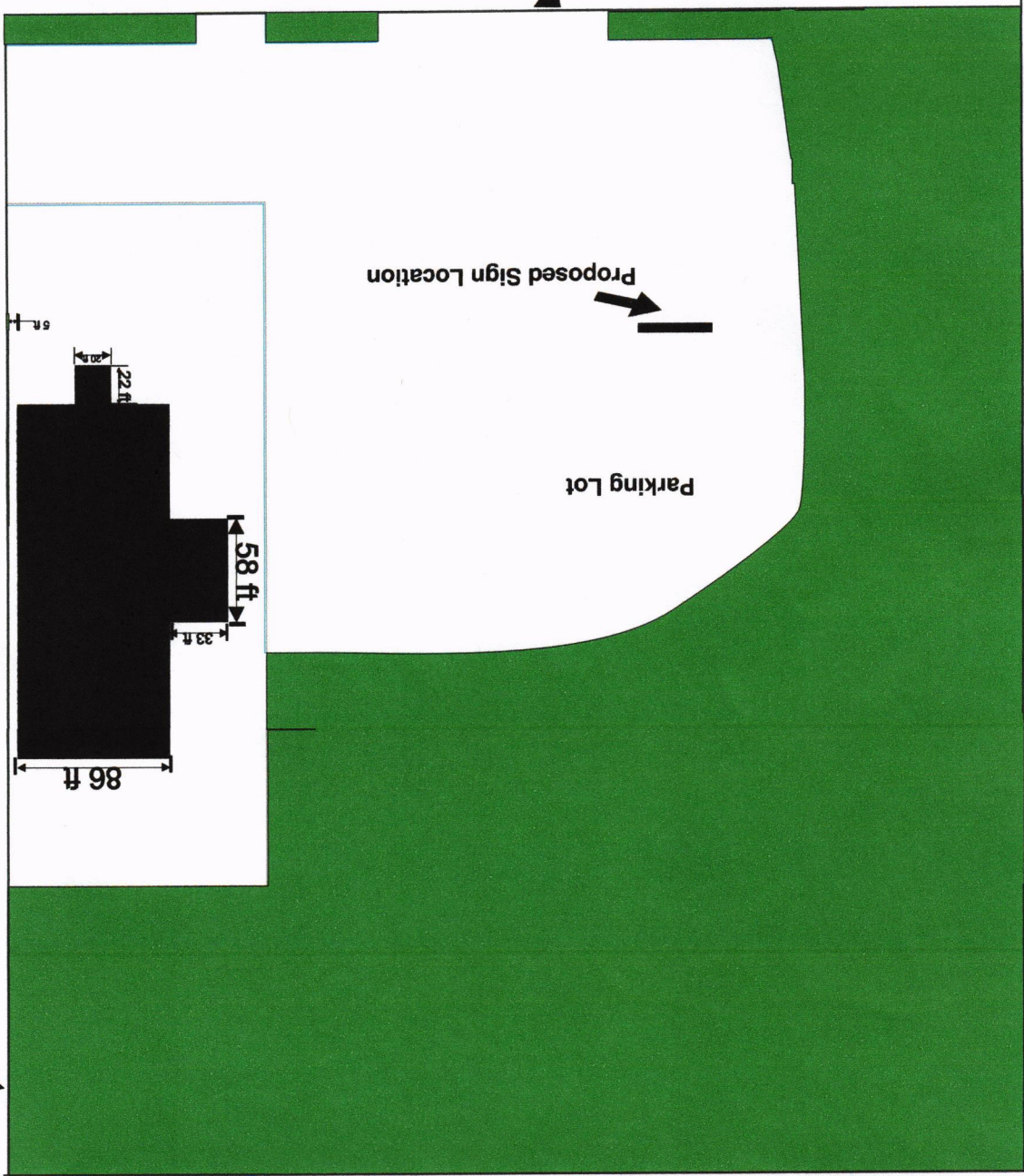
575 ft

Legion

Proposed Sign Location



Parking Lot



575 ft

220 ft

200 ft

235 ft

655 ft

N



Salvation Army
Facilities

APPLICATION FOR PUBLIC HEARING**CITY OF LAKE CHARLES, LOUISIANA**DATE: February 27, 2025TOTAL FEE: \$ 600.00

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: 2000 Opelousas Street, Lake Charles, LA 70601LEGAL DESCRIPTION: See Attached ExhibitDESCRIPTION OF JOB: new health clinic on existing SWLA Center for Health Services campus (former West Building location)

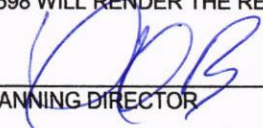
WITH PLANS ATTACHED HERETO:

APPLICANT: Martin Tovrea, MultistudioPHONE: 504.553.3379MAILING ADDRESS: 1501 Religious Street, Suite A, New Orleans, LAZIP: 70130EMAIL ADDRESS: martin.tovrea@multi.studioOWNER OF RECORD: SWLA Center for Health ServicesZONING 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: 24-5-303(2)(a)(v) CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: 12/2025 EXPECTED COMPLETION: 12/2026 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: N/A MSL**REMARKS OR SPECIAL CONDITIONS:**reference letter of intent for height variance and parking exceptions

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


APPLICANT2/27/2025
DATE

Architectural Site Plan
AS101
 Design Development

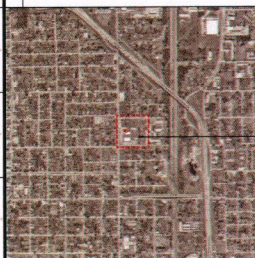
General Notes (Site Plan):

COMBINE ALL SPOT ELEVATIONS AND DIMENSIONS WITH O/LAND/GEAR/STRUCTURAL BRANNINGS

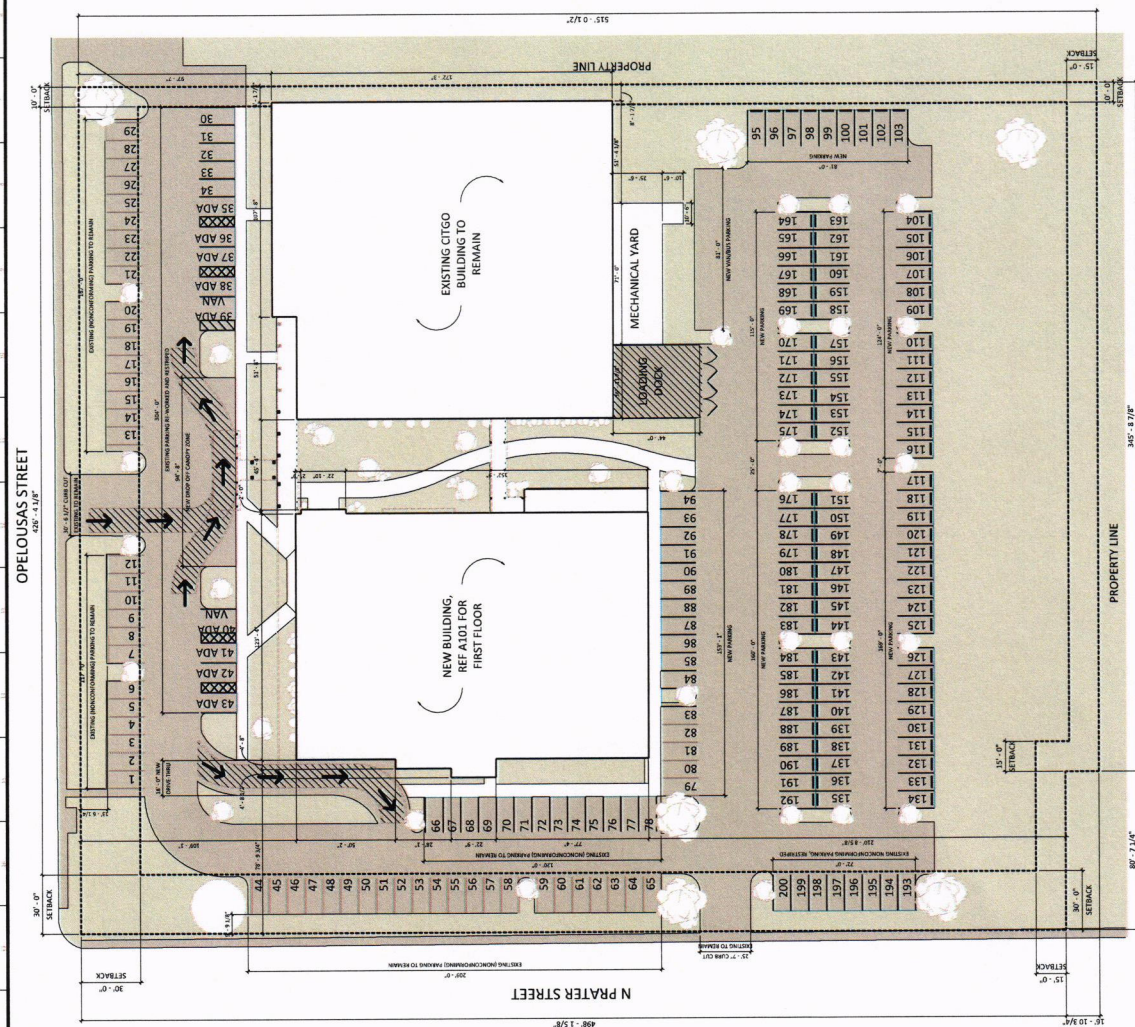
PROVIDE POSITIVE DRAINAGE OF 2% MINIMUM / 2% MAXIMUM AT ALL EXTERIOR PAVED PAVED-STRIP/DRAIN AREAS SUCH AS SIDEWALKS, PATIOS, STAIRS, ETC. UNLESS NOTED OTHERWISE

PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING OF 5% FOR A DISTANCE OF 10 FEET UNLESS NOTED OTHERWISE.

FINISH GARAGE SLOPES SHALL BE NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL UNLESS NOTED OTHERWISE.



SITE



Site Plan - Enlarged A3
3/64" = 1'-0"

SWLA Center for Health Services – Letter of Intent (Applicant)

February 26, 2025

City of Lake Charles
326 Pujo Street
P.O. Box 900
Lake Charles, LA 70602-0900
Email: dburguires@cityoflc.us

Subject: Letter of Intent (Applicant), SWLA Center for Health Services – New Building
VIA: email

Dear Mr. Burguires,

This letter serves as the intent for our project to construct a new building on the existing SWLA Center for Health Services campus located at 2000 Opelousas Street in Lake Charles. The new facility will be a three-story, approximately 59,000 square feet building which houses the entire breadth of SWLA services existing prior to Hurricane Laura—pharmacy, lab, dental, specialty (i.e. GI, Podiatry), behavioral, women's health, pediatric, and general medical services in addition to administrative support. The new facility will be located in approximately the same general area as the former west building, which was destroyed in the wake of Hurricane Laura in 2020, and will serve as a single home for SWLA's services by combining the pre-hurricane campus of three buildings into one. In order to make way for the increased building capacity, our work will include the demolition of the existing foundation and shafts to provide a new structure capable of the increased load.

As part of this application to the City of Lake Charles, we are requesting a variance and exception as follows:

- **Variance**
 - Per Sections 5-302 for Neighborhood Districts and Section 5-303 for Multi-Use Districts, we are restricted in height to 35' (per Figures 2 and 3, respectively). We are asking for a variance to increase this building height limitation to 45' to accommodate the three-story building, which is set back on the property so as not to create an obstruction on immediate street frontage.
- **Exception**
 - Per Section 5-209(4)(a)(i), there is a requirement for a 15' bufferyard from the edge of the property to the edge of parking. We are seeking to maintain the existing non-conforming parking along both Opelousas Street and North Prater Street as existing to remain to serve the reimagined building.
 - Per Section 5-208(2)(a), Business and Professional offices require 1 space for every 300 square feet of building, equating to approximately 194 spaces for the new building and 90 spaces for the existing CITGO (East) building to remain—a grand total of 284 spaces. However, based on the known volume of the facility's use, we are requesting a reduction to 200 parking spaces.

Thank you,

A handwritten signature in blue ink, appearing to read 'M. Tovrea', followed by a long horizontal flourish.

Martin Tovrea, AIA NCARB
Principal, Multistudio
1501 Religious Street, Suite A
New Orleans, LA 70130

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3/12/2025TOTAL FEE: \$ 200

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: 5100 Common STREET LAKE Charles, LA 70605LEGAL DESCRIPTION: See Survey - University Place PTR-WilsonDESCRIPTION OF JOB: Construction of a multi unit building (Mansions, Restaurant, Rental)

WITH PLANS ATTACHED HERETO:

APPLICANT: Wade WilsonPHONE: 318-335-6458MAILING ADDRESS: 1791 Deerfield Drive, Lake Charles ZIP: 70611EMAIL ADDRESS: wilsonwd1@gmail.comOWNER OF RECORD: wilsonwd Wils + Wils Investments, 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 ELEMENT

CONDITIONAL USE: ☒ MINOR ☐ MAJOR ☒ PLANNED DEVELOPMENT CASE NO. 2025-47946☐ 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:

Request a variance for one landscape island
rather than two. Unable to perform Semi-Truck and Trailer
movements through parking if there were the two Required

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 Wade WilsonDATE 3/12/25

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3/5/2025TOTAL 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: 5100 Common St. Lake Charles, LA 70605LEGAL DESCRIPTION: See Survey - University Place PT R - WILSONDESCRIPTION OF JOB: Construction of a multi-unit Building (Maraude Restaurant, 2tenants)

WITH PLANS ATTACHED HERETO:

APPLICANT: Wade WilsonPHONE: 318-335-6458MAILING ADDRESS: 1791 Deerfield Drive, Lake Charles, LA ZIP: 70611EMAIL ADDRESS: Wilsonwd1@gmail.comOWNER OF RECORD: Wils & Wils Investment, 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. 2025-47946☐ 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. 2025-47946

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:

Request a variance from the 15'-0" bufferyard in front of property because there is a 25'-0" Green Space between road edge and property line. Bufferyard will restrict the number of parking spaces.

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 Wade WilsonDATE 3/5/25

